RESOLUTION NO. 2011-499

Adopted by the Sacramento City Council

August 23, 2011

ADOPTING FINDINGS OF FACT AND APPROVING THE NORTHWEST LAND PARK PROJECT'S PHASE 1 TENTATIVE MAP, SUBDIVISION MODIFICATION AND SPECIAL PERMIT TO DEVELOP 201 CONDOMINIUM UNITS IN THE R-4-PUD ZONE FOR AREA BOUNDED BY BROADWAY ON THE NORTH, 5TH STREET ON THE EAST, MCCLATCHY WAY ON THE SOUTH, AND I-5 ON THE WEST. (APN: 009-0030-008, 019, 043, 045; 009-0223-007, 012, 013, 016; 009-0237-018; 009-0270-009, 015, 017, 028, 029, 032, 033; 009-0286-001, 012, 013, 014, 018) (P10-039)

BACKGROUND

A. On July 14, 2011, the City Planning Commission conducted a public hearing on the Northwest Land Park project, and forwarded to the City Council a recommendation to approve the project.

B. On August 23, 2011, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 17.200.010(C)(2)(a), (b), and (c) (publication, posting, and mail 500'), and received and considered evidence concerning the Northwest Land Park 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 Northwest Land Park project, the City Council approves the project based on the findings of fact and subject to the conditions of approval as set forth below.

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

A. Tentative Map: The Tentative Map to subdivide approximately 8.1 gross acres into 17 condominium lots, three private street lots and one temporary detention basin lot 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;

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

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

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

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

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

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

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

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

B. **Subdivision Modification**: The Subdivision Modification to allow non-standard elbow 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;

   Due to the shape of the parcel and site constraints, it is impractical or undesirable in this 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;

   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;

The modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity in that the elbow does not abut residential driveways and adequate turning movements by fire trucks can be achieved.

4. That granting the modification is in accord with the intent and purposes of these regulations and is consistent with the general plan and with all other applicable specific plans of the city.

The density and the land use are consistent with general plan goals and policies for Urban Neighborhood Medium designation.

C. Special Permit: The Special Permit to construct 201 condominiums in the proposed Multi-Family Planned Unit Development (R-4-PUD) zone is approved based on the following findings of fact:

1. A special permit shall be granted upon sound principles of land use.
   Staff finds that the proposed residential development is an appropriate land use that will have positive contribution to the surrounding area, in that the project site is in close proximity to future commercial and open space uses and that the site will be well served by auto, bicycle, and pedestrian linkages.

2. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.
   Staff finds that the proposed condominium development site and building design are consistent with the Northwest Land Park PUD Guidelines and the Multi-Family Residential Design Principles and will not be detrimental to public health, safety or welfare.

3. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.
   The proposed project is consistent with the goals and policies of the Urban Neighborhood Medium designation in the General Plan and the Land Park Community Plan.

Section 3. The City Council approves the Project entitlements subject to the following conditions of approval:

Conditions of Approval

A. The Tentative Map to subdivide approximately 8.1 gross acres into 17 condominium lots, three private street lots and one temporary detention basin lot 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 (P10-039). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

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

GENERAL: All Projects

A1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

A2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Transportation after consultation with the U.S. Postal Service.

A3. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to and reserved from all appropriate parcels, at no cost, at the time of sale or other conveyance of either parcel.

A4. Comply with requirements included in the Mitigation Monitoring and Reporting Program developed by, and kept on file in, the Planning Division Office (P10-039).

A5. Show all continuing and proposed/required easements on the Final Map.

A6. Multiple Final Maps may be recorded. Prior to recordation of any Final Map all infrastructure/improvements necessary for the respective Final Map must be in place to the satisfaction of the Departments of Utilities, and Department of Transportation.

Department of Transportation: Streets

A7. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.

A8. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and
constructed to the satisfaction of the Department of Transportation. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property (5th street, McClatchy Way) per City standards to the satisfaction of the Department of Transportation.

A9. The applicant shall dedicate a public easement and construct streets (Tailoff way, Lug Way, Cleat way and 4th street) within Phase 1 as an infill street section of 41-feet with attached sidewalks to the satisfaction of the Department of Transportation.

A10. The applicant shall provide additional roadway width (approximately 2-feet) along the west side of 4th Street (Phase 1) and along the detention basin’s frontage only and construct a modified 43-foot section with a raised curb to accommodate on-street parking to the satisfaction of the Department of Transportation.

A11. The applicant shall dedicate sufficient right-of-way (If needed) and restripe 5th street to include one travel lane in each direction and bike lanes for each direction separated by a continuous two-way left turn lane along the project’s frontage in phase 1 to the satisfaction of the Department of Transportation.

A12. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, chicanes, undulations, additional 4-way intersections, etc. Undulations will be required on certain streets adjacent to school/park combinations, as determined by the Department of Transportation.

A13. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25’ sight triangle). Walls shall be set back 3’ behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5’ in height. The area of exclusion shall be determined by the Department of Transportation.

A14. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Transportation. The center lines of such streets shall be aligned.

A15. Provide a temporary traffic turnaround at the end of 4th Street in the form of a hammer head to the satisfaction of the Department of Transportation.

A16. The applicant shall provide for a temporary barricade at the end of 4th Street for phase 1 and shall provide all the appropriate signage and markings to the satisfaction of the Department of Transportation.

A17. The applicant shall make provisions for bus stops, shelters, etc. to the satisfaction of
Regional Transit.

A18. The applicant shall explore the feasibility of constructing a traffic circle at the intersection of McClatchy and 5th Streets as part of their public improvements. The traffic circle shall be constructed per City standards and to the satisfaction of the Department of Transportation. If the traffic circle construction is found to be infeasible, the applicant shall contribute the sum of $50,000 to go towards a Neighborhood Traffic Management Program (NTMP) within the adjacent neighborhood, including 5th Street and Vallejo Street. If the construction of the traffic circle is found to be feasible, the applicant has agreed to construct the traffic circle. Should the total design and construction cost of the traffic circle be less than $50,000, the remaining balance shall be paid towards the above referenced NTMP. This one time contribution, from the applicant, shall satisfy all requirements towards any neighborhood traffic calming program related to the development of the Northwest Land Park PUD.

Department of Transportation: Private Streets (DOT)

A19. Design private drives to meet the City standards regarding structural section. Private drives shall be inspected to the satisfaction of the Department of Transportation.

A20. The applicant shall delineate the private streets by constructing decorative paving at the entrance to the private streets from 5th Street and using appropriate streets signs to the satisfaction of the Department of Transportation.

A21. The applicant may use a permeable material such as asphaltic concrete for the construction of all private drives to the satisfaction of the Department of Transportation. All private drives shall be maintained by the Home Owners Association. Any other material shall require the approval of the Department of Transportation and the Community Development Department.

PUBLIC/PRIVATE UTILITIES

A22. An easement shall be granted on, over, under and across residential lots 1-17, as shown here on, as a blanket "Public Utility Easement" for dry utilities, excepting there from future building footprints.

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

A23. All turning radii for fire access shall be designed as 35' inside and 55' outside. Shall apply to private streets and alleys designed for fire access.

A24. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more. Shall apply to private streets and alleys designed for fire access.

A25. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3 The proposed usage of synthetic turf within the
alley shall be submitted for review and approval by the Fire Marshal. The aggregate base sections shall be to the manufacture’s specifications or should be 12 inches thick. Compaction shall be verified in writing to the Fire Marshal by a licensed engineer.

A26. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.

A27. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side. Shall apply to private streets and alleys designed for fire access.

A28. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be recorded in the Office of the Sacramento County Recorder and shall provide for the following:

1. Provisions for the necessary repair and maintenance of the roadway surface.
2. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20').
3. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping.
4. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems.
5. Unrestricted use of and access to the roadways covered by the agreements.
6. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.
7. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.

CITY UTILITIES (Inthira Mendoza, Utilities Department, 808-1473)

A29. The onsite water, sewer and storm drain systems on Lots 1-17 shall be private systems maintained by the association. 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 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 areas and all other areas within the condominium project. The association shall enter a Utility Service Agreement with the DOU for sanitary Sewer, Water and storm drainage services.

A30. A water study for this project shall be completed by the applicant and shall be approved by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or “residual” pressure at all water service connections shall be a least
30 pounds per square inch and (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. Contact the Department of Utilities for the pressure boundary conditions to be used in the water study.

A31. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy. Any new domestic water services shall be metered.

A32. Two points of connection for the water distribution system for this subdivision or any phase of this subdivision are required.

A33. If required by the DOU, the applicant shall enter into and record a Hold Harmless Agreement, in a form acceptable to the City Attorney, for the placement of water meters within driveways, walkways, hardscape and concrete or asphalt concrete (AC) flat work.

A34. Decorative paving which is removed by the City while repairing, maintaining and/or replacing surface and subsurface water, drainage and sanitary sewer facilities will be repaved with asphalt concrete (AC). A business association and/or homeowners association shall be responsible for replacing the decorative paving at no cost to the City. The business and/or homeowners associations shall enter into and record a hold harmless agreement, in a form acceptable to the City Attorney, regarding the removal and replacement of decorative paving by the City.

A35. Dedicate all private streets and a minimum of 3 feet adjacent to private streets as public easement for water, sewer, drainage facilities and dry utilities. This easement shall be reviewed and approved by the Department of Utilities prior to recordation of the Final Map.

A36. Public and private streets with City maintained water, sewer and drainage facilities shall have a minimum paved AC (asphalt concrete) width of 25-feet from the lip of curb to the lip of curb (i.e. water, sewer and drainage). Drain inlets, curb and gutter shall be constructed to City Standards for residential streets.

A37. Public sewer and drainage mains shall be separate systems.

A38. The water, sewer and drainage system within lots B, C, and D shall be public utilities. Public storm drain, water and sanitary sewer mains shall be designed and constructed within the asphalt section of the private street as per the City's Design and Procedures Manual, unless otherwise approved by the DOU.

A39. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The Combined Sewer System fee at time of building permit is estimated to be $358,978.31 plus any increases to the fee due to inflation. The fee will be used for improvements to the CSS.
A40. Drain inlets shall be 6 inches above the 10-year HGL. Finished lot pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and a minimum of 1.5 feet above the local controlling overland flow release elevation, whichever is higher or as approved by DOU.

Prior to or concurrent with the submittal of improvement plans, a combined sanitary sewer study is required for the entire project and shall be approved by the DOU. The study shall provide an analysis of the pre and post development condition of both the sewer and drainage flow that is contributing to the combined system. The drainage study shall include an overland flow release map for the proposed project. If it is shown that the post development conditions cause an increase in flow to the combined system, either onsite storage and/or improvements to existing combined sanitary system will be required to the satisfaction of the DOU.

A41. 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. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff.

A42. The applicant shall design and construct the private detention basin on Lot A to the satisfaction of the DOU and Parks and Recreation Department pursuant to City Standards. A separate set of improvement plans shall be prepared for the detention basin.

A43. An as-built survey of the detention basin is required prior to issuance of a notice of completion for the subdivision.

A44. The applicant or HOA shall properly maintain the temporary detention basin to City standards. To ensure proper maintenance, the applicant shall enter into a maintenance agreement with the City which may require posting or depositing with the City of unconditional security for performance of the applicant’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.

A45. A note stating the following shall be placed on the Final Map: “Where necessary private reciprocal easement for ingress/egress, utilities, drainage, water and sanitary sewer facilities, and surface storm drainage, shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map.

A46. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to

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existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

A47. 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.

A48. Stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development in the area. Since the project is in the combined sewer area, only source controls are required. Storm drain public notice message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the “Stormwater Quality Design Manual for the Sacramento and South Placer Regions”, dated May 2007 for appropriate source controls measures.

A49. Each block shall have a common metered irrigation service serving all parcels within the block. The applicant shall enter into a Utility Service Agreement for Common Irrigation with the DOU for a common irrigation service, on such terms and conditions as may be determined by the DOU. The applicant shall grant an easement or other property right to a HOA or an entity authorizing a common irrigation service for multiple parcels within each block.

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

A50. **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).

A51. **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 Public Improvement Financing, 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.

A52. **Design Coordination for PUE's and Facilities:** If a public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to and contiguous to Lot A, the applicant shall coordinate with PPDS and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park and to best accommodate future park improvements. The applicant shall facilitate a meeting with SMUD and PPDS prior to SMUD’s facilities coordinating meeting for the project.
MISCELLANEOUS

A53. Meet all applicable terms and conditions of the development agreement.

A54. 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. (DOT)

A55. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of all private streets (Tailoff way, Lug Way, Cleat way and 4th street) and all private drives. The Homeowner's Association shall maintain all private streets, private drives, lights, private utilities, common landscaping/open space (Lot A), common areas and the landscaping sliver within parcel 4 along the west side of 4th street. (DOT)

ADVISORY NOTES:

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

A56. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition. (DOT)

A57. Prior to the initiation of any water 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. Such agreement shall provide, among other requirements, for payment of all charges for the condominium project's water and storm drainage services, shall authorize discontinuance of utility services at the City's points 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. (DOU)

A58. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water system. Prior to design of the subject project, the
Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the applicant's engineers in the design of the on-site domestic, irrigation and fire suppression systems. (DOU)

A59. Location of the wet utilities in the street without center medians shall be as follows, drainage mains shall be placed in the centerline of the street, water mains shall be placed north and west of the centerline and the sewer main shall be placed south and east of the centerline. The location of wet utilities in streets with medians shall be approved by DOU pursuant to City Standards prior to design. (DOU)

A60. Prior to issuance of any building permits within any phase, all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning as determined by DOU unless otherwise approved by the Department of Utilities. (DOU)

A61. The proposed project is located in the Flood zone designated as Shaded X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof. (DOU)

A62. The applicant is responsible for obtaining all necessary permits, easements and approvals from federal, state and local agencies, and private landowners for the construction of this project. (DOU)

A63. Developing this property will require the payment of SRCSD Sewer Impact fees. Impact fees shall be paid prior to issuance of Building Permits. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information. (SRCSD)

A64. Improvements: The applicant shall construct the following public improvements prior to and as a condition of City's eventual acceptance of Lot A as the park site. Even though Lot A will be dedicated as parkland in a subsequent phase, the frontage improvements should occur during Phase 1 as follows:

1. Full street improvements for Lot A, including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks.
2. A concrete sidewalk and vertical curb along all street frontages that open onto "Lot A". The sidewalk shall be contiguous to the curb (attached) for neighborhood parks.

A65. As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres". (PARKS)

A66. As per City Code, the applicant will be responsible to meet his/her obligations regarding: (PARKS)
1 Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at $664,350. This is based on 29 single family, 112 duplex / halfplex, and 60 multi-family residential units and an average land value of $250,000 per acre for the Land Park Community Planning Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

2 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 $771,939. This is based on 29 single family residential units at $5,191 each, 112 duplex / halfplex residential units at $3,910 each, and 60 multi-family residential units at $3,058 each. Any change in these factors will change the amount of the PIE due. The fee is calculated using factors at the time that the project is submitted for building permit. The fee adjusts for inflation on July 1 of each year.

3 Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

B. The Special Permit to construct 201 condominiums in the proposed Multi-Family Planned Unit Development (R-4-PUD) zone is hereby approved subject to the following conditions:

**Planning**

B1. This approval is for the construction of 201 condominium units per attached exhibits. Any change in the design, materials, or colors from this approval shall be submitted to the Planning Division for review and determination for further actions.

B2. Final landscape and circulation plans shall be submitted to Planning Division for review and comment prior to submittal for building permits.

B3. The applicant shall obtain all necessary building permits prior to commencement of construction.

B4. Building plans and elevations shall be plotted such that no two same elevations and no two same color schemes are adjacent to one another. All building side elevations facing a street shall be enhanced with window openings, trims and decorative elements.

B5. Provide an ownership association responsible for the care and maintenance of all common areas and common improvements and any other interest common to the condominium owners. Complete and true copies of all covenants, conditions and restrictions, articles of incorporation and by-laws shall be subject to review and approval by the city prior to occupancy as a condominium unit.
B6. The homeowner's association shall conduct periodic inspections, not less than monthly, of the exterior of all buildings, trash enclosures and recreation facilities.

B7. The homeowner's association shall establish and conduct a regular program of routine maintenance for the property. Such a program shall include common areas and scheduled repainting, replanting and other similar activities that typically require attention at periodic intervals but not necessarily continuous. Owner/Operator shall repaint or retreat all painted or treated areas at least once every 8 years; provided that the Planning Director may approve less frequent painting or re-treatment upon a determination that less frequent repainting or re-treatment is appropriate, given the nature of the materials used or other factors. The program shall be subject to review and approval by the Planning Director.

B8. The homeowner's association shall maintain landscaping and irrigation in a healthy and serviceable condition.

B9. The homeowner's association shall indicate and maintain all locations of parking stalls for handicapped/disabled access and strictly enforce rules related thereto.

B10. Each condominium unit shall comply with the state of California's Noise Insulation Standards (California Amended Code Section 1092).

B11. Each condominium unit shall provide the following:

a. A separate sewer service hookup; provided, that the planning commission may permit the use of common sewer lines that are oversized by one size or more, or which are hydraulically designed with the concurrence of the city engineer, finds the common sewer lines can adequately service the condominiums and that separate service hookups would not be feasible. For this provision, the Planning Commission is delegating the approval to the Planning Director subject to concurrence with the Public Works Director and the Utilities Department.

b. A separate water service hookup or shutoff; provided, that the planning commission may permit a single water system to service more than one condominium unit where shutoffs are provided wherever practicable and where the planning commission, with the concurrence of the city engineer, finds that the single water system can adequately service the condominiums and separate service hookups or shutoffs are not feasible. For this provision, the Planning Commission is delegating the approval to the Planning Director subject to concurrence with the Public Works Director and the Utilities Department.

c. A separate gas service where gas is a necessary utility.

d. A separate electrical service, with separate meters and disconnects and ground fault interrupters where and as required by Building Code.

B12. Each unit of a condominium project, and all commonly owned portions of a condominium building shall comply with all applicable building code standards. Nothing herein shall be construed to prevent or prohibit the applicant or the city from

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providing or requiring building standards greater than those set forth in the Building Code where the greater standards are found to be necessary to carry out the purposes and objectives of this chapter. (Ord. 99-015 § 6-3-D)

B13. Landscaping & Walls and Fencing:

a. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.

b. All mechanical equipment shall be located within enclosed cabinets or screened by landscaping and/or screening/fencing.

c. In order to provide adequate surveillance opportunities, all plants and shrubs are to be maintained at maximum height of thirty inches (30") and the lowest branch height shall be at least six feet (6'). Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project.

d. Walls and fences shall conform to City standards for sight line requirements at intersections and driveways.

B14. The applicant shall comply with the City's Recycling Ordinance (Section 17.72).

B15. Signage within Phase 1:

a. All detached signs shall be monument-type, constructed of masonry with finish materials and colors, which are consistent with building architecture.

b. The project identification sign(s) may be placed in the landscape setback area; however, it must be located farther than ten (10) feet from the public right-of-way.

c. Attached signage shall consist of address numbers only.

d. All signage shall comply with the Northwest Land Park PUD signage criteria; a sign permit shall be obtained prior to construction of any sign.

B16. Lighting:

a. The type and location of the outdoor lighting (building, parking lot, walkway, etc.) must be approved by the Planning Director prior to issuance of a building permit. Lighting shall be provided in garage areas and each building address number shall be illuminated.

b. Project lighting shall be provided as follows: one foot-candle of minimum maintained illumination per square foot of parking space and exterior walkways/sidewalks during hours of darkness and 0.25 foot-candle of minimum maintained illumination per square foot of surface on any interior walkway, alcove, passageway, etc., from one-half hour before dusk to one-half hour after dawn. All light fixtures are to be vandal-resistant.
Per Section 17.68.030(B), exterior lighting, if provided, shall reflect away from residential areas and public streets.

Fixtures shall be unobtrusive and complementary to the architectural design of the building. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

The applicant shall comply with the approved Mitigation Monitoring and Reporting Program (P10-039) on file at the Planning Division.

The final building color palette shall be submitted for review and approval by the Planning Director prior to the issuance of building permit.

The applicant shall paint electrical meters/cabinets, telephone connection boxes and other utility appurtenances to match the building to which they are attached.

If security becomes a concern and if deemed necessary by the Police Department, the applicant shall contract with a reputable security firm to provide on-site security, night and day.

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

This approval does not include any vehicular gates. Any proposal for vehicular gates will require approval of an additional entitlement.

Condominiums addressing shall be to City standards.

Auto repairs on the street or within the private driveways are not permitted at any time, except in emergencies, such as flat tire or dead battery.

Department of Transportation

Construct standard improvements as noted in these conditions pursuant to section 18 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Transportation. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property (5th street, McClatchy Way) per City standards to the satisfaction of the Department of Transportation.

The applicant shall dedicate a public easement and construct streets (Tailoff way, Lug Way, Cleat way and 4th street) within Phase 1 as an infill street section of 41-feet with attached sidewalks to the satisfaction of the Department of Transportation.
B27. The applicant shall provide additional roadway width (approximately 2-feet) along the west side of 4th Street (Phase 1) and along the detention basin's frontage only and construct a modified 43-foot section with a raised curb to accommodate on-street parking to the satisfaction of the Department of Transportation.

B28. The applicant shall dedicate sufficient right-of-way (if needed) and restripe 5th street to include one travel lane in each direction and bike lanes for each direction separated by a continuous two-way left turn lane along the project's frontage in phase 1 to the satisfaction of the Department of Transportation.

B29. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Transportation.

B30. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Transportation. The center lines of such streets shall be aligned.

B31. Provide a temporary traffic turnaround at the end of 4th Street in the form of a hammer head to the satisfaction of the Department of Transportation.

B32. The applicant shall provide for a temporary barricade at the end of 4th Street for phase 1 and shall provide all the appropriate signage and markings to the satisfaction of the Department of Transportation.

B33. Design private drives to meet the City standards regarding structural section. Private drives shall be inspected to the satisfaction of the Department of Transportation.

B34. The applicant shall delineate the private streets by constructing decorative paving at the entrance to the private streets from 5th Street and using appropriate streets signs to the satisfaction of the Department of Transportation.

B35. The applicant may use a permeable material such as asphaltic concrete for the construction of all private drives to the satisfaction of the Department of Transportation. All private drives shall be maintained by the Home Owners Association. Any other material shall require the approval of the Department of Transportation and the Community Development Department.

B36. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.

B37. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.
B38. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of all private streets (Tailoff way, Lug Way, Cleat way and 4th street) and all private drives. The Homeowner's Association shall maintain all private streets, private drives, lights, private utilities, common landscaping/open space (Lot A), common areas and the landscaping sliver within parcel 4 along the west side of 4th street.

Fire Department

B39. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.

B40. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4

B41. The furthest projection of the exterior wall of a building shall be 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 503.1.1)

B42. Provide appropriate Knox access for site- Shall apply to all proposed R-2 occupancies.

B43. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet. This shall apply to all proposed R-2 occupancies.

B44. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant. Shall apply to all proposed R-2 occupancies.

B45. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. CFC 903.8 Shall apply to all proposed R-2 occupancies.

B46. Provide at least 5' setback for second story and 8' for third story bedroom windows to allow for fire ladder rescue operations. Provide clear access to buildings openings, free to landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 504.1

B47. Applicant must explain the potential use of tunnel and provide access for rescue operations.

Utilities Department
B48. The onsite water, sewer and storm drain systems shall be private systems maintained by the association. 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 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 areas and all other areas within the condominium project.

B49. Prior to the initiation of any water 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. Such agreement shall provide, among other requirements, for payment of all charges for the condominium project’s water and storm drainage services, shall authorize discontinuance of utility services at the City’s points 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.

B50. A water study for this project shall be completed by the applicant and shall be approved by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or “residual” pressure at all water service connections shall be at least 30 pounds per square inch and (2) at average maximum day demand plus fire flow, the operating or “residual” pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. Contact the Department of Utilities for the pressure boundary conditions to be used in the water study.

B51. All water connections shall comply with the City of Sacramento’s Cross Connection Control Policy. Any new domestic water services shall be metered.

B52. Two points of connection for the water distribution system for this subdivision or any phase of this subdivision are required.

B53. If required by the DOU, the applicant shall enter into and record a Hold Harmless Agreement, in a form acceptable to the City Attorney, for all lots within the subdivision regarding the placement of water meters within driveways, walkways, hardscape and concrete or asphalt concrete (AC) flat work.

B54. Decorative paving which is removed by the City while repairing, maintaining and/or replacing surface and subsurface water, drainage and sanitary sewer facilities will be repaved with asphalt concrete (AC). A business association and/or homeowners association shall be responsible for replacing the decorative paving at no cost to the City. The business and/or homeowners associations shall enter into and record a hold
harmless agreement, in a form acceptable to the City Attorney, regarding the removal and replacement of decorative paving by the City.

B55. Dedicate all private streets and a minimum of 3 feet adjacent to private streets as public easement for water, sewer, drainage facilities and dry utilities. This easement shall be reviewed and approved by the Department of Utilities prior to recordation of the Final Map.

B56. Public and private streets with City maintained water, sewer and drainage facilities shall have a minimum paved AC (asphalt concrete) width of 25-feet from the lip of curb to the lip of curb (i.e. water, sewer and drainage). Drain inlets, curb and gutter shall be constructed to City Standards for residential streets.

B57. No public water, sewer or drainage mains shall be placed under the planter area.

B58. Public sewer and drainage mains shall be separate systems.

B59. Public storm drain, water and sanitary sewer mains shall be designed and constructed within the asphalt section of public street right-of-ways as per the City's Design and Procedures Manual, unless otherwise approved by the DOU.

B60. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The Combined Sewer System fee at time of building permit is estimated to be $358,978.31 plus any increases to the fee due to inflation. The fee will be used for improvements to the CSS.

B61. Drain inlets shall be 6 inches above the 10-year HGL. Finished lot pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and a minimum of 1.5 feet above the local controlling overland flow release elevation, whichever is higher or as approved by DOU.

B62. Prior to or concurrent with the submittal of improvement plans, a combined sanitary sewer study is required for the entire project and shall be approved by the DOU. The study shall provide an analysis of the pre and post development condition of both the sewer and drainage flow that is contributing to the combined system. The drainage study shall include an overland flow release map for the proposed project. If it is shown that the post development conditions cause an increase in flow to the combined system, either onsite storage and/or improvements to existing combined sanitary system will be required to the satisfaction of the DOU.

B63. 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. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff.

B64. The applicant shall design and construct the private detention basin on Lot A to the satisfaction of the DOU and Parks and Recreation Department pursuant to City Standards. A separate set of improvement plans shall be prepared for the detention basin.

B65. An as-built survey of the drainage basin is required prior to issuance of a notice of completion for the subdivision.

B66. The applicant or HOA shall properly maintain the temporary detention basin to City standards. To ensure proper maintenance, the applicant shall enter into a maintenance agreement with the City which may require posting or depositing with the City of unconditional security for performance of the applicant’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.

B67. A note stating the following shall be placed on the Final Map: “Where necessary private reciprocal easement for ingress/egress, utilities, drainage, water and sanitary sewer facilities, and surface storm drainage, shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map.”

B68. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

B69. 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.

B70. Stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development in the area. Since the project is in the combined sewer area, only source controls are required. Storm drain public notice message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the "Stormwater Quality Design Manual for the Sacramento and South Placer Regions”.

B71. All existing easements and all existing right-of-ways shall be shown on the Final Map.

Solid Waste Division

B72. Project must meet the requirements outlined in Sacramento City Code Chapter 17.72.

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B73. Solid waste trucks must be able to safely move about the property, with minimum backing, and be able to empty the bins and cans safely. When a solid waste truck has to make a turn, such as in and out of an alley, the truck must be able to make the turn safely around obstacles, such as tree wells and other planters. Please see the file “Truck, bin, can dimensions.xlsx” for the dimensions of a City solid waste truck, including turning radius, to confirm the truck can safely make all necessary turns.

B74. All residences in this project are single family or condominium units, which are required by City Code Chapter 13.10 to be served by City of Sacramento Solid Waste Services.

B75. Residents must place solid waste cans curbside on closest street. Cans cannot be placed in alleys.

B76. All streets must be of standard public street construction, or a waiver must be submitted releasing the City of Sacramento of liability for normal wear-and-tear damage due to standard collection operations. This does not apply to alleys, as the City’s solid waste vehicles will not collected from alleys.

B77. Homes facing a private alley or street are able to waive yard waste service, if desired. Homes facing a public street, however, may be required to have yard waste service. Or, the HOA must agree to maintain yard waste removal for all homes within the project.

B78. HOA will provide a landscaping service for all common area greenery. Landscaper will then haul away yard waste.

Regional Transit

B79. The project shall include a bus stop on 5th Street, somewhere between Crate Avenue and Cleat Way, at the developer’s discretion. The bus stop shall be on the far side (south side) of an intersection and requires a vertical curb and a reinforced concrete pad where the bus will be stopping. Please contact Robert Hendrix at (916) 649-2759 for design specifics and final approval on bus stop location.

B80. When Phase 4 is under way, the sidewalk on Broadway shall be built to accommodate a bus stop, with a vertical curb and reinforced concrete pad.

B81. Project construction shall not disrupt transit service or pedestrian access to transit stops/stations.

B82. Pedestrian access to 5th Street shall not be obstructed by any fences, walls, or other barriers.

B83. Transit information shall be displayed in a prominent location in the residential sales/rental office, through a homeowner’s association, or with real estate transactions.

Advisory notes for the Special Permit:

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Planning

1. Final approved conditions of approval and project exhibits shall be included on full-size sheets as part of the building permit submittal. Additionally, an affidavit signed by the applicant that affirms the plans submitted for building permit comply with all conditions of approval and approved exhibits shall also be included.

Fire Department

2. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet. Per the newly adopted 2010 California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses will be required to be sprinklered effective January 1, 2011.

Utilities Department

3. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water system. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the applicant’s engineers in the design of the on-site domestic, irrigation and fire suppression systems.

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

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

6. The applicant is responsible for obtaining all necessary permits, easements and approvals from federal, state and local agencies, and private landowners for the construction of this project.

Regional Transit

7. Develop a program to offer transit passes at a 50% or greater discount to new homeowners for a period of six months or more. Program shall be reviewed and approved by RT prior to approval of any special permit for the project.

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Exhibit E: Phase1 Product Type Key Map – 1 page
Exhibit F: Phase 1 Circulation Plan – 1 page
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Exhibit K: Brownstones – 18 pages
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Exhibit N: Urban Courts – 25 pages
Exhibit O: Cottages – 6 pages
Exhibit P: Cottage Townhomes – 9 pages
Exhibit Q: Bungalows – 13 pages

Adopted by the City of Sacramento City Council on August 23, 2011 by the following vote:

Ayes: Councilmembers Ashby, Cohn, D Fong, R Fong, McCarty, Pannell, Schenirer, Sheedy, and Mayor Johnson.

Noes: None.

Abstain: None.

Absent: None.

Attest:

Shirley Concolino, City Clerk

Mayor Kevin Johnson
EXISTING CONDITIONS PLAN - PHASE 1
NORTHWEST LAND PARK
NORTHWEST LAND PARK, LLC
SACRAMENTO, CALIFORNIA

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August 23, 2011
Exhibit C: Phase 1 Special Permit Site Plan
Exhibit E: Phase 1 Product Type Key Map

PRODUCT TYPE KEY MAP
NORTHWEST LAND PARK, LLC
SACRAMENTO, CALIFORNIA

Resolution 2011-499
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Exhibit H: Interior Circulation Plan – Urban Courts and Towns

LEGEND

- Neighborhood Sidewalk
- Mature Sidewalk
- Private Entry Walks
- Front Door

INTERIOR CIRCULATION PLAN - URBAN COURTS AND TOWNS
NORTHWEST LAND PARK, LLC
SACRAMENTO, CALIFORNIA

Resolution 2011-499
August 23, 2011
Exhibit I: Interior Circulation Plan – Cottages and Towns

LEGEND

- Neighborhood Sidewalk
- Interior Sidewalk
- Private Entry Walks
- Front Door

INTERIOR CIRCULATION PLAN -
COTTAGES & TOWNS
NORTHWEST LAND PARK, LLC
SACRAMENTO, CALIFORNIA

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4-PLEX
FOURTH FLOOR BUILDING PLAN
ELEVATION/STYLE: "A"

NORTHWEST LAND PARK - BROWNSTONES
NORTHWEST LAND PARK, LLC

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NORTHWEST LAND PARK • BROWNSTONES
NORTHWEST LAND PARK, LLC

EXTERIOR ELEVATIONS
ELEVATION STYLE: A

TYPICAL BUILDING MATERIALS

1. Brick, smooth
2. Brick, smooth
3. Windows, triple glazed
4. Windows, triple glazed
5. Roof, tile
6. Roof, tile
7. Roof, tile
8. Roof, tile
9. Roof, tile
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108. Roof, tile
109. Roof, tile
110. Roof, tile
111. Roof, tile
EXTerior ELEVATIONS
ELocATION STYLE: 'A'

NORTHWEST LAND PARK - BROWNSTONES
NORTHWEST LAND PARK, LLC
NORTHWEST LAND PARK - BROWNSTONES
NORTHWEST LAND PARK, LLC
RIGHT SIDE ELEVATION
SIMILAR FOR STYLES 'D' AND 'E'

EXTERIOR ELEVATIONS
ELEVATION STYLE: 'A'

NORTHWEST LAND PARK - BROWNSTONES
NORTHWEST LAND PARK, LLC

TYPICAL BUILDING MATERIALS

1. Wood
2. Glass
3. Metal
4. Brick
5. Stone
6. Concrete
7. Asphalt
8. insulation
9. Roofing
10. Foundation
11. Porch
12. Deck
13. Fence
14. Window
15. Door
16. Siding
17. Foundation
18. Roofing
19. Insulation
20. Materials

11 OF 18
ENHANCED LEFT SIDE ELEVATION

EXTerior ELEVATIONS
ELEVATION VIEW: N

Located
NORTHWEST LAND PARK - BROWNSTONES
NORTHWEST LAND PARK, LLC

TYPICAL BUILDING MATERIALS
EXTERIOR ELEVATIONS
ELEVATION STYLE: TF
NORTHWEST LAND PARK - BROWNSTONES
NORTHWEST LAND PARK, LLC

REAR ELEVATION

TYPICAL BUILDING MATERIALS
TYPICAL BUILDING MATERIALS

NORTHWEST LAND PARK - CITY HOMES
NORTHWEST LAND PARK, LLC

EXTERIOR ELEVATIONS
ELEVATION STYLE - IV
NORTHWEST LAND PARK - THE TOWNS
NORTHWEST LAND PARK, LLC
THIRD FLOOR PLAN / ROOF PLAN
ELEVATION STYLE X

NORTHWEST LAND PARK - THE TOWNS
NORTHWEST LAND PARK, LLC
NORTHWEST LAND PARK - THE TOWNS
NORTHWEST LAND PARK, LLC
REAR ELEVATION

TYPICAL BUILDING MATERIALS

NORTHWEST LAND PARK - THE TOWNS
NORTHWEST LAND PARK, LLC
NORTHWEST LAND PARK - THE TOWNS
NORTHWEST LAND PARK, LLC

LENSIDE ELEVATION - ENLARGED
FRONT ELEVATION

EXTERIOR ELEVATIONS
ELEVATION STYLE - W

TYPICAL BUILDING MATERIALS
1. Concrete
2. Steel
3. Wood
4. Glass
5. Insulation
6. Roofing
7. Windows
8. Doors
9. Foundations
10. Masonry
11. Exterior Finishes
12. Electrical
13. Plumbing
14. HVAC
15. Mechanical
16. Structural
17. Fire Protection
18. Accessibility
19. Security
20. Signage

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<td>General Requirements</td>
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<td>Site Planning</td>
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<tr>
<td>4.01</td>
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<td>Site Utilities</td>
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<tr>
<td>5.01</td>
<td></td>
<td>Buildings</td>
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<td>6.01</td>
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<td>sr. Structures</td>
</tr>
<tr>
<td>7.01</td>
<td></td>
<td>Utilities</td>
</tr>
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**CODE ANALYSIS**

**NORTHWEST LAND PARK - URBAN COURTS**

NORTHWEST LAND PARK, LLC
ROOF PLAN

LOFT LEVEL

THIRD FLOOR

UNIT 1/2
FIRST / THIRD FLOOR / LOFT LEVEL / ROOF PLAN
ELEVATION STYLE - R

NORTHWEST LAND PARK - URBAN COURTS
NORTHWEST LAND PARK, LLC
UNIT 1/2
EXTERIOR ELEVATIONS
ELEVATION STYLE: 'P'

NORTHWEST LAND PARK - URBAN COURTS
NORTHWEST LAND PARK, LLC
FRONT ELEVATION WITH ENTR. RIGHT SIDE

RIGHT SIDE ELEVATION

UNIT 1/2
EXTERIOR ELEVATIONS
ELEVATION STYLE - B

NORTHWEST LAND PARK - URBAN COURTS
NORTHWEST LAND PARK, LLC

TYPICAL BUILDING MATERIALS
FRONT ELEVATION WITH ENH: RIGHT SIDE
RIGHT SIDE ELEVATION

UNIT 15
EXTERIOR ELEVATIONS
ELEVATION STYLE: 'C'

NORTHWEST LAND PARK - URBAN COURTS
NORTHWEST LAND PARK, LLC

TYPICAL BUILDING MATERIALS

[Diagram and list of materials]
UNIT 314

ELEVATIONS

CIVIL ELEVATION

NORTHWEST LAND PARK - URBAN COURTS
NORTHWEST LAND PARK, LLC

LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

TYPICAL BUILDING MATERIALS

1. Aluminum curtain wall
2. Wood structural frame
3. Concrete
4. Steel structural frame
5. Masonry veneer
6. Glass and steel
7. Masonry
8. Glazed tile
9. Metal roof panels
10. Copper rain screen panel
11. Insulated glass units
12. Insulation
13. Roofing membrane
14. Flashing
15. Waterproofing membrane
16. Ventilation system
17. Lighting fixtures
18. HVAC system
19. Plumbing system
20. Electrical system
21. Smoke detectors
22. Fire alarm system
23. Security system
24. Signage
25. Landscaping

18 OF 25
UNIT 34
EXTERIOR ELEVATIONS
ELEVATION STYLE "C"

NORTHWEST LAND PARK - URBAN COURTS
NORTHWEST LAND PARK, LLC

TYPICAL BUILDING MATERIALS

LEFT SIDE ELEVATION
FRONT ELEVATION
UNIT 3/4
EXTERIOR ELEVATIONS
ELEVATION STYLE: 17

NORTHWEST LAND PARK - URBAN COURTS
NORTHWEST LAND PARK, LLC
ENHANCED RIGHT SIDE ELEVATION

REAR ELEVATION

"TYPICAL BUILDING MATERIALS"

NORTHWEST LAND PARK - COTTAGE TOWNHOMES
NORTHWEST LAND PARK, LLC
UNIT III
EXTERIOR ELEVATIONS
ELEVATION STYLE - W

NORTHWEST LAND PARK - COTTAGE TOWNHOMES
NORTHWEST LAND PARK, LLC

TYPICAL BUILDING MATERIALS

1. ROOFING AND SHEATHING
2. EXTERIOR WALLS
3. INTERIOR WALLS
4. INTERIOR FLOORING
5. EXTERIOR FLOORING
6. COUNTERS
7. SLIDING DOORS
8. INTERIOR DOORS
9. EXTERIOR DOORS
10. BASEMENT WALLS
11. BATHROOMS
12. KITCHENS
13. STAIRWAYS
14. STEPS
15. GARAGES
16. DECKS
17. PATIOS
18. ENTRANCE DOORS
19. EXTERIOR WINDOWS
20. INTERIOR WINDOWS
21. DECORATIVE ACCENT PANELS
22. FENCES
23. GATES

ALL MATERIALS TO BE DETERMINED BY CONTRACTOR

6 OF 9
ENHANCED RIGHT SIDE ELEVATION
REAR ELEVATION

UNIT 1/1
EXTerior elevations
ELEVATION STYLE: W

NORTHWEST LAND PARK - COTTAGE TOWNHOMES
NORTHWEST LAND PARK, LLC

TYPICAL BUILDING MATERIALS

1. STONE BASE OF THE BUILDING
2. STONE GRADE PLANTER
3. PLANTER GRADE PLANTER
4. HORIZONTAL BOARD
5. VERTICAL BOARD
6. ALUMINUM WINDOW
7. ALUMINUM DOOR
8. FRP WINDOW
9. FRP DOOR
10. METAL CLAD WINDOW
11. METAL CLAD DOOR
12. METAL CLAD ROOF
13. METAL CLAD GUTTER
14. METAL CLAD DOWNSPOUT
15. METAL CLAD TRIM
16. METAL CLAD EAVES
17. METAL CLAD ROOFING
18. METAL CLAD SHEET METAL
19. METAL CLAD STAIRS
20. METAL CLAD ROOF DECK
21. METAL CLAD ANTRNMET
3.1 PLEX

EXTERIOR ELEVATIONS

NORTHWEST LAND PARK - BUNGALOWS
NORTHWEST LAND PARK, LLC
3.1 PLEX
EXTERIOR ELEVATIONS
UNIT 3A 4

NORTHWEST LAND PARK - BUNGALOWS
NORTHWEST LAND PARK, LLC

TYPICAL BUILDING MATERIALS

- Structural steel
- Insulated panels
- Insulation
- Roofing shingles
- Siding
- Windows
- Doors
- Trim
- Foundations
- Masonry
- Concrete
- Bricks
- Cladding materials
- Miscellaneous
2.2 PLEX
THIRD FLOOR / ROOF PLAN
UNITS 2 & 3

NORTHWEST LAND PARK - BUNGALOWS
NORTHWEST LAND PARK, LLC
2.2 PLEX

EXTerior ELEVATIONS

NORTHWEST LAND PARK - BUNGALOWS
NORTHWEST LAND PARK, LLC
2.2 PLEX

EXTERIOR ELEVATIONS

NORTHWEST LAND PARK - BUNGALOWS
NORTHWEST LAND PARK, LLC
2.1 PLEX

EXTERIOR ELEVATIONS

NORTHWEST LAND PARK - BUNGALOWS
NORTHWEST LAND PARK, LLC

TYPICAL BUILDING MATERIALS