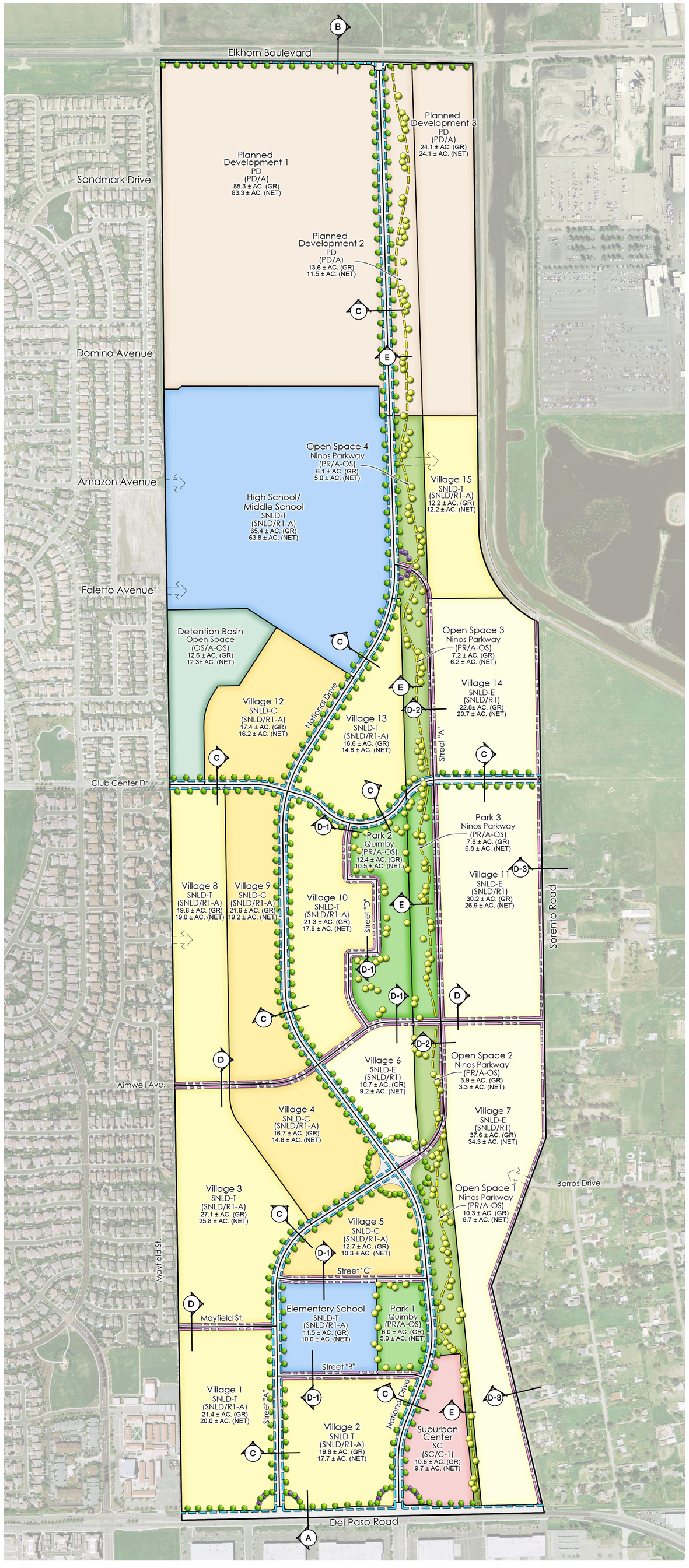
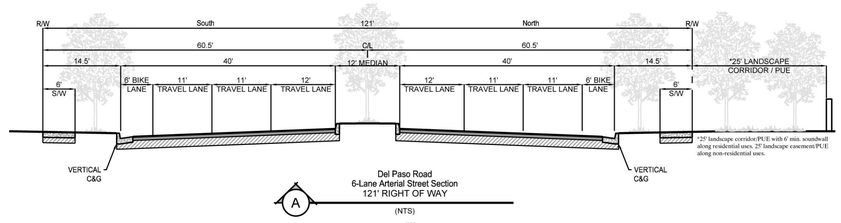
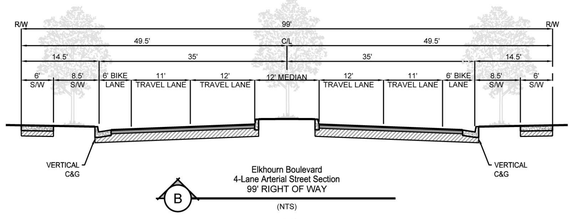
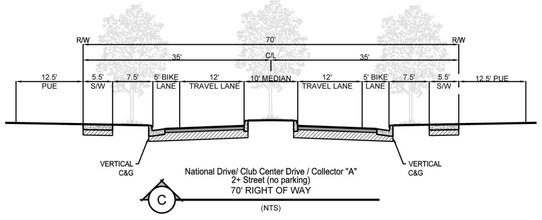
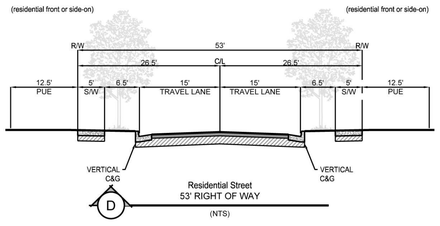
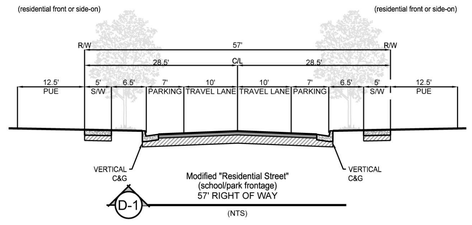


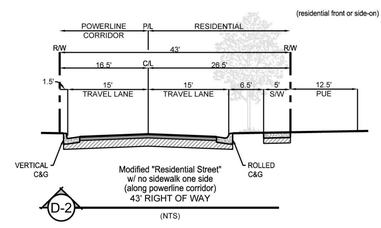


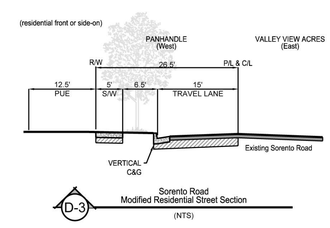


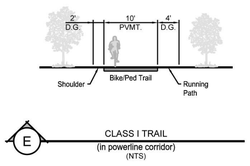


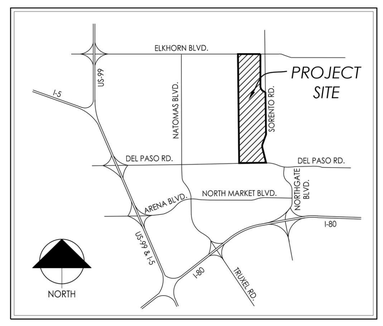












LAND USE SUMMARY

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±	
		TOTALS	589.4±	589.4±	1,625± DU

*SNLD = Suburban Neighborhood Low Density (Detached Single-Family Residential)
-E = Estate (4.5 du/ac average net density)
-T = Traditional (6.0 du/ac average net density)
-C = Compact (7.5 du/ac average net density)

BIKE LANE CLASSIFICATION

CLASS I BIKE LANE

CLASS II BIKE LANE

CLASS III BIKE LANE

NORTH

0 300 600

SCALE: 1"=300'

BIKEWAY EXHIBIT

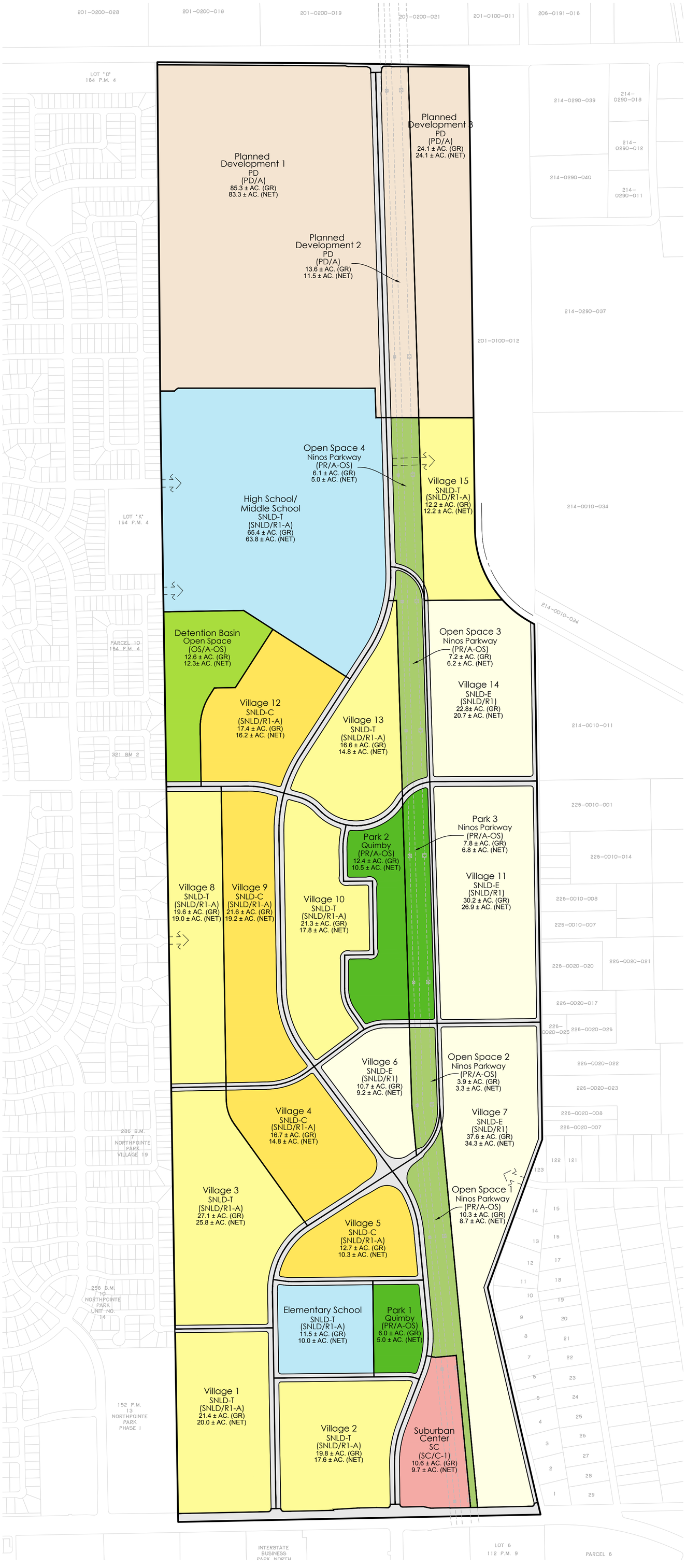
PANHANDLE

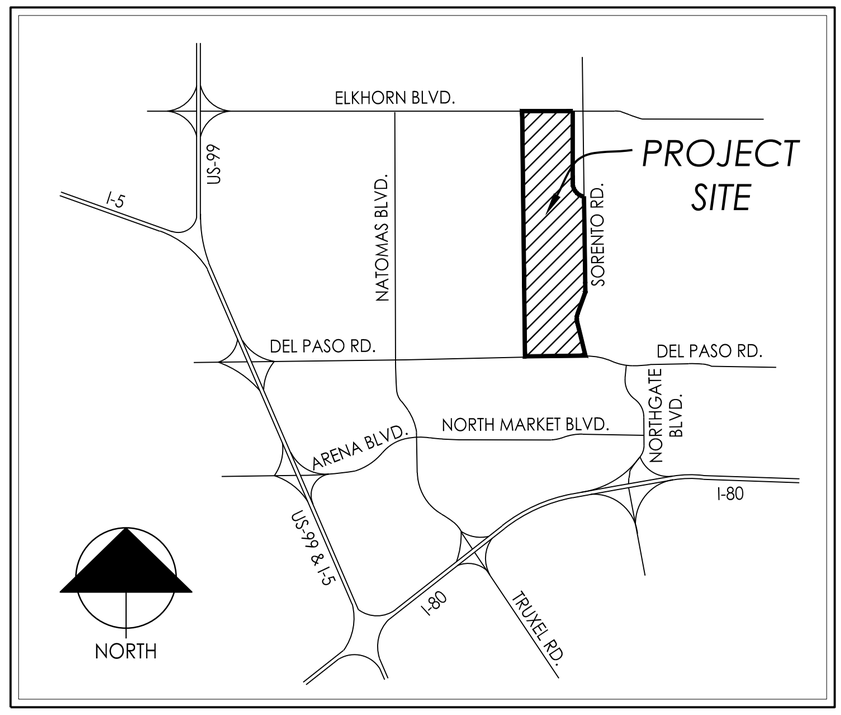
City of Sacramento

July 30, 2016

MACKAY & SOMPS

ENGINEERS PLANNERS SURVEYORS





Parkland Dedication Summary Table 07-01-16

PANHANDLE Planned Unit Development Plan

land use	unit type	net acres	avg. net density	dwelling units	% of total residential units	2013 parkland dedication formula: Quimby Formula	2013 parkland dedication 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
TOTAL				**1,625**			**21.94**

on-site park deficit	**-6.44**	acres	**(to be paid in in-lieu fee)**
parkland provided	**22.30**		
creditable parkland	**15.50**		

NOTE: 6.8 AC. OF PARKLAND SHOWN IN PL CORRIDOR SEEKS NO QUIMBY CREDIT

park requirement	**5/1000**	**adjust.**	**3.5/1000**	**adjusted**	**delta**
3.5ac/1000 actual parkland	21.94	0.7	15.36 acres on-site	15.50	0.14
1.5/1000 in-lieu fee	21.94	0.3	6.58 acres in-lieu fee	6.44	
			21.94 total rqmt.	**21.94**	

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±
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NORTH

0 200 400 800

SCALE:1"=400'

PUD SCHEMATIC PLAN

PANHANDLE

City of Sacramento

July 01, 2016

MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

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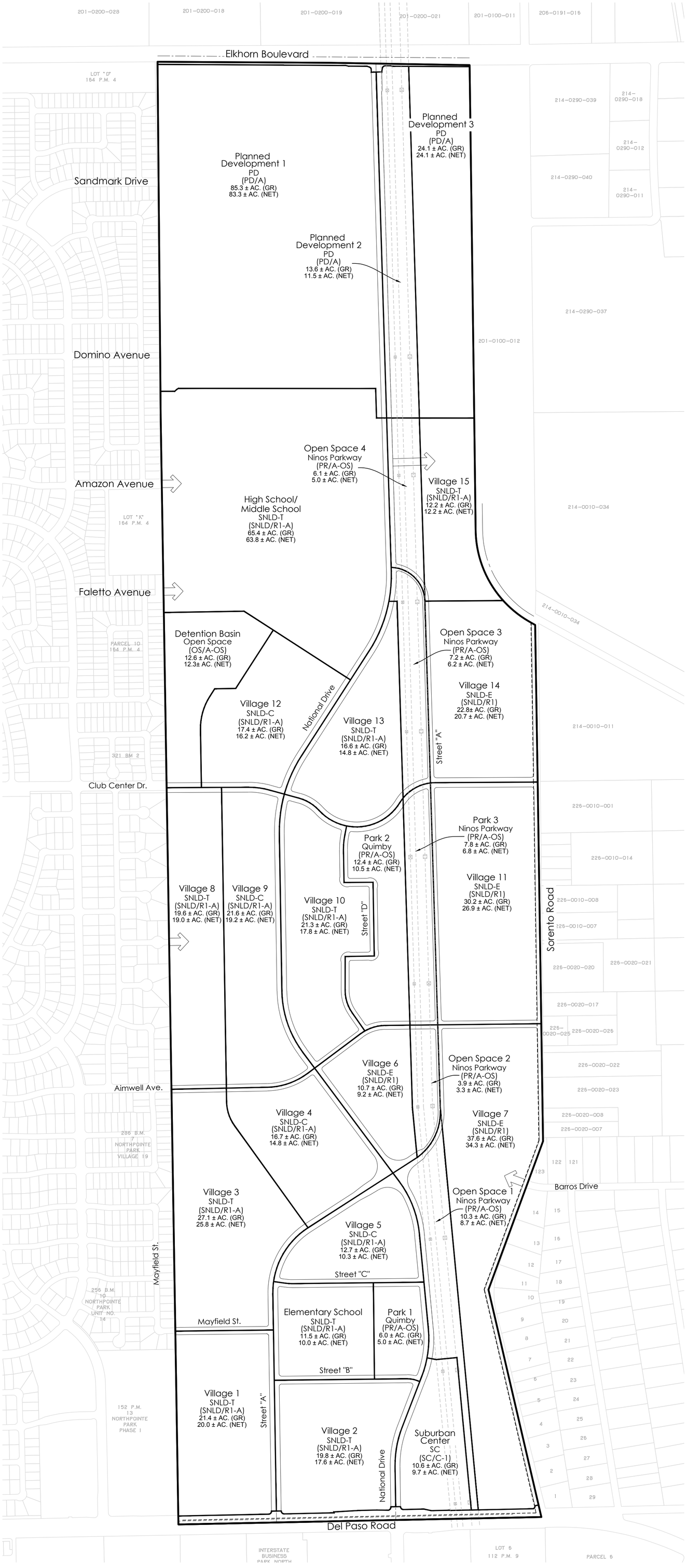

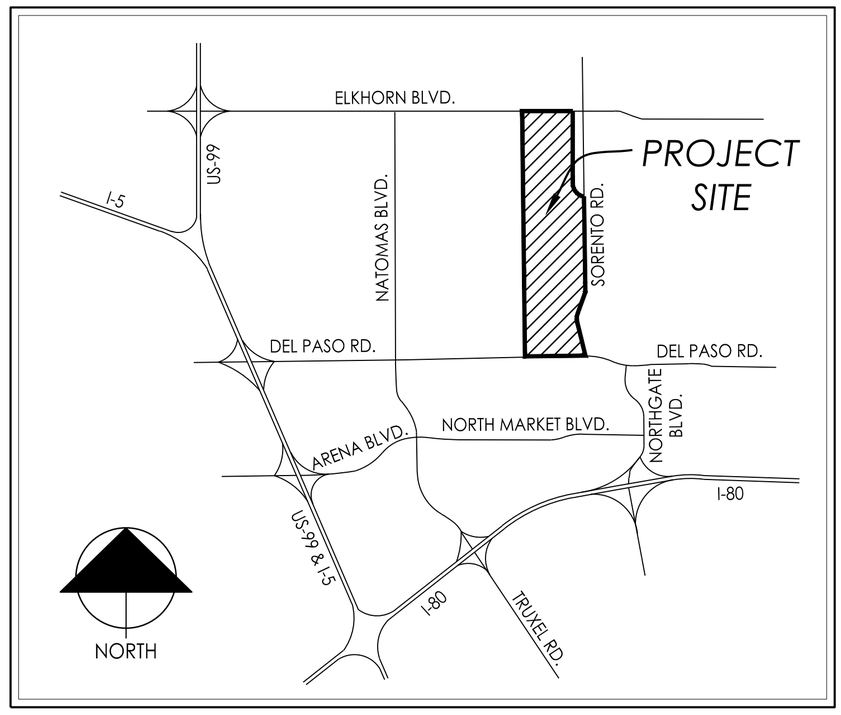

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NORTH

0 200 400 800

SCALE:1"=400'

PUD SCHEMATIC PLAN

PANHANDLE

City of Sacramento

July 01, 2016

MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

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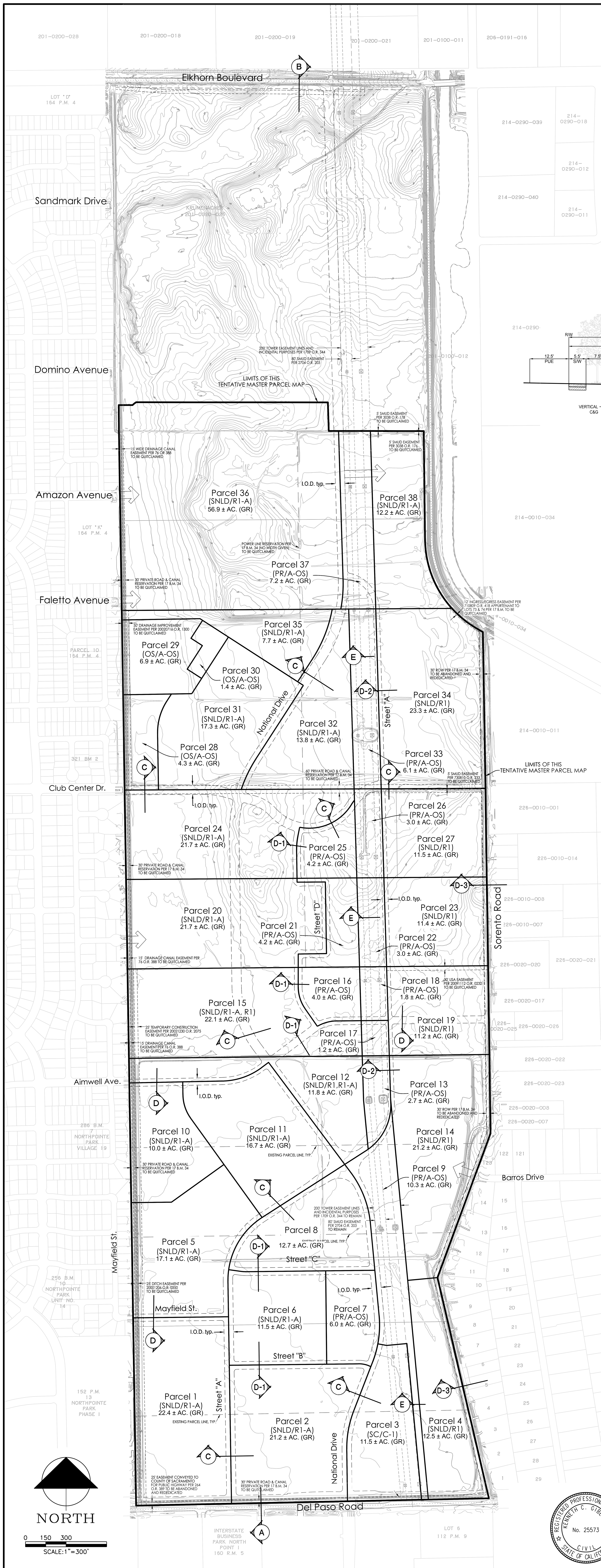
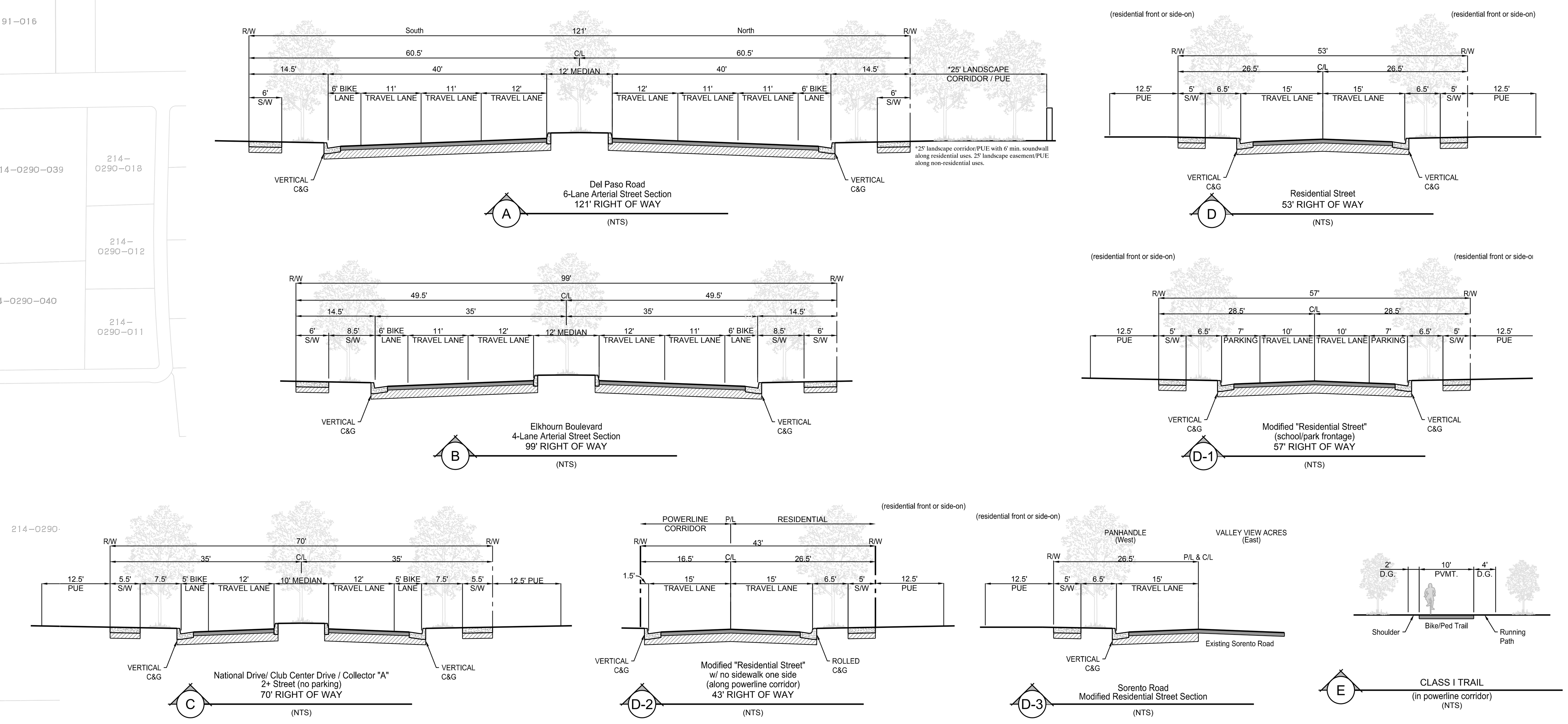




PROPERTY DESCRIPTION

PARCEL ONE:
Lots 75 and 76, as shown on the "Plat of Natomas East Side Subdivision", recorded in Book 17 of Maps, Map no. 34, records of said county. Excepting therefrom: all that portion described in deed to the Grant Union High School District, a California Public School District, recorded September 21, 2007 in Book 20070921, page 558 of official records thereof.

PARCEL TWO:
The South one-half of lots no. 82 and 83 as said lots are delineated on that certain map entitled "Natomas East Side Subdivision", filed in the Office of the County Recorder of the County of Sacramento on January 24, 1924 in Book 17 of Maps, map no. 34.

PARCEL THREE:
The North one-half of lots 82 and 83 as shown on the "Plat of Natomas East Side Subdivision", filed January 18, 1924 in Book 17 of Maps, map no. 34, Sacramento County Records. Excepting therefrom the East 660 feet thereof.

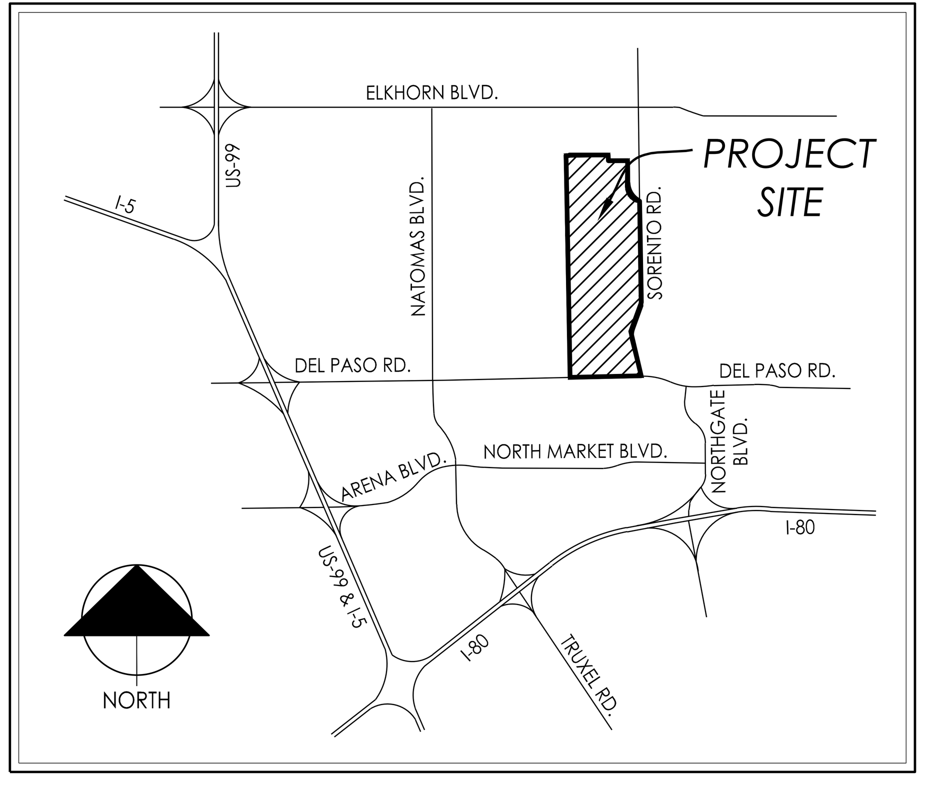
PARCEL FOUR:
The East 660 feet of the North one-half of lot 83, as shown on the "Plat if Natomas East Side Subdivision", filed January 18, 1924 in Book 17 of Maps, map no. 34, Sacramento County records.

PARCEL FIVE:
Lot 87, of Natomas East Side Subdivision, according to the official plat thereof, filed in the Office of the Recorder of Sacramento County, on January 18, 1924 in Book 17 of Maps, map no. 34.

PARCEL SIX:
Lots 88, 92, 93, 97 and 98 as shown on the official "Map of Natomas East Side Subdivision", filed in the Office of the County Recorder of Sacramento County, January 18, 1924, in Book 17 of Maps, map no. 34.

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±
			TOTAL	465.4±



TENTATIVE MASTER PARCEL MAP INFORMATION

OWNERSHIP INFORMATION:

Carl Brothers, Successor Trustee of the Ernest G. Brothers 1993 Trust
P.O. Box 2756
Orangevale, Ca 95662
ATTN.: Carl Brothers (916) 257-2193

Tasso Peter Cononelos
4300 D St.
Sacramento, Ca 95819
(916) 747-6264

BD Properties, LLC.
1082 Sunrise Avenue, Suite 100
Roseville, Ca 95661
ATTN.: Steven W. Decou / Orin Bennett (916) 783-4100

Twin Rivers Unified School District
5115 Dudley Blvd.
McClellan, Ca 95652
ATTN.: Bill McGuire (916) 566-1600

Moontide LLC.
32932 Pacific Coast Highway # 14-357
Monarch Beach, Ca 92629
ATTN.: J Rise Richter (949) 499-6443

Beachfields LLC
32932 Pacific Coast Highway # 14-357
Monarch Beach, Ca 92629
ATTN.: J Rise Richter (949) 499-6443

APPLICANT:
The Hodgson Company
2514 Chinatown Alley
Sacramento, Ca 95816
ATTN.: John Hodgson (916) 548-8554
jhodgson@thehodgsoncompany.com

PLANNER & ENGINEER:
MacKay & Somps Civil Engineers, Inc.
1552 Eureka Road, Suite 100
Roseville, CA 95661
ATTN.: Donna Pasquantonio-Leslie
(916) 773-1189

ASSESSORS PARCEL NUMBER:
201-0320-018, 201-0320-019, 201-0320-024
201-0540-071, 201-0540-072, 201-0540-073
225-0500-020, 225-0500-021, 225-0500-016
225-0500-003, 225-0050-022, 226-0600-021

SITE ACREAGE: 465.4± AC.

EXISTING GENERAL PLAN DESIGNATION: AG CROP
PROPOSED GENERAL PLAN DESIGNATION: SNLD, PR, W, PD, SC

EXISTING ZONING DESIGNATION AG 80
PROPOSED ZONING DESIGNATION: R1, R1-A, A-OS, A, C-1

NUMBER OF LOTS:
38: Total Lots
19: Single Family Residential Lots
7: Park Lots
5: Open Space Lots
3: Detention Basin Lots
2: High School / Middle School Lots
1: Elementary School Lot
1: Suburban Center Lot

SERVICE PROVIDERS:

PARKS & RECREATION	City of Sacramento
SCHOOL DISTRICT	Twin Rivers Unified School District
FIRE DISTRICT	City of Sacramento
POLICE PROTECTION	City of Sacramento
SANITARY SEWER	Sacramento Regional Sanitation District
DOMESTIC WATER	City of Sacramento
STORM DRAIN	City of Sacramento
ELECTRICITY	SMUD
GAS	Pacific Gas & Electric Company
STORM DRAIN	City of Sacramento

NOTES

1. Lot dimensions and acreages are approximate. Actual lot dimensions will be established with the Final Map, subject to the approval of the City of Sacramento.
2. Lot lines and lot areas may be adjusted at the time of the Final Map(s) provided no additional lots are created, subject to the approval of the City of Sacramento. Flexibility in parcel configuration as shown hereon is allowed provided the new configuration is in substantial compliance, subject to the approval of the City of Sacramento.
3. The Final Mapping and subsequent development of lots may be phased. Phasing is to be consistent with the Development Agreement.
4. Pursuant to Government Code Section 66456.1, the subdivider may file multiple Final Maps based upon this Tentative Master Parcel Map. The filing of a Final Map on a portion of this Tentative Map shall not invalidate any part of this Tentative Map.
5. Lot numbering is for identification purposes only and does not indicate phasing or order of development. Ultimate development phasing shall be orderly and will be determined at Final Map and/or Improvement Plan stage.
6. Pursuant to California Government Code Section 66499.20.2, the land shown hereon shall be merged and resubdivided without reversion to acreage and shall constitute abandonment of the public easements listed.
   a. 25' Public Highway easement to the County of Sacramento per 264 O.R. 389
   b. 30' Right-of-Way easement to the County of Sacramento per 17 B.M. 34 (Sorento Road)
7. The following easements shall be quitclaimed
   a. 60' Private road & canal reservation per 17 B.M. 34
   b. 30' Private road & canal reservation per 17 B.M. 34
   c. 25' Ditch easement per 20001206 O.R. 0350
   d. 15' Drainage canal easement per 76 O.R. 388
   e. 25' Temporary construction easement per 20021230 O.R. 2075
   f. 50' Drainage improvement easement per 20020716 O.R. 1300
   g. 5' SMUD easement per 3038 O.R. 176
   h. 5' SMUD easement per 3038 O.R. 178
   i. 12' Ingress/egress easement per 710809 O.R. 418 appurtenant to lots 73 & 74 per 17 B.M. 34
   j. 5' SMUD easement per 730810 O.R. 233
   k. 30' USA easement per 20091112 O.R. 0232
8. Additional easements to accommodate new public utility improvements, access required for lot development, or other similar mapping requirements needed to accomplish the final design may be added prior to the Final Map based on this Master Tentative Parcel Map.
9. A public utility easement will be located adjacent to all rights-of-way, or as approved by the City Engineer.

REGISTERED PROFESSIONAL ENGINEER
KENNETH C. GIBERSON
No. 25573
CIVIL
STATE OF CALIFORNIA

TENTATIVE MASTER PARCEL MAP

PANHANDLE

City of Sacramento *July 01, 2016*

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

27141.00

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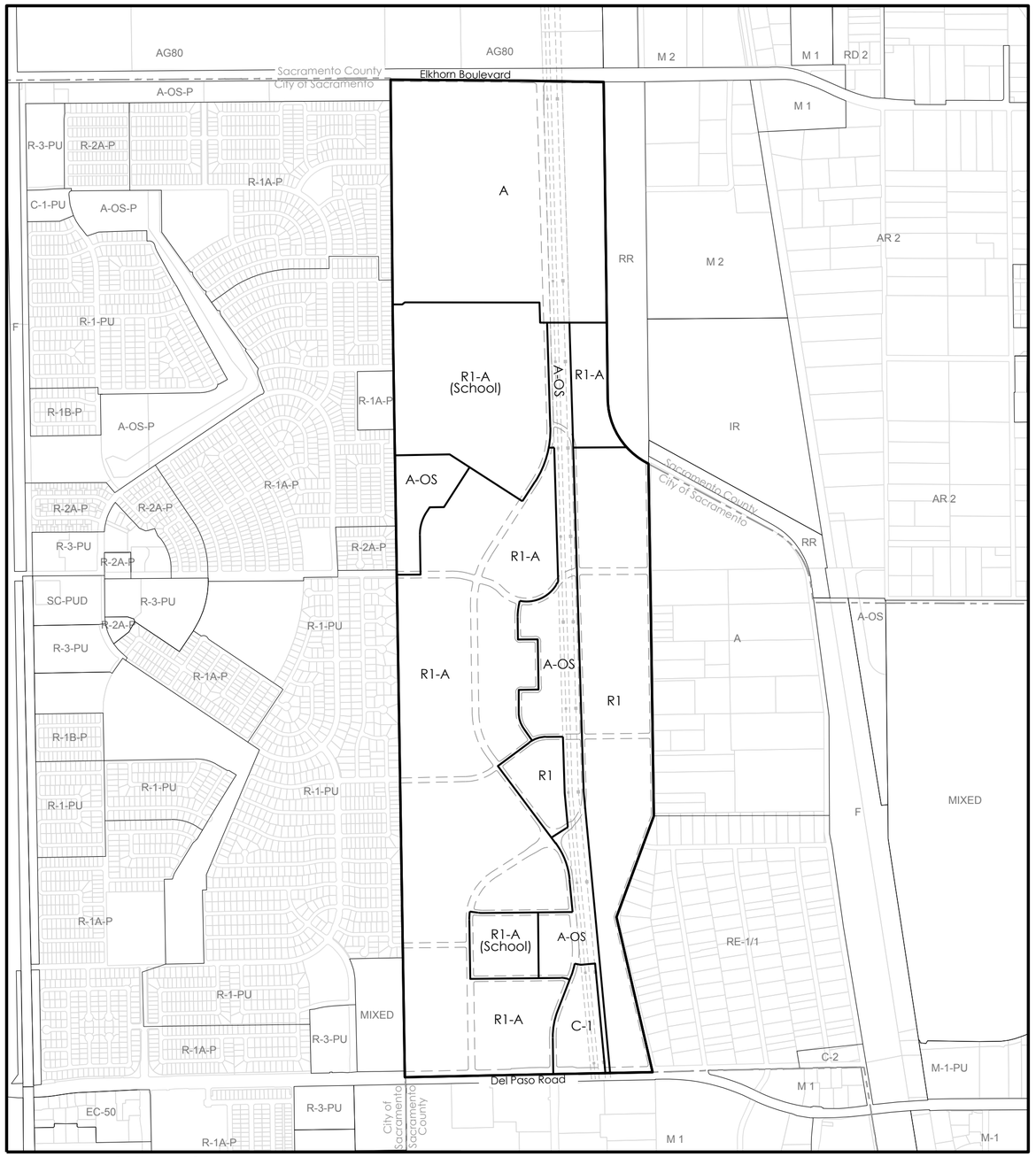
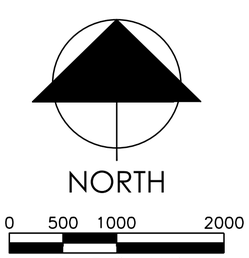
Existing Sacramento County Zoning



Proposed City of Sacramento Zoning

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
TOTAL	589.4±	589.4±	0



PRE-ZONE EXHIBIT

PANHANDLE

City of Sacramento

July 01, 2016

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

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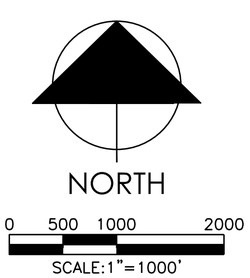
Existing Sacramento County General Plan

Proposed City of Sacramento General Plan

LAND USE SUMMARY			
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
TOTAL	589.4±	589.4±	0



GENERAL PLAN AMENDMENT

PANHANDLE

City of Sacramento

July 01, 2016

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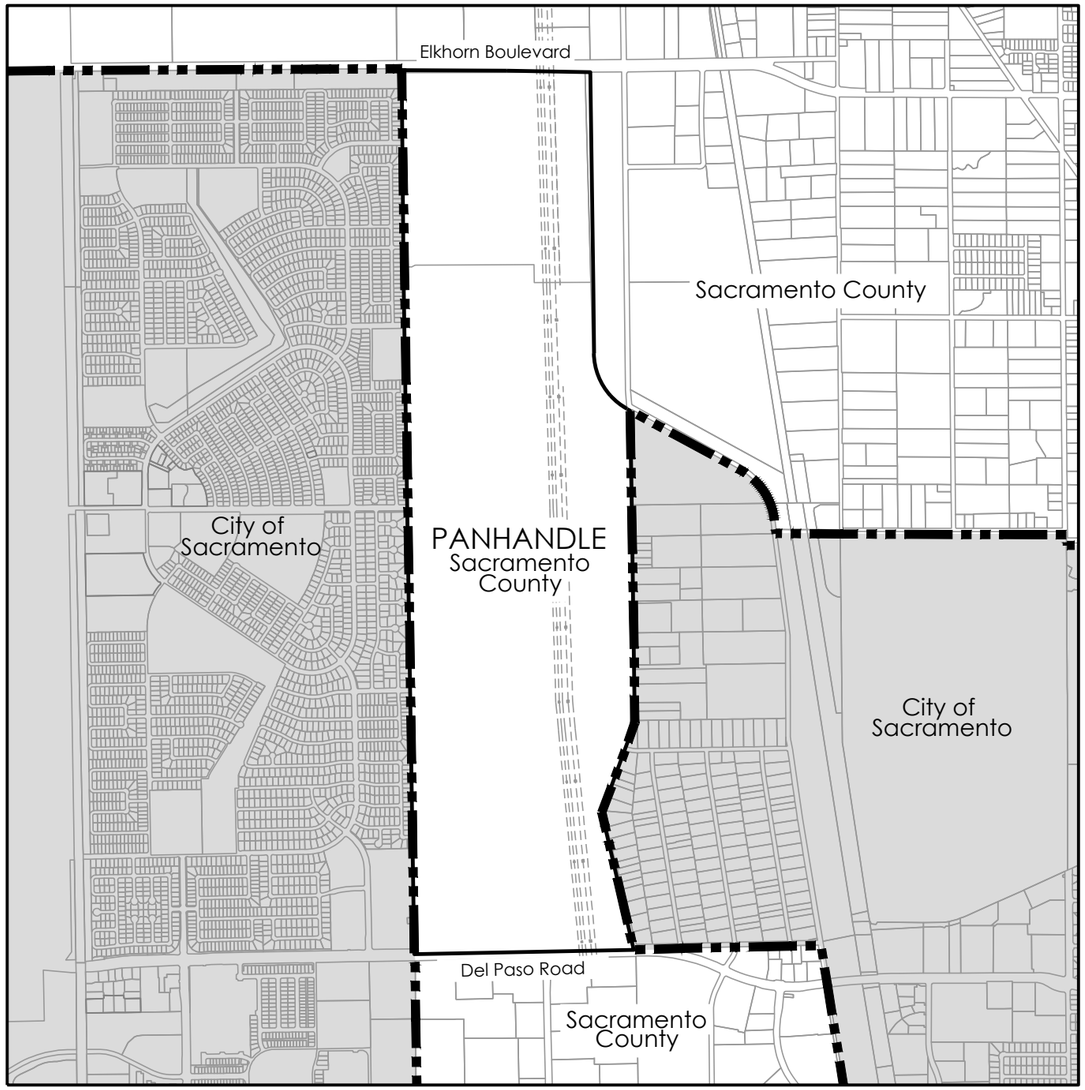
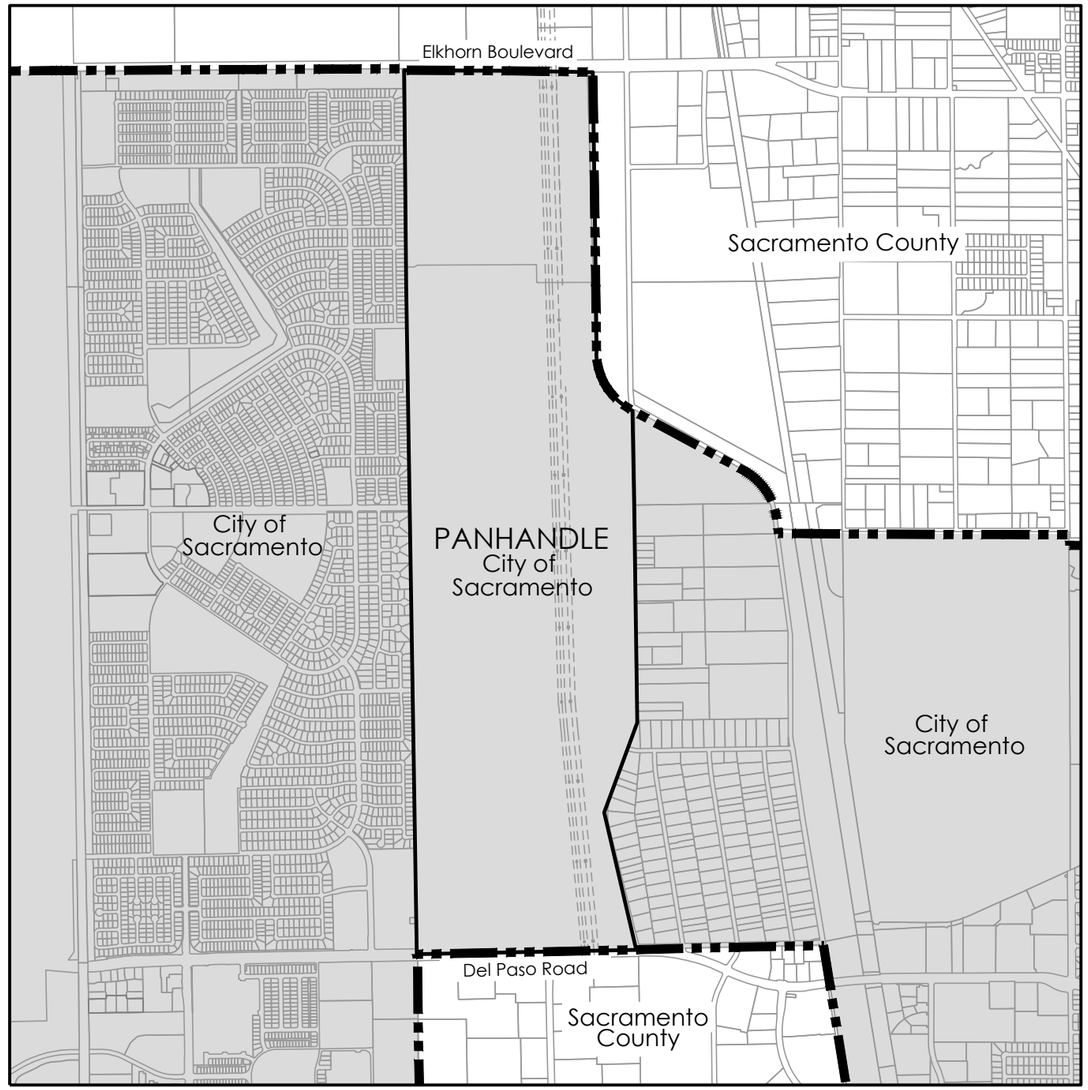
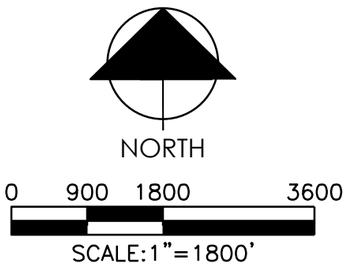


Existing City Limits, City of Sacramento



Proposed City Limits, City of Sacramento



ANNEXATION EXHIBIT

PANHANDLE

City of Sacramento *July 01, 2016*

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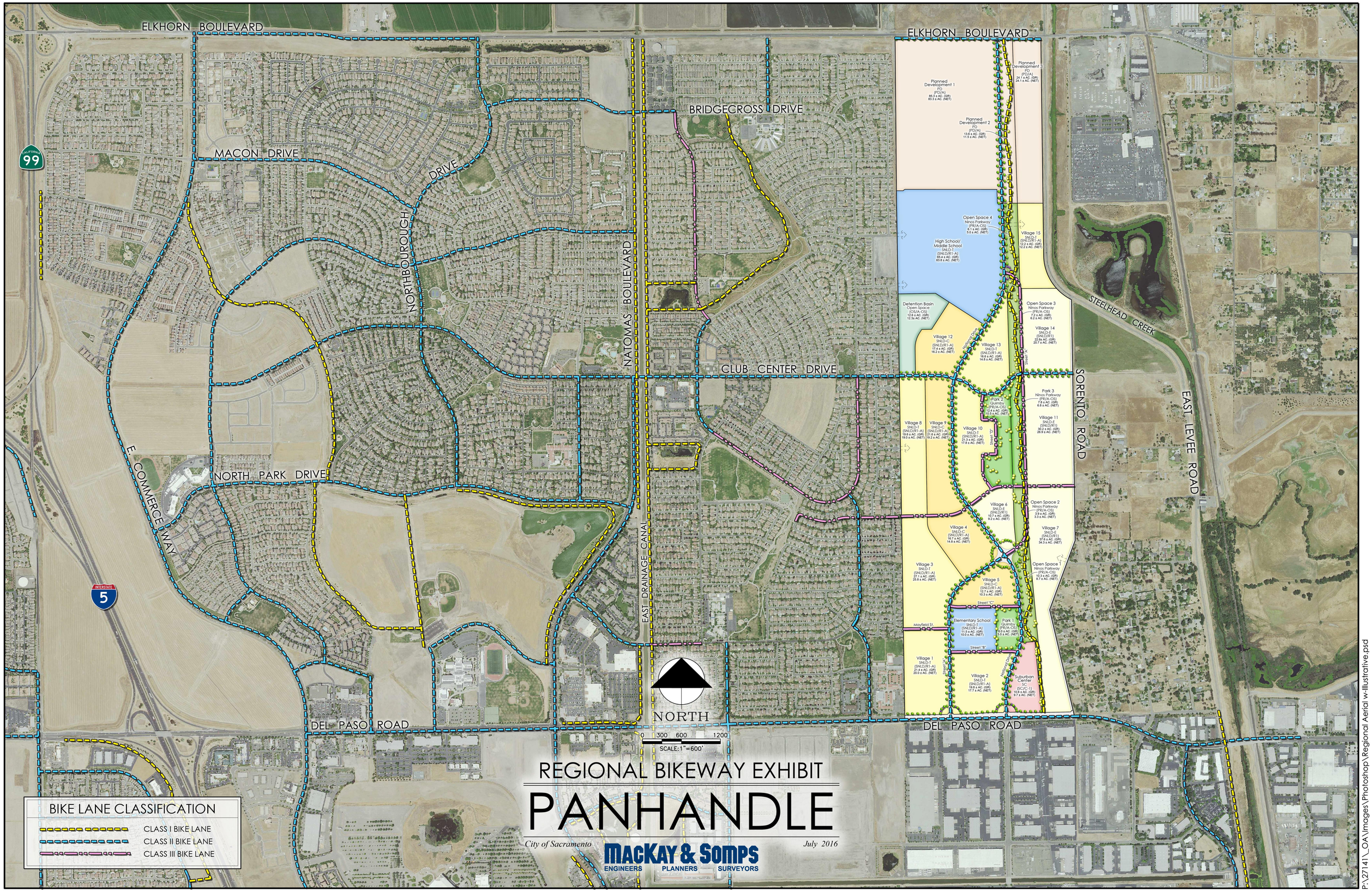

REGIONAL BIKEWAY EXHIBIT

PANHANDLE

City of Sacramento

July 2016

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