

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator **approve** a Tentative Subdivision Map Minor Revision to modify the wording of a condition of approval of a previously approved tentative subdivision map, for the project known as **Z24-018**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Subdivision Map Minor Revision** to modify the wording of condition B16 of file Z21-124 (Panhandle 105).

PROJECT INFORMATION

Location: 5675 & 5701 Sorento Road

Parcel Number: 201-0540-073-0000, 225-0050-020-0000, 225-0050-021-0000

Council District: 1 – Lisa Kaplan

Applicant: Chris Stump, Meritage Homes of California, Inc.
2850 Gateway Oaks Drive. #200,
Sacramento, CA 95833

Property Owner: Meritage Homes of California Incorporated
18655 N Claret Drive, Ste. 400
Scottsdale, AZ 85255

Project Planner: Jose Quintanilla, Associate Planner, (916) 808-5879

Hearing Date: May 2, 2024

Land Use Information

General Plan Designation: Suburban Neighborhood Low Density (SNLD)

Community Plan Area: North Natomas

Specific Plan: N/A

Zoning: R-1-PUD (Single-Unit Dwelling), R-1A-PUD (Single-Unit or Duplex Dwelling), A-OS-PUD (Agriculture, Open Space)

Special Planning District: N/A

Planned Unit Development: The Panhandle

Design Review Area: Citywide

Parking District: Suburban

Historic District: N/A

Existing Land Use of Site: Vacant

Surrounding Zoning and Land Uses

North:	R-1A-PUD	Vacant; Twin Rivers Property
South:	R-1-PUD; R-1A-PUD	Vacant
East:	A	Rural Residential; Vacant
West:	R-1-PUD, R-2A-PUD	Residential

Site Characteristics

Existing Property Area:	4,639,140 square feet / 106.5 acres
Topography:	Flat
Street Improvements:	Required
Utilities:	Required

Other Information

Previous Files:	Z21-124 (Panhandle 105 Tentative Subdivision Map), P16-013 (Panhandle Annexation, Development Agreement, PUD Establishment, Mixed Income Housing Strategy, Master Parcel Map)
-----------------	---

ATTACHMENTS

Attachment 1: Record of Decision, Z21-124

BACKGROUND

The project site is located in the Panhandle area of the City, which is generally north of Del Paso Road, west of Sorento Road, and south of Elkhorn Boulevard. The Panhandle project (P16-013), approved in July 2018, included the annexation of approximately 589 acres into the City limits, the establishment of City zoning, General Plan land use designations, and the Panhandle Planned Unit Development (PUD), development agreements, and a master parcel map.

On September 22, 2022, the Zoning Administrator and Design Director approved a 484-lot subdivision consisting of 441 residential lots and 43 common lots (Z21-124, Panhandle 105 Tentative Subdivision Map). The Panhandle 105 subdivision was the second application within the overall Panhandle PUD to request entitlements for a small-lot subdivision map.

The first application, Panhandle WD40 (P19-074), was approved by the Zoning Administrator in December 2020. Since the approval of the Panhandle 105 subdivision, a third small-lot subdivision consisting of 810 residential lots was approved in August 2023 (Panhandle PH-180, Beachfields, Z22-054). The fourth application (Panhandle Cononelos, Z23-043) is currently under review.

PROPOSED PROJECT AND ANALYSIS

As part of the approved environmental documents and traffic reports for the Panhandle annexation, a traffic signal is required to be constructed at the intersection of Del Paso Road and Sorento Road.

The applicant seeks to modify condition of approval B16 from the Z21-124 approval to clarify the wording of the condition so that the first phased final map that proposes a connection to Sorento Road will be required to construct the signal rather than the first final phased map overall, regardless of connectivity to Sorento Road.

This request requires approval from the Zoning Administrator for a Tentative Map Minor Revision.

Tentative Subdivision Map Minor Revision

Pursuant to Sacramento City Code (SCC) section 17.828.140.B(1), Minor amendments to an approved

tentative map or to any condition of approval thereon may be approved by the zoning administrator, provided all of the following criteria are met:

1. No lots are added to the project;
2. The proposed changes are consistent with the intent of the original tentative map approval; and
3. The change involves no substantial change in lot configuration, street layout, improvements, or conditions of approval.

The requested revision to the conditions of approval meets the conditions described above. There are no new lots added to the map and the proposed changes are consistent with the original approval. The requirement to construct a traffic signal at Del Paso Road and Sorento Road remains as part of the mitigation measures of the Panhandle Annexation. The proposed revision shifts responsibility for the signal broadly from the first map to begin construction to the first map which makes a connection to Sorento Road. At this time, the first final map of the Panhandle 105 subdivision is proposing connections to Club Center Drive to the west only (see FPM23-0016).

Subdivision Review Committee

The proposed revision was heard at the Subdivision Review Committee on April 17, 202. During the meeting, the proposed revision was accepted by the applicant and forwarded by the Committee. The resulting conditions are provided in the Conditions of Approval.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, House Sacramento, North Natomas Community Association, Natomas Community Association, North Natomas Community Coalition, Natomas Park Master Association, Valley View Acres Community Association, Natomas Chamber of Commerce, Valley View Acres Neighbors Working Together. Staff received no comments.

All property owners and residents within 500 feet of the subject site, as well as the neighborhood association, were mailed a notice of public hearing prior to the hearing. The site was posted with project information after submittal and prior to the Public Hearing.

ENVIRONMENTAL DETERMINATION

On July 3, 2018, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council certified an Environmental Impact Report (EIR) and adopted Findings of Fact (Resolution No. 2018-0280) and approved the Panhandle Annexation project (P16-013) (Original Project).

The Panhandle 105 Tentative Map Revision project (Z24-018, Current Project) proposes to modify a condition of approval related to the responsibility for construction of a traffic signal that is a requirement of the tentative subdivision map (Z21-124) and the original project.

Staff determined that there are no proposed changes to the Original Project that require the preparation of a subsequent EIR based upon the Current Project's proposed scope being consistent with the uses reviewed and evaluated in the certified EIR, and the analysis of impacts and mitigation in the EIR is adequate for the Current Project. As part of this analysis, all uses allowed under the current zoning were evaluated. Residential uses, such as the proposed project, are allowed in the Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones and is consistent with the uses

analyzed in the previous EIR. Additionally, the change does not remove the requirement for a new traffic signal but shifts responsibility for its construction to the first map that connects to Sorento Road.

The findings prepared confirm that the previously certified EIR, the previously adopted findings of fact and statement of overriding consideration, and all oral and documentary evidence received during the hearing on the Current Project have been reviewed and no further environmental review is required under the requirements of the California Environmental Quality Act (CEQA).

The EIR can be found at:

<https://cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new developments will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016, and the SAFCA 2023 Adequate Progress Annual Report accepted by City Council Resolution No. 2023-0337 on October 24, 2023.

CONDITIONS OF APPROVAL

B. **Tentative Subdivision Map Minor Revision** to modify the wording of condition B16 of file Z21-124 (Panhandle 105) is **approved** subject to the following Conditions of Approval:

B1. All previous conditions for the Panhandle 105 Tentative Subdivision Map as shown in the approved Record of Decision for project Z21-124, attached, still apply except for condition B16 which has been revised.

B2. Condition B16, Z21-124, is revised to read as follows:

Prior to recordation of the first phased final map that proposes a roadway connection to Sorento Road, construct a traffic signal (or provide an approved DCR, signal design and a security bond) at the following intersection to the satisfaction of the Department of Public Works:

a. Del Paso Road and Sorento Road.

ADVISORY NOTES

The following advisory notes are informational in nature and are not a requirement of this tentative map:

Youth, Parks, and Community Enrichment (YPCE)

Dana Repan, (916) 808-2762, DRepan@cityofsacramento.org

- B3. **Park Dedication:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall provide on City's form an irrevocable offer of dedication (IOD) of the park site identified on the tentative map as Lot C comprising 3.52+/- (gross) acres. This project is required to dedicate 4.19 acres in public parkland for the number of units proposed as part of this project. Therefore, an additional 0.67 acres of parkland must be dedicated or a Quimby In-Lieu Fee of \$249,054 must be paid.

At the time of dedication, the applicant shall confirm the net acres of the site(s) to be dedicated and shall (1) take all actions necessary to convey to and vest in the City full and clear title to Lot C, including all interests necessary for maintenance and access; (2) provide a title report and title insurance insuring that clear title in fee is vested in the City at the time of dedication; (3) provide a Phase 1 environmental site assessment of Lot C; (4) if the environmental site assessment identifies any physical conditions or defects in Lot C that would interfere with its intended use as a park, as determined by PPDS in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and (5) take all actions necessary to ensure that Lot C is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with Lot C. The applicant shall be responsible for maintenance of dedicated land until City accepts IOD.

- B4. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)
- B5. **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 Infrastructure Finance, Brent Mueller, (916)808-5715, bmueller@cityofsacramento.org).
- B6. **Improvements:** The applicant shall construct the following public improvements prior to and as a condition of City's acceptance of the park/parkway site for the parkland dedicated within this phased map(s):
- a. Full street improvements for Lot C including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site.
 - b. On-street parking on at least one side of the park.
 - c. A concrete sidewalk and vertical curb along all street frontages that open onto Lot C. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks and

separated from the curb (detached) for community and regional parks unless otherwise approved by PPDS.

- d. A twelve-inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at Lot C at a location approved by PPDS for future service. Number of stubs and locations to be approved by PPDS. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.
- e. One water tap for irrigation, one water tap for domestic water, and electrical and telephone service to Lot C, quantity and location as approved by PPDS. The irrigation water tap and the domestic water tap shall be sized based on-site specific calculations. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.
- f. A ten-foot (10') wide driveway into Lot C with a driveway cut for maintenance vehicles at a location approved by PPDS in coordination with Public Works.
- g. The Applicant shall rough grade Lot C as required by City Code to provide positive drainage as approved by PPDS.
- h. Upon completion of all public improvements identified above, the Developer shall contact the Landscape Architecture Section (LAS) of the PPDS at 808-7634 to schedule an inspection. This condition shall be considered complete when all improvements have been completed to the satisfaction of the LAS of the PPDS.

- B7. **Site Plan:** The applicant shall submit a site plan and electronic file showing the location of all utilities on the park/parkway sites to the PPDS for review and approval. The applicant shall also include an exhibit showing the location of site improvements for the Ninon Parkway Extension up to Club Center Drive.
- B8. **Design Coordination for PUE's and Facilities:** If a 12.5-foot public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to a public street right-of-way contiguous to Lot C, 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(s) and to best accommodate future park improvements. The applicant shall facilitate a meeting(s) with SMUD and PPDS prior to SMUD's facilities coordinating meeting for the project.
- B9. **Turnkey Park Development:** If the Applicant desires to construct a turnkey park, the Applicant shall notify PPDS in writing no later than approval of the tentative subdivision map for the project and shall enter into a City standard turnkey park construction agreement to construct the park improvements to the satisfaction of the City's PPDS. The park construction agreement shall address (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or issuance of occupancy permits, (3) any credits to be awarded to the applicant against the City's Park Impact Fee (PIF) that would be payable as a condition of issuance of building permits for the dwelling units to be constructed in the subdivision, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units in the Panhandle 105 subdivision have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

B10. **Private Recreation Facility Credits:** City Code Chapter 17.512, Sections 17.512.90 through 100 address granting of private recreation facility credits. The city may grant credits for privately owned and maintained open space or local recreation facilities, or both, in planned developments as defined in Section 11003 of the Business and Professions Code, condominiums as defined in Section 783 of the Civil Code, and other common interest developments. Such credit, if granted in acres, or comparable in lieu fees, shall not exceed twenty-five (25) percent of the dedication or fees, or both, otherwise required under this chapter and no more than five percent per category of open space or recreational facilities described in this Chapter under 17.512.90.

Should the applicant request City consideration of private recreational facilities, a separate agreement must be approved by the City Council prior to recordation of the first subdivision map for the project. Refer to section 17.512.90 for a list of qualifying facilities. Critical timing outlined in this Section includes:

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

B11. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee for this project is estimated at \$1,558,680 or 4.19 parkland acres. This is based on the creation of 441 new parcels at an average land value of \$310,000 per acre for the North Natomas Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. An additional 0.67 parkland acres must be dedicated, or a Quimby In-Lieu Fee of \$249,054 must be paid. 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. The fee is due at the time of the final map.

b. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is conservatively estimated at \$2,603,223. The Park Development Impact Fee due for this project is based on 441 new residential units and the Remainder City Zone Rate of \$2.94 per square foot for residential projects, with a minimum rate of \$2,214 for units under 750 square feet and a maximum of \$5,903 for units over 2,000 square feet. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

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

d. All Citywide Park Development Impact Fees generated from this project would be directed towards the North Natomas Community Center and Aquatic Center Complex (located within the North Natomas Regional Park).

e. The applicant is not eligible for Citywide PIF credits for trail landscaping improvement under the Ninos Parkway/WAPA corridor. If the applicant enters into a turnkey

agreement for neighborhood and community park development, then neighborhood and community PIF credits would be available.

- f. The landowner shall dedicate in fee the land encumbered by the Western Area Power Authority (WAPA) and SMUD utility easement, a 50-foot-wide corridor with a trail facility called Ninos Parkway, to City at no cost and with no parkland dedication credit. Trails in the Panhandle Planned Unit Development should be 12 feet wide, include a paved bicycle and pedestrian trail with 2 feet of decomposed granite on each side of the trail, and should be landscaped with drought tolerant and native plant landscaping. The City anticipates contracting with the homeowners' association (HOA) established by the landowner for maintenance of the Ninos Parkway within the Panhandle area. The assumption of maintenance of the Ninos Parkway trail by City or the HOA will not occur until after the City accepts the landowner's land dedication and improvements. Until that time, the developer shall maintain the 50-foot-wide corridor.
- g. No Quimby credit would be provided for an open space easement.
- h. To align with the Panhandle PUD, open space should take advantage of sunlight and be sheltered from wind, noise, and traffic; natural surveillance with front-on homes should be incorporated in the design to encourage park and trail use.

FINDINGS OF FACT

- A. **Prior Environmental Impact Report and Mitigation Monitoring Program for the Project (CEQA Guidelines sections 15162, 15163, and 15164).** On July 3, 2018, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council certified an Environmental Impact Report (EIR) and adopted Findings of Fact (Resolution No. 2018-0280) and approved the Panhandle Annexation project (P16-013) (Original Project).

The Panhandle 105 Tentative Map Revision project (Z24-018, Current Project) proposes to modify a condition of approval related to the responsibility for construction of a traffic signal that is a requirement of the tentative subdivision map (Z21-124) and the original project.

- 1. The Zoning Administrator finds as follows:
 - a. On July 3, 2018, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council certified an Environmental Impact Report (EIR) and adopted Findings of Fact (Resolution No. 2018-0280) and approved the Panhandle Annexation project (P16-013) (Original Project).
 - b. The Panhandle 105 Tentative Map Revision project (Z24-018, Current Project) proposes to modify a condition of approval related to the responsibility for construction of a traffic signal that is a requirement of the tentative subdivision map (Z21-124) and the original project.

- c. Staff determined that there are no proposed changes to the Original Project that require the preparation of a subsequent EIR based upon the Current Project's proposed scope being consistent with the uses reviewed and evaluated in the certified EIR, and the analysis of impacts and mitigation in the EIR is adequate for the Current Project. As part of this analysis, all uses allowed under the current zoning were evaluated. Residential uses, such as the proposed project, are allowed in the Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones and is consistent with the uses analyzed in the previous EIR. Additionally, the change does not remove the requirement for a new traffic signal but shifts responsibility for its construction to the first map that connects to Sorento Road.
 2. The Zoning Administrator has reviewed and considered the information contained in the previously certified EIR for the Original Project, and all oral and documentary evidence received during the hearing on the Current Project. The Planning and Design Commission has determined that the previously certified EIR, CEQA findings of fact and statement of overriding considerations constitute an adequate, accurate, objective, and complete review of the proposed Current Project and finds that no additional environmental review is required based on the reasons set forth below:
 - a. No substantial changes are proposed by the Current Project that will require major revisions of the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
 - b. No substantial changes have occurred with respect to the circumstances under which the Current Project will be undertaken which will require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
 - c. No new information of substantial importance has been found that shows any of the following:
 - i. The Current Project will have one or more significant effects not discussed in the previously certified EIR.
 - ii. Significant effects previously examined will be substantially more severe than shown in the previously certified EIR.
 - iii. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Current Project; or
 - iv. Mitigation measures which are considerably different from those analyzed in the previously certified EIR would substantially reduce one or more significant effects on the environment.
 3. The mitigation monitoring plan for the Project remains in effect and applies to the Panhandle 105 project. The mitigation monitoring plan meets the requirements of CEQA section 21081.6 and CEQA Guidelines section 15091.

4. Upon approval of the Panhandle 105 Tentative Map Revision project, the City Manager shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.
5. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the Zoning Administrator has based its decision, including the previously certified EIR, are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

B. Tentative Subdivision Map Minor Revision to modify the wording of condition B16 of file Z21-124 (Panhandle 105) is **approved** based on the following Findings of Fact:

1. None of the conditions described in Government Code section 66476 exist with respect to the proposed subdivision as follows:
 - a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code.
 - b. The design and improvement of the proposed subdivision is consistent with the General Plan, and all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code.
 - c. The site is physically suitable for the type of development.
 - d. The site is physically suitable for the proposed density of development.
 - e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
 - f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.
 - g. 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 General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (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 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).



Jose Quintanilla
Associate Planner

Garrett Norman

Garrett Norman
Senior Planner

The decision of the Zoning Administrator and Design Director may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final.



**CITY OF SACRAMENTO
ZONING ADMINISTRATOR / DESIGN DIRECTOR
RECORD OF DECISION
300 Richards Boulevard, Sacramento, CA 95811**

Project Name:	Panhandle 105 Tentative Subdivision Map		
Project Number:	Z21-124		
Project Location:	5675 & 5701 Sorento Road		
Assessor's Parcel No.:	201-0540-073-0000, 225-0050-020-0000, 225-0050-021-0000		
Applicant:	Chris Stump, MLC Holdings, Inc., 2603 Camino Ramon, Suite No. 140, San Ramon, CA 94583		
Owners:	Bennett North Natomas LLC, Decou North Natomas, LLC, 1082 Sunrise Blvd., Roseville, CA 95661 Moontide LLC, 14 Monarch Bay Plz 357, Dana Point, CA 92629		
Action Status:	Approved with Conditions	Action Date:	9/22/2022

REQUESTED ENTITLEMENT(S):

- A. Environmental Determination:** Previously Certified Environmental Impact Report (EIR) (Resolution No. 2018-0280).
- B. Tentative Subdivision Map** to subdivide 3 vacant parcels totaling 106.5 gross acres into 484 lots (441 residential lots and 43 common lots) in the Agricultural, Open Space (A-OS-PUD), Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones within the Panhandle Planned Unit Development (PUD).
- C. Site Plan and Design Review** of the Tentative Subdivision Map with deviations to PUD Guidelines for lot orientation, to exceed the maximum allowed lot size, lot depth, and lot width, and to reduce the minimum required lot width, and for the construction of 441 single-unit dwellings.
- D. Tree Permit** to remove 4 private protected trees.

ACTIONS TAKEN: On February 24, 2022, the Acting Zoning Administrator and Design Director took the following actions based on the attached findings of fact:
Approved with Conditions entitlements (A) through (D)

Action certified by: 
Bruce Monighan, Design Director 
Kevin Colin, Zoning Administrator

Sent to Applicant: 11/1/2022 **By:** 
Jose Quintanilla, Associate Planner

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37.

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

CONDITIONAL USE PERMIT: A use for which a Conditional Use Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Conditional Use Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

SITE PLAN AND DESIGN REVIEW: Any site plan and design review shall expire at the end of three years unless a building permit is obtained within the site plan and design review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Zoning Administrator decision of this item to the Planning and Design Commission must be filed within 10 calendar days of this meeting, on or before **Monday, October 3, 2021**

If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

ENVIRONMENTAL DETERMINATION

On July 3, 2018, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. (“CEQA”), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council certified an Environmental Impact Report (EIR) and adopted Findings of Fact (Resolution No. 2018-0280) and approved the Panhandle Annexation project (P16-013) (Original Project).

The Panhandle 105 project (Z21-124) proposes to construct 441 residential units on a vacant property totaling approximately 106.5 gross acres in the Agricultural, Open Space (A-OS-PUD), Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones.

Staff determined that there are no proposed changes to the Original Project that require the preparation of a subsequent EIR based upon the Current Project’s proposed scope being consistent with the uses reviewed and evaluated in the certified EIR, and the analysis of impacts and mitigation in the EIR is adequate for the Current Project. As part of this analysis, all uses allowed under the current zoning were evaluated. Residential uses, such as the proposed project, are allowed in the Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones and is consistent with the uses analyzed in the previous EIR.

The findings prepared confirm that the previously certified EIR, the previously adopted findings of fact and statement of overriding consideration, and all oral and documentary evidence received during the hearing on the Current Project have been reviewed and no further environmental review is required under the requirements of the California Environmental Quality Act (CEQA).

The EIR can be found at:

<https://cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA’s Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer’s report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016, and the SAFCA 2021 Adequate Progress Annual Report accepted by City Council Resolution No. 2021-0328 on November 9, 2021.

CONDITIONS OF APPROVAL

- B. **Tentative Subdivision Map** to subdivide 3 vacant parcels totaling 106.5 gross acres into 484 lots (441 residential lots and 43 common lots) **is approved** subject to the following Conditions of Approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P16-013 and Z21-124). The design of any improvement not covered by these conditions, or the PUD Guidelines shall be to City standard.

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

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to Zoning Administrator approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

General: All Projects

- B1. Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.
- B2. The applicant shall participate in the Panhandle Financing Plan and Pay all required fees and shall execute any and all agreements which may be required in order to implement this condition.
- B3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office for project (P16-013).
- B4. Comply with the PUD Guidelines and meet all conditions of the existing PUD (P16-013) unless the condition is superseded by a Tentative Map condition.
- B5. The design of any improvement not covered by these conditions, or the PUD Guidelines shall be to City standard.
- B6. Show all continuing and proposed/required easements on the Final Map.
- B7. 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 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.

- B8. Pursuant to City Code Section 17.500.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service.
- B9. Multiple Final Maps may be recorded. Prior to recordation of any Final Map all infrastructure/improvements necessary for the respective Final Map must be in place or designed and bonded for to the satisfaction of the Departments of Utilities, and Department of Public Works.
- B10. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Department of Public Works, Plan Check Senior Engineer at (916) 808-7754 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

Public Works: Anis Ghobril (916) 808-5367

- B11. 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.
- B12. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. 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 adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
- B13. Prior to recordation of any phased map, the applicant shall obtain and secure all needed off-site Irrevocable Offer of Dedications (IODs) for all the required right of ways needed to construct required roadways and signals to the satisfaction of the Department of Public Works.
- B14. The applicant shall dedicate sufficient right of way and construct a roundabout at the intersection of Club Center Drive and Street A per City standards to the satisfaction of the Department of Public Works. The applicant's design and construction shall provide

for all required signing plans, striping plans, street lighting plans, pedestrian crossings and islands, and landscaping plans to the satisfaction of the Department of Public Works.

- B15. The applicant shall submit a roundabout design concept report to the Department of Public Works for review and approval prior to the submittal of any improvement plans. The roundabout design concept report shall provide crucial geometric information and signage and markings package for the design of the roundabout which may lead to additional right-of-way dedication and should be started as early as possible to avoid delays during the plan check process.
- B16. Prior to recordation of the first phased final map, construct a traffic signal (or provide an approved DCR, signal design and a security bond) at the following intersection to the satisfaction of the Department of Public Works:
- a. Del Paso Road and Sorento Road.

NOTE: The Department of Public Works shall determine the need for signals, based on CalTrans signal warrants. Signals shall be constructed as part of the public improvements for the Final Map. Signal design and construction shall be to the satisfaction of the Department of Public Works. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of Transportation Division (Signal Operations Section).

- B17. The applicant shall submit a Traffic Signal Design Concept Report (TSCDR) per section 15.10 of the City's Design and Procedures Manual to the Department of Public Works for review and approval **prior** to the submittal of any improvement plans involving traffic signal or RRFB work. The TSCDR provides crucial geometric information for signal design which may lead to additional right-of-way dedication and should be started as early as possible to avoid delays during the plan check process.
- B18. Dedicate sufficient right of way and construct Club Center Drive per the approved tentative map street cross section (Major Collector) to the satisfaction of the Department of Public Works.
- B19. The applicant shall dedicate sufficient right of way along Sorento Road and construct the frontage improvements per the approved tentative map street cross section and to the satisfaction of the Department of Public Works. The applicant shall design, and construct required improvement transitions at both ends and provide any needed barricades and signage to the satisfaction of the Department of Public Works. The construction of Sorento Road shall include full frontage improvements on the west side to the centerline of the road, plus one 11-foot lane for the opposite direction, a two-foot shoulder and acceptable drainage on the east side.
- B20. Dedicate sufficient right of way and construct Street A per the approved tentative map street cross section (major collector with no parking) to the satisfaction of the Department of Public Works.

- B21. Dedicate sufficient right of way and construct Faletto Avenue per the approved tentative map street cross section and to the satisfaction of the Department of Public Works. Faletto Avenue shall be constructed with full frontage improvements on the south side, to the centerline of the road, plus one 11-foot lane for the opposite direction, a 2-foot shoulder and acceptable drainage.
- B22. Dedicate sufficient right of way and construct Street I per the approved tentative map street cross section and to the satisfaction of the Department of Public Works.
- B23. The proposed connector streets C, B and F shall be constructed as residential street but signed for "No Parking Any Time". The applicant shall install the no parking signs with roadway construction to the satisfaction of the Department of Public Works.
- B24. All residential streets shall be dedicated and constructed per City standards and per the approved tentative map to the satisfaction of the Department of Public Works.
- B25. The applicant shall construct a 20-foot-wide emergency vehicle access (EVA) at the end of the cul-de-sac on Circle A to connect with Street A to the satisfaction of the Department of Public Works and Fire. The EVA shall be gated with a locking mechanism to the satisfaction of the Fire and Police Departments.
- B26. Dedicate and construct a class-1 bike trail within Parcels OS-1, OS-2, OS-3 and OS-4 per the approved PUD Guidelines and the approved tentative map cross section to the satisfaction of Public Works and Parks Departments.
- B27. The applicant shall install a hard-wired Rectangular Rapid Flashing Beacons (RRFB) at the intersection of Club Center Drive and Street I where the trail crossing is located per City standards and to the satisfaction of the Department of Public Works. The applicant shall provide all needed conduits, signage, pavement markings and vertical elements required for the installation of the RRFBs per the recommendations of the traffic analysis to the satisfaction of the Department of Public Works. Advisory Note: The applicant is advised to start the required TSDCR review and approval process as soon as possible to avoid delays in the map recordation process.
- B28. Dedicate and construct all private drives consistent with the approved tentative map cross section to the satisfaction of the Department of Public Works and Utilities. All private drives shall have standard driveway cuts for entries and shall be maintained by the HOA in perpetuity.
- B29. Dedicate to the City an IOD for maintenance purposes those areas identified on the Tentative Subdivision Map as Landscape lots, pedestrian connections, Sorento Road sidewalk and landscaping and Open Space areas. Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping and irrigation in dedicated easements or rights of way, to the satisfaction of the Public Works Department, Parks Planning, Design and Services (PPDS), and the Planning Division. Acceptance of the required landscaping and irrigation by the City into the Landscape Maintenance District shall be coordinated with the Department of Public Works, Finance Department-Special Districts and PPDS. The Developer shall maintain the landscaping and irrigation for two years or until acceptance by the City into the District (whichever is

- less). The two-year period shall begin following the issuance of a notice of completion by the City for the landscaping and irrigation.
- B30. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of all walls, landscape lots, landscaping and irrigation, pedestrian and bicycle trails, and open space areas. The HOA shall maintain all landscape lettered lots and all private drives in perpetuity.
 - B31. All proposed elbows and cul-de-sacs shall be constructed per City standards and to the satisfaction of the Department of Public Works.
 - B32. Construct A.D.A. compliant ramps per City standards at all intersections and as directed by the Department of Public Works. All crosswalks shall be disability access compliant to the satisfaction of the Department of Public Works.
 - B33. Provide additional right-of-way for expanded intersections at intersections to be signalized and other locations specified by the Department of Public Works as identified in the Panhandle Annexation EIR traffic analysis.
 - B34. City standard ornamental streetlights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Division requirements to the satisfaction of the Department of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.
 - B35. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
 - B36. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed, and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.
 - B37. 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 undulations, speed lumps, additional 4-way intersections, etc. Undulations/speed lumps will be required on certain streets adjacent to school/park combinations, as determined by the Department of Public Works.
 - B38. Prior to issuance of any building permits (excluding model homes), the applicant shall prepare a Neighborhood Traffic Management Plan (TMP) for Sorento Road, Faletto Avenue and Danbrook Drive, as identified in the Panhandle Annexation EIR to be reviewed and approved by the Department of Public Works. The TMP shall include traffic calming measures such as undulations, speed lumps, signage, traffic circles, etc. to the satisfaction of the Department of Public Works. The measures identified in the approved TMP shall be implemented and constructed with each appropriate phase and once vehicular connections are made to existing surrounding streets.
 - B39. Construct bulb-outs at locations specified in the City's Pedestrian Friendly Street Design Guidelines, the City's Design and Procedures Manual, or as directed by the Department of Public Works.

- B40. Developer is required to install permanent street signs to the satisfaction of the Department of Public Works.
- B41. The applicant shall design all street planters to have shade trees with an expected mature canopy diameter of 35 feet, planted 40 feet on center with consideration given to driveways and underground and above ground utilities to the satisfaction of Urban Forestry.
- B42. The applicant shall make provisions for bus stops, shelters, etc. to the satisfaction of Department of Public Works in consultation with Regional Transit.
- B43. The applicant shall dedicate (if necessary) and construct bus turnouts for all bus stops adjacent to the subject site to the satisfaction of the Department of Public Works.
- B44. Prior to recordation of any final map, the applicant shall obtain and submit all required abandonment clearance letters for any proposed abandonments and shall satisfy all conditions of approval of the abandonment.
- B45. Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Department of Public Works and the Fire Department. Dead end streets must be less than 500' in length and must include a turn-around approved by the Department of Public Works and Fire Department.
- B46. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

Department of Utilities: Saraí Jimenez (916) 808-5426

- B47. All existing easements and all existing rights-of-way shall be shown on the Final Map, except for all abandoned easements and rights-of-way.
- B48. Execute and deliver to the City, in recordable form, an IOD in fee title for Lot A and Lot B for a water quality and flood control basin.
- B49. Concurrent to the first submittal of the off-site improvement plans, the applicant shall prepare and submit a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-1400) at the early planning stages to address any water related requirements. (Note: The development of this subdivision shall

construct all water infrastructure per the existing Water Master Plan performed as part of the Panhandle Annexation, P16-013. Any deviation to the Water Master Plan may require a resubmittal that shall be reviewed and accepted by the DOU.)

- B50. The approved Water Master Plan identified the construction of public Water transmission main(s) within Club Center Drive to Del Paso Road. The construction costs for the water transmission mains will be reimbursed with water fee credits. The water fee credit agreement is required and shall be to the satisfaction of the DOU and the City Attorney.
- B51. The applicant shall construct and place public water and storm drainage mains in the asphalt section of the proposed public street rights-of-way per the City's Design and Procedures Manual. No public water or drainage main is allowed in private streets or drives.
- B52. Dual water mains may be required for public streets with medians.
- B53. Two points of service for the public water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public rights-of-way as per the City's Design and Procedures Manual.
- B54. Common area landscaping shall have a separate street tap for a metered irrigation service. (Note: The detention basin(s), Park, and Open Space lots located on Lots A, B, and C, OS-1, OS-2, OS-3, and OS-4, and Landscape Lots may be required to have their own separate metered irrigation water service.)
- B55. Concurrent to the first submittal of off-site improvement plans, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Design and Procedures Manual, for review and approval by the DOU prior to the final recordation of the final map. The drainage study shall be consistent with the Natomas Panhandle drainage masterplan for the project area. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-1400) at the early planning stages to address any drainage related requirements. (Note: The development of this subdivision shall be consistent with the existing Storm Drainage masterplan performed as part of the Panhandle Annexation, P16-013. Any deviation to the Storm Drainage masterplan may be require a resubmittal that shall be reviewed and accepted by the DOU.)
- B56. There is an existing drainage canal/ditch along the western property line of the project. The existing drainage ditch/canal is collecting drainage from the northern properties and currently flows through this project site. All proposed quitclaim adjacent to the western property line of the project shall be retained until the northern drainage has been mitigated to the satisfaction of the Department of Utilities.
- B57. A vehicular access road and/or ramps for the detention basin and pump station will be required. The design and construction of the access road(s) and ramp shall be to the satisfaction of the DOU.
- B58. The applicant shall construct the detention/water quality basin, construct a pump station and discharge pipes, and construct inlet and outlet structures for the detention/water quality basin. The basin design and construction shall be to the satisfaction of the DOU and per the requirements of the latest edition of the Stormwater Quality Design Manual

for the Sacramento Region. Applicant shall submit a separate set of improvement plans for the detention basin and pump station design. Prior to design of these facilities, the applicants' engineer shall meet with the CIP Drainage Group and Electrical Group to discuss design standards.

- B59. The detention/water quality basin on Lot A and Lot B shall be annexed into the City of Sacramento Neighborhood Water Quality District, which provides for maintenance of the landscaping and irrigation including the drainage structures, and other features (Water Quality Facility) of the water quality and flood control basin.
- B60. The developer shall maintain the detention/water quality facility for a period of two (2) years or until acceptance by the City into the District, whichever is less. The two-year period shall begin following the issuance of a notice of completion by the City for the Detention/Water Quality Facility. At the time of acceptance by the City, the developer shall remove any sediment or debris that has accumulated prior to acceptance.
- B61. Finished floor elevations shall be a minimum of 1-foot above the 100-year HGL or 1.5–feet above the overland flow release elevation, whichever is higher or as approved by the DOU.
- B62. Per City Code, the applicant 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.
- B63. A grading plan showing existing and proposed elevations is required. All lots and/or parcels shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required. No grading shall occur until the grading plan has been reviewed and approved by DOU.
- B64. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.
- B65. 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 construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- B66. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution

caused by development of the area. The project is an area not served by an existing regional water quality control facility and/or the project has more than one-acre of new or modified impervious area, therefore, Low Impact Development (LID), certified full capture trash control devices and on-site treatment control measures will be required. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.

- B67. A maintenance agreement may be required for both on-site treatment control measures and full capture control devices. Contact DOU for a list of accepted proprietary devices considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.
- B68. The proposed development is located within the Reclamation District 1000 (RD 1000). The applicant shall comply with all RD 1000 requirements and pay all required fees.
- B69. Any use of RD 1000 easements will require an agreement and/or approval with RD 1000. Any permanent or temporary encroachments within RD 1000 easements will require an encroachment permit from RD 1000. This will affect the street and lot layout for the proposed project and should be considered early in the planning process.
- B70. The applicant may be required to reimburse RD 1000 for their staff and consultant time necessary to review and approve the proposed plans and monitor construction within their easement.

Fire Department: King Tunson (916) 808-1358

- B71. Provide the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1.

Parks: Brianna Moland (916) 808-6188

- B72. **Park Dedication:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall provide on City's form an irrevocable offer of dedication (IOD) of the park site identified on the tentative map as Lot C comprising 3.52+/- (gross) acres. This project is required to dedicate 4.19 acres in public parkland for the number of units proposed as part of this project. Therefore, an additional 0.67 acres of parkland must be dedicated or a Quimby In-Lieu Fee of \$249,054 must be paid.

At the time of dedication, the applicant shall confirm the net acres of the site(s) to be dedicated and shall (1) take all actions necessary to convey to and vest in the City full and clear title to Lot C, including all interests necessary for maintenance and access; (2) provide a title report and title insurance insuring that clear title in fee is vested in the City at the time of dedication; (3) provide a Phase 1 environmental site assessment of Lot C; (4) if the environmental site assessment identifies any physical conditions or defects in Lot C that would interfere with its intended use as a park, as determined by PPDS in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and (5) take all actions necessary to ensure that Lot C is free and clear of any wetland mitigation, endangered

or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with Lot C. The applicant shall be responsible for maintenance of dedicated land until City accepts IOD.

- B73. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)
- B74. **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 Infrastructure Finance, Jessica Steinhauer, (916) 808-8243).
- B75. **Improvements:** The applicant shall construct the following public improvements prior to and as a condition of City's acceptance of the park/parkway site for the parkland dedicated within this phased map(s):
- a. Full street improvements for Lot C including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site.
 - b. On-street parking on at least one side of the park.
 - c. A concrete sidewalk and vertical curb along all street frontages that open onto Lot C. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks and separated from the curb (detached) for community and regional parks unless otherwise approved by PPDS.
 - d. A twelve-inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at Lot C at a location approved by PPDS for future service. Number of stubs and locations to be approved by PPDS. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.
 - e. One water tap for irrigation, one water tap for domestic water, and electrical and telephone service to Lot C, quantity and location as approved by PPDS. The irrigation water tap and the domestic water tap shall be sized based on-site specific calculations. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.
 - f. A ten-foot (10') wide driveway into Lot C with a driveway cut for maintenance vehicles at a location approved by PPDS in coordination with Public Works.
 - g. The Applicant shall rough grade Lot C as required by City Code to provide positive drainage as approved by PPDS.

- h. Upon completion of all public improvements identified above, the Developer shall contact the Landscape Architecture Section (LAS) of the PPDS at 808-7634 to schedule an inspection. This condition shall be considered complete when all improvements have been completed to the satisfaction of the LAS of the PPDS.
- B76. **Site Plan:** The applicant shall submit a site plan and electronic file showing the location of all utilities on the park/parkway sites to the PPDS for review and approval. The applicant shall also include an exhibit showing the location of site improvements for the Niños Parkway Extension up to Club Center Drive.
- B77. **Design Coordination for PUE's and Facilities:** If a 12.5-foot public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to a public street right-of-way contiguous to Lot C, 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(s) and to best accommodate future park improvements. The applicant shall facilitate a meeting(s) with SMUD and PPDS prior to SMUD's facilities coordinating meeting for the project.
- B78. **Turnkey Park Development:** If the Applicant desires to construct a turnkey park, the Applicant shall notify PPDS in writing no later than approval of the tentative subdivision map for the project and shall enter into a City standard turnkey park construction agreement to construct the park improvements to the satisfaction of the City's PPDS. The park construction agreement shall address (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or issuance of occupancy permits, (3) any credits to be awarded to the applicant against the City's Park Impact Fee (PIF) that would be payable as a condition of issuance of building permits for the dwelling units to be constructed in the subdivision, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units to be served by the park have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.
- B79. **Private Recreation Facility Credits:** City Code Chapter 17.512, Sections 17.512.90 through 100 address granting of private recreation facility credits. The city may grant credits for privately owned and maintained open space or local recreation facilities, or both, in planned developments as defined in Section 11003 of the Business and Professions Code, condominiums as defined in Section 783 of the Civil Code, and other common interest developments. Such credit, if granted in acres, or comparable in lieu fees, shall not exceed twenty-five (25) percent of the dedication or fees, or both, otherwise required under this chapter and no more than five percent per category of open space or recreational facilities described in this Chapter under 17.512.90.

Should the applicant request City consideration of private recreational facilities, a separate agreement must be approved by the City Council prior to recordation of the first subdivision map for the project. Refer to section 17.512.90 for a list of qualifying facilities. Critical timing outlined in this Section includes:

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

Finance: Mary Jean Rodriguez (916) 808-1980

- B80. The applicant shall annex to the North Natomas Transportation Management Association (TMA) or other TMA.
- B81. The applicant shall initiate and complete formation of a maintenance district (assessment or Mello-Roos CFD district); or annex the project to an existing maintenance district prior to recording a Final Subdivision Map. The applicant shall pay all City fees for formation of or annexation to special districts.

SMUD: John Yu (916) 732-6321

- B82. SMUD has existing overhead 12kV facilities on the project site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
- B83. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
- B84. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
- B85. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
- B86. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. If the Applicant proposes any use within the a SMUD easement, the Applicant shall route its plans to SMUD for review and written approval
- B87. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
- B88. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.
- B89. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at:

<https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.

- B90. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- B91. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.
- B92. The Applicant shall dedicate any private drive, ingress and egress easement, (and 5 feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
- B93. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.
- B94. SMUD occupies a transmission line easement within the boundaries of the subject map and certain uses are not permitted or compatible with the safety, operation, maintenance and construction of our transmission line facilities. If the Applicant proposes any use within the transmission line easement, the Applicant shall route its plans to SMUD for review. For more information regarding transmission encroachment, please visit: <https://www.smud.org/en/do-business-with-smud/real-estate-services/transmission-right-of-way.htm>.
- B95. Prior to the issuance of any grading or building permits, the Applicant or its designee shall obtain a joint-use agreement from SMUD consenting to proposed development within SMUD's transmission line easement. Please contact SMUD's Property Administrator for application procedures.
- B96. The Contractor shall provide SMUD with a schedule of work (with dates and times) for any excavation within ten feet of the transmission line(s).

Regional San: Robb Armstrong (916) 876-6104

- B97. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

Sacramento Area Sewer District (SASD): Yadira Lewis (916) 876-6278

- B98. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the improvement plans for final approval. Field modifications to new or existing precast manhole bases are not allowed.
- B99. Prior to the APPROVAL OF IMPROVEMENT PLANS: Developer is responsible for installing collector sized sewer pipeline and appurtenances shown in the Level 3 sewer

study across the parcel frontage as a condition of approval. These improvements must be shown on the improvement plans for final approval.

- B100. Prior to the APPROVAL OF IMPROVEMENT PLANS: SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the improvement plans for final approval.
- B101. Prior to the APPROVAL OF IMPROVEMENT PLANS: Sewer easements may be required to service this parcel. All public sewer easements will be dedicated to SASD in a form approved by the District Engineer. All public sewer easements will be at least 20 feet in width and will require continuous access for installation and maintenance. SASD will only provide maintenance in public rights-of-way and SASD dedicated sewer easements. No awning or overhang may encroach on the easement area. At minimum, an all-weather access road must be provided to all manholes.
- B102. Prior to the APPROVAL OF IMPROVEMENT PLANS: Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.
- B103. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.
- B104. Prior to the SUBMITTAL OF IMPROVEMENT PLANS: The project has an approved Level 2 sewer study. For this project, SASD requires a Level 3 sewer study prior to the submittal of improvement plans for plan check to SASD. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SASDs' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by SASD in advance and in compliance with SASD Design Standards.
- B105. Prior to DISTRICT SIGN-OFF ON THE TENTATIVE PARCEL MAP: the existing and/or proposed sewer lines must be shown on a utility plan or the improvement plans.

Advisory Notes:

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

- B106. Consistent with the Panhandle Mixed Income Housing Strategy (Reso. 2018-0286) the applicant shall provide for 6 affordable units in Villages 10 and 11 of the PUD to the satisfaction of Planning and the Sacramento Housing and Redevelopment Agency (SHRA). Village 10 is required to provide 4 affordable units and Village 11 is required to provide 2 affordable units. At the time of project approval, the applicant has selected Lots 1, 43, 62, and 82 in Village 11, and Lots 27 and 36 in Village 10 as shown on the approved plans.
- B107. 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.
- B108. All future house plans shall comply with City code 17.508 regarding residential driveway spacing requirements which include:
- 17.508.040.J All residential driveways shall be at least 5-ft away from the property line
- B109. The applicant shall participate in the Panhandle Public Facilities Finance Plan, adopted by City Council Resolution No. 2018-0285 on July 3, 2018, and as updated, and pay all required fees and shall execute any, and all agreements, which may be required, in order to implement this condition.
- B110. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.
- B111. Properly abandon under permit from the County Environmental Health Division, any unused well system located on the property. (Note: For general questions or requirements on well systems contact the County Environmental Health Division at 916-875-8400.)
- B112. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.
- B113. Prior to the initiation of water and storm drainage service to the development adjacent to the private drives, a privately funded maintenance district or a homeowners association (HOA) shall be formed and C.C.&R's shall be approved by the City and recorded assuring maintenance of water and surface and subsurface storm drainage facilities within the private drive aisles and common areas. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

- B114. The proposed project is located in the Special Flood Hazard Area (SFHA), designated as A99 zone Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). FEMA does not require elevating or flood proofing in A99 zone. City Code Chapter 15.104 Floodplain Management Regulations require that any new construction of and/or substantial improvement to any structure located in A99 zone requires a Hold Harmless Agreement regarding risk of flooding on property.
- B115. Any proposed development within 400 feet of a levee or floodwall greater than 15 feet in height and within 200 feet for levees or floodwalls less than 15 feet in height needs to show that any excavation, grading, or land modification will not endanger the integrity of the levee or floodwall by increasing seepage or uplift. The bottom of the permanent excavation should not extend below a plane that starts at the boundary of the future needs area or existing levee toe and extends downward at a 10:1 slope. Any permanent excavation that extends below this plane requires a report from a civil engineer stating that the proposed development will not have an adverse impact on the integrity/operation of flood control system. Excavation or grading may be allowed as long as it does not adversely affect the functioning of the levee or floodwall.
- B116. Per the Department of Water Resources' *Urban Levee Design Criteria* for undeveloped areas, no excavation or structures shall be within 20 feet of levee toe.
- B117. Any development (trees, fences, etc.) within 15 feet of the levee toe must obtain a Central Valley Flood Protection Board Permit.
- B118. The Sacramento Area Sewer District (SASD) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). SASD will respond via separate correspondence.
- B119. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee for this project is estimated at \$1,558,680 or 4.19 parkland acres. This is based on the creation of 441 new parcels at an average land value of \$310,000 per acre for the North Natomas Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. An additional 0.67 parkland acres must be dedicated, or a Quimby In-Lieu Fee of \$249,054 must be paid. 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. The fee is due at the time of the final map.
 - b. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is conservatively estimated at \$2,603,223. The Park Development Impact Fee due for this project is based on 441 new residential units and the Remainder City Zone Rate of \$2.94 per square foot for residential projects, with a minimum rate of \$2,214 for units under 750 square feet and a maximum of \$5,903 for units over 2,000 square feet. Any change in these factors will change the amount of the PIF due. The fee is

calculated using factors at the time that the project is submitted for building permit.

- c. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.
- d. All Citywide Park Development Impact Fees generated from this project would be directed towards the North Natomas Community Center and Aquatic Center Complex (located within the North Natomas Regional Park).
- e. The applicant is not eligible for Citywide PIF credits for trail landscaping improvement under the Niños Parkway/WAPA corridor. If the applicant enters into a turnkey agreement for neighborhood and community park development, then neighborhood and community PIF credits would be available.
- f. The landowner shall dedicate in fee the land encumbered by the Western Area Power Authority (WAPA) and SMUD utility easement, a 50-foot-wide corridor with a trail facility called Niños Parkway, to City at no cost and with no parkland dedication credit. Trails in the Panhandle Planned Unit Development should be 12 feet wide, include a paved bicycle and pedestrian trail with 2 feet of decomposed granite on each side of the trail, and should be landscaped with drought tolerant and native plant landscaping. The City anticipates contracting with the homeowners' association (HOA) established by the landowner for maintenance of the Niños Parkway within the Panhandle area. The assumption of maintenance of the Niños Parkway trail by City or the HOA will not occur until after the City accepts the landowner's land dedication and improvements. Until that time, the developer shall maintain the 50-foot-wide corridor.
- g. No Quimby credit would be provided for an open space easement.
- h. To align with the Panhandle PUD, open space should take advantage of sunlight and be sheltered from wind, noise, and traffic; natural surveillance with front-on homes should be incorporated in the design to encourage park and trail use.

- C. **Site Plan and Design Review** of the Tentative Subdivision Map with deviations to exceed the maximum allowed lot size, lot depth, and lot depth, and to reduce the minimum required lot width, and for the construction of 441 single-unit dwellings and in the Agricultural, Open Space (A-OS-PUD), Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones within the Panhandle Planned Unit Development **is approved** subject to the following Conditions of Approval:

PLANNING & DESIGN REVIEW: Jose R. Quintanilla (916) 808-5879

General

- C1. This approval is for the development of 441 residential units per the attached exhibits and conditions of approval.
- C2. No building permit shall be applied for until after the expiration of the 10-day appeal period, unless approved through a concurrent review. If an appeal is filed, no permit shall be issued until final approval is received.
- C3. Development of the site shall be in compliance with the approved plans. Any modification(s) to the project shall be subject to additional planning review and may require subsequent entitlements prior to issuance of building permits.
- C4. The applicant shall obtain all necessary building and encroachment permits prior to commencement of construction.
- C5. Consistent with the Panhandle Mixed Income Housing Strategy (Reso. 2018-0286) the applicant shall provide for 6 affordable units in Villages 10 and 11 of the PUD to the satisfaction of Planning and the Sacramento Housing and Redevelopment Agency (SHRA). Village 10 is required to provide 4 affordable units and Village 11 is required to provide 2 affordable units. At the time of project approval, the applicant has selected Lots 1, 43, 62, and 82 in Village 11, and Lots 27 and 36 in Village 10 as shown in the approved plans.
- C6. The project is within the Natomas Basin Habitat Conservation Plan area. The project applicant/developer shall complete the pre-construction surveys for potential special-status species not less than 30 days or more than 6 months prior to construction activities in accordance with the 2003 NBHCP. The pre-construction survey shall be conducted by a qualified biologist, botanist, or related expert and will be reviewed by EPS, CDFW, USFWS, and the Natomas Basin Conservancy.
- C7. Landscaping at all common lots shall include large canopy shade trees consistent with the approved Landscape Plans and as recommended by Urban Forestry.
- C8. Individual lot landscaping shall be provided as shown on the approved Landscape plans.
- C9. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.
- C10. Where site mechanical equipment and utility vaults are incorporated into the project site including, but not limited to generators, SMUD transformers, fire pump, etc., shall be reviewed and approved by Design Review staff prior to Building Permit submittal. Backflow prevention devices shall be placed at a location that will minimize street and

pedestrian views. The applicant shall submit final site mechanical locations for review and approval by Design Review staff prior to Building Permit submittal.

- C11. Project lighting shall comply with all applicable Sacramento City Code lighting regulations. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Obtrusive industrial wall pack and shoe box lighting are not permitted. Lighting shall be designed to not produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.
- C12. Provide photocell outdoor LED wall mounted lighting on all alley-loaded housing products. This lighting shall be maintained and controlled by the HOA or other adequate maintenance agreement. Homeowners shall not have control over this lighting to ensure the safety of all residents utilizing the alleys and other common areas.
- C13. All signage is subject to a separate review and approval process.
- C14. Provide a minimum of 1 parking space per dwelling unit which meet all requirements of City Code Chapter 17.608.
- C15. Rooftop mechanical equipment shall be screened from view from adjacent streets and public area and concealed behind parapets or architecturally integrated screens.
- C16. Trash enclosures, if applicable, shall meet all requirements of Sacramento City Code section 17.616, including, but not limited to, perimeter landscaping, masonry walls, solid metal gate, concrete apron, overhead clearance, and signs.

Design Review

- C17. Home plans requiring a rear setback deviation to reduce the minimum required setback are not approved as part of this development. Homes (e.g., Plans 4514, etc.) shall be placed on lots which can accommodate their size.
- C18. Homes shall not back onto open spaces (e.g., parks, drainage basins, etc.) except as shown on the approved plans. Any changes to lotting layout may require subsequent entitlements.
- C19. The building elevations shall have a consistency of detail and quality as indicated on the plans. If there are any discrepancies between the exhibits and the conditions, the conditions will take precedence. All notes and drawings on the included plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by Planning staff shall be subject to review and approval prior to the issuance of a building permit or work undertaken.
- C20. Each building elevation shall incorporate exterior materials, color palettes, and architectural features as shown on the approved plans.
- C21. Provide articulation of building mass with planar changes, varied rooflines, and color blocking per approved plans.
- C22. Window design and fenestration shall be as shown on the approved plans.

- C23. Enhanced elevations shall be required whenever either of these elevations faces a public street, school, park, canal, trail, or other public or quasi-public space.
- C24. Provide the following design elements at all elevations as shown on the approved plans:
- a. Fiberglass doors.
 - b. Metal sectional garage doors.
 - c. Simulated clay tile at gable ends.
 - d. Stucco.
 - e. Simulated wood shutters.
 - f. Cementitious lap siding.
 - g. Cementitious board and batten gables.
 - h. Vinyl windows with grids.
 - i. Stucco over rigid foam trim.
 - j. Stucco over foam trim.
 - k. Stucco over rigid foam and cementitious trim.
- C25. All gutters and downspouts shall be painted to match building color scheme.
- C26. Plot plans consistent with the approved Final Map shall be submitted to the Building Division demonstrating compliance with setbacks and lot coverage for all lots included in this approval.
- C27. Fencing shall be provided on private property, between every lot. All fencing shall adhere to residential development standards pursuant to 17.620.110 of the City of Sacramento Planning and Development Code.
- C28. None of the same house plans may be placed on more than two adjacent/consecutive lots and shall be a different elevation when adjacent. The applicant shall provide the Building Division with a map that indicated the plan and elevation on the adjacent lots.

PUBLIC WORKS: Anis Ghobril (916) 808-5367

- C29. Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.
- C30. The applicant shall participate in the Panhandle Financing Plan and Pay all required fees and shall execute any and all agreements which may be required in order to implement this condition.
- C31. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office for project (P16-013).
- C32. Prior to recordation of any phased map or issuance of any building permits, the applicant shall obtain and secure all needed off-site Irrevocable Offer of Dedications (IODs) for all

the required right of ways needed to construct required roadways and signals to the satisfaction of the Department of Public Works.

- C33. Provide additional right-of-way for expanded intersections at intersections to be signalized and other locations specified by the Department of Public Works as identified in the Panhandle Annexation EIR traffic analysis.
- C34. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
- C35. The applicant shall dedicate sufficient right of way and construct a roundabout at the intersection of Club Center Drive and Street A per City standards to the satisfaction of the Department of Public Works. The applicant's design and construction shall provide for all required signing plans, striping plans, street lighting plans, pedestrian crossings and islands, and landscaping plans to the satisfaction of the Department of Public Works.
- C36. The applicant shall submit a roundabout design concept report to the Department of Public Works for review and approval prior to the submittal of any improvement plans. The roundabout design concept report shall provide crucial geometric information and signage and markings package for the design of the roundabout which may lead to additional right-of-way dedication and should be started as early as possible to avoid delays during the plan check process.
- C37. Prior to recordation of the first phased final map or issuance of any building permits, construct a traffic signal (or provide an approved DCR, signal design and a security bond) at the following intersection to the satisfaction of the Department of Public Works:
- a. Del Paso Road and Sorento Road.

NOTE: The Department of Public Works shall determine the need for signals, based on CalTrans signal warrants. Signals shall be constructed as part of the public improvements for the Final Map. Signal design and construction shall be to the satisfaction of the Department of Public Works. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of Transportation Division (Signal Operations Section).

- C38. The applicant shall submit a Traffic Signal Design Concept Report (TSCDR) per section 15.10 of the City's Design and Procedures Manual to the Department of Public Works for review and approval **prior** to the submittal of any improvement plans involving traffic signal or RRFB work. The TSCDR provides crucial geometric information for signal

design which may lead to additional right-of-way dedication and should be started as early as possible to avoid delays during the plan check process.

- C39. Dedicate sufficient right of way and construct Club Center Drive per the approved tentative map street cross section (Major Collector) to the satisfaction of the Department of Public Works.
- C40. The applicant shall dedicate sufficient right of way along Sorento Road and construct the frontage improvements per the approved tentative map street cross section and to the satisfaction of the Department of Public Works. The applicant shall design, and construct required improvement transitions at both ends and provide any needed barricades and signage to the satisfaction of the Department of Public Works. The construction of Sorento Road shall include full frontage improvements on the west side to the centerline of the road, plus one 11-foot lane for the opposite direction, a two-foot shoulder and acceptable drainage on the east side.
- C41. Dedicate sufficient right of way and construct Street A per the approved tentative map street cross section (major collector with no parking) to the satisfaction of the Department of Public Works.
- C42. Dedicate sufficient right of way and construct Faletto Avenue per the approved tentative map street cross section and to the satisfaction of the Department of Public Works. Faletto Avenue shall be constructed with full frontage improvements on the south side, to the centerline of the road, plus one 11-foot lane for the opposite direction, a 2-foot shoulder and acceptable drainage.
- C43. Dedicate sufficient right of way and construct Street I per the approved tentative map street cross section and to the satisfaction of the Department of Public Works.
- C44. The proposed connector streets C, B and F shall be constructed as residential street but signed for "No Parking Any Time". The applicant shall install the no parking signs with roadway construction to the satisfaction of the Department of Public Works.
- C45. All residential streets shall be dedicated and constructed per City standards and per the approved tentative map to the satisfaction of the Department of Public Works.
- C46. The applicant shall construct a 20-foot-wide emergency vehicle access (EVA) at the end of the cul-de-sac on Circle A to connect with Street A to the satisfaction of the Department of Public Works and Fire. The EVA shall be gated with a locking mechanism to the satisfaction of the Fire and Police Departments.
- C47. Dedicate and construct a class-1 bike trail within Parcels OS-1, OS-2, OS-3 and OS-4 per the approved PUD Guidelines and the approved tentative map cross section to the satisfaction of Public Works and Parks Departments.
- C48. The applicant shall install a hard-wired Rectangular Rapid Flashing Beacons (RRFB) at the intersection of Club Center Drive and Street I where the trail crossing is located per City standards and to the satisfaction of the Department of Public Works. The applicant shall provide all needed conduits, signage, pavement markings and vertical elements required for the installation of the RRFBs per the recommendations of the traffic analysis to the satisfaction of the Department of Public Works. Advisory Note: The applicant is

advised to start the required TSDCR review and approval process as soon as possible to avoid delays in the map recordation process.

- C49. Dedicate and construct all private drives consistent with the approved tentative map cross section to the satisfaction of the Department of Public Works and Utilities. All private drives shall have standard driveway cuts for entries and shall be maintained by the HOA in perpetuity.
- C50. City standard ornamental streetlights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Division requirements to the satisfaction of the Department of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.
- C51. All proposed elbows and cul-de-sacs shall be constructed per City standards and to the satisfaction of the Department of Public Works.
- C52. Construct A.D.A. compliant ramps per City standards at all intersections and as directed by the Department of Public Works. All crosswalks shall be disability access compliant to the satisfaction of the Department of Public Works.
- C53. Construct bulb-outs at locations specified in the City's Pedestrian Friendly Street Design Guidelines, the City's Design and Procedures Manual, or as directed by the Department of Public Works.
- C54. Developer is required to install permanent street signs to the satisfaction of the Department of Public Works.
- C55. The applicant shall design all street planters to have shade trees with an expected mature canopy diameter of 35 feet, planted 40 feet on center with consideration given to driveways and underground and above ground utilities to the satisfaction of Urban Forestry.
- C56. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.
- C57. All new residential driveways shall be designed and constructed to City Standards and compliant with City Code 17.508 to the satisfaction of the Department of Public Works.
- C58. Reciprocal access easements are required for shared use of the driveways w/ the adjacent parcel, if not already in place.
- C59. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.
- C60. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
- C61. The design of walls fences and signage 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 at maturity. The area of exclusion shall be determined by the Department of Public Works.

- C62. Prior to issuance of any building permits (excluding model homes), the applicant shall prepare a Neighborhood Traffic Management Plan (TMP) for Sorento Road, Faletto Avenue and Danbrook Drive, as identified in the Panhandle Annexation EIR to be reviewed and approved by the Department of Public Works. The TMP shall include traffic calming measures such as undulations, speed lumps, signage, traffic circles, etc. to the satisfaction of the Department of Public Works. The measures identified in the approved TMP shall be implemented and constructed with each appropriate phase and once vehicular connections are made to existing surrounding streets.
- C63. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of all walls, landscape lots, landscaping and irrigation, pedestrian and bicycle trails, and open space areas. The HOA shall maintain all landscape lettered lots and all private drives in perpetuity.

DEPARTMENT OF UTILITIES: Saraí Jimenez (916) 808-5426

- C64. Concurrent to the first submittal of the off-site improvement plans, the applicant shall prepare and submit a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-1400) at the early planning stages to address any water related requirements. (Note: The development of this subdivision shall construct all water infrastructure per the existing Water Master Plan performed as part of the Panhandle Annexation, P16-013. Any deviation to the Water Master Plan may require a resubmittal that shall be reviewed and accepted by the DOU.)
- C65. The approved Water Master Plan identified the construction of public Water transmission main(s) within Club Center Drive to Del Paso Road. The construction costs for the water transmission mains will be reimbursed with water fee credits. The water fee credit agreement is required and shall be to the satisfaction of the DOU and the City Attorney.
- C66. The applicant shall construct and place public water and storm drainage mains in the asphalt section of the proposed public street rights-of-way per the City's Design and Procedures Manual. No public water or drainage main is allowed in private streets or drives.
- C67. Dual water mains may be required for public streets with medians.

- C68. Two points of service for the public water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public rights-of-way as per the City's Design and Procedures Manual.
- C69. Common area landscaping shall have a separate street tap for a metered irrigation service. (Note: The detention basin(s), Park, and Open Space lots located on Lots A, B, and C, OS-1, OS-2, OS-3, and OS-4, and Landscape Lots may be required to have their own separate metered irrigation water service.)
- C70. Concurrent to the first submittal of off-site improvement plans, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Design and Procedures Manual, for review and approval by the DOU prior to the final recordation of the final map. The drainage study shall be consistent with the Natomas Panhandle drainage masterplan for the project area. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-1400) at the early planning stages to address any drainage related requirements. (Note: The development of this subdivision shall be consistent with the existing Storm Drainage masterplan performed as part of the Panhandle Annexation, P16-013. Any deviation to the Storm Drainage masterplan may be require a resubmittal that shall be reviewed and accepted by the DOU.)
- C71. There is an existing drainage canal/ditch along the western property line of the project. The existing drainage ditch/canal is collecting drainage from the northern properties and currently flows through this project site. All proposed quitclaim adjacent to the western property line of the project shall be retained until the northern drainage has been mitigated to the satisfaction of the Department of Utilities.
- C72. A vehicular access road and/or ramps for the detention basin and pump station will be required. The design and construction of the access road(s) and ramp shall be to the satisfaction of the DOU.
- C73. The applicant shall construct the detention/water quality basin, construct a pump station and discharge pipes, and construct inlet and outlet structures for the detention/water quality basin. The basin design and construction shall be to the satisfaction of the DOU and per the requirements of the latest edition of the Stormwater Quality Design Manual for the Sacramento Region. Applicant shall submit a separate set of improvement plans for the detention basin and pump station design. Prior to design of these facilities, the applicants' engineer shall meet with the CIP Drainage Group and Electrical Group to discuss design standards.
- C74. The detention/water quality basin on Lot A and Lot B shall be annexed into the City of Sacramento Neighborhood Water Quality District, which provides for maintenance of the landscaping and irrigation including the drainage structures, and other features (Water Quality Facility) of the water quality and flood control basin.
- C75. The developer shall maintain the detention/water quality facility for a period of two (2) years or until acceptance by the City into the District, whichever is less. The two-year period shall begin following the issuance of a notice of completion by the City for the Detention/Water Quality Facility. At the time of acceptance by the City, the developer shall remove any sediment or debris that has accumulated prior to acceptance.

- C76. Finished floor elevations shall be a minimum of 1-foot above the 100-year HGL or 1.5–feet above the overland flow release elevation, whichever is higher or as approved by the DOU.
- C77. Prior to the initiation of water and storm drainage service to the development adjacent to the private drives, a privately funded maintenance district or a homeowners association (HOA) shall be formed and C.C.&R's shall be approved by the City and recorded assuring maintenance of water and surface and subsurface storm drainage facilities within the private drive aisles and common areas. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.
- C78. Per City Code, the applicant 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.
- C79. A grading plan showing existing and proposed elevations is required. All lots and/or parcels shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required. No grading shall occur until the grading plan has been reviewed and approved by DOU.
- C80. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.
- C81. 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 construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- C82. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area not served by an existing regional water quality control facility and/or the project has more than one-acre of new or modified impervious area, therefore, Low Impact Development (LID), certified full capture trash control devices and on-site treatment control measures will be required.

The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.

- C83. A maintenance agreement may be required for both on-site treatment control measures and full capture control devices. Contact DOU for a list of accepted proprietary devices considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.
- C84. The proposed development is located within the Reclamation District 1000 (RD 1000). The applicant shall comply with all RD 1000 requirements and pay all required fees.
- C85. Any use of RD 1000 easements will require an agreement and/or approval with RD 1000. Any permanent or temporary encroachments within RD 1000 easements will require an encroachment permit from RD 1000. This will affect the street and lot layout for the proposed project and should be considered early in the planning process.
- C86. The applicant may be required to reimburse RD 1000 for their staff and consultant time necessary to review and approve the proposed plans and monitor construction within their easement.

FIRE DEPARTMENT: King Tunson (916) 808-1358

- C87. 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. California Fire Code Section 501.4
- C88. Provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org. California Fire Code Section 507.4
- C89. Per the most recently adopted California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses shall be provided with an approved NFPA 13 D sprinkler system.

POLICE DEPARTMENT: Sgt. Matt Young (916) 808-0867

Lighting:

- C90. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 80 or higher and a light loss factor of .95 or better. When choosing lamps, the applicant shall look for efficiency of 110 lumens per watt or better. All existing exterior fixtures shall be replaced with fixtures that meet this requirement.
- C91. Light poles, if applicable, shall be no higher than 16'.
- C92. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.

- C93. Entry drives, drive aisles, parking and bicycle parking shall be illuminated to a maintained minimum of 1.5 foot candles per square foot of parking area at a 6:1 average to minimum ratio.
- C94. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.
- C95. Exterior lighting distribution and fixtures shall be approved by the Sacramento Police Department CPTED Sergeant (or designee) prior to issuance of a building permit.
- C96. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.
- C97. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

Landscaping:

- C98. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance, eliminates hiding areas within the landscape, and provides for tenants and users a safer environment.
- C99. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.

Security:

- C100. Fencing for common areas, if applicable, shall be of decorative tubular steel, no climb type and a minimum of 5' in height.
- C101. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures shall be slatted to allow visual surveillance of the interior.
- C102. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.
- C103. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.
- C104. Exterior benches shall be constructed so as to deter skateboarding (e.g., center armrest partitions).
- C105. Property management shall be responsible for the daily removal of all litter from the site.
- C106. Applicant shall install a **law enforcement** "Knox Box" for police access to gated common areas on the premises.
- C107. Applicant (HOA) shall employ uniformed security to respond to on-site disturbances in the community 24/7, called in by residents/management. The security company shall

conduct a site inspection of the community as needed, but no less than one (1) time per day. The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department's CPTED unit, or designee, and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.

PARK PLANNING AND DEVELOPMENT SERVICES: Brianna Moland (916) 808-6188

C108. **Park Dedication:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall provide on City's form an irrevocable offer of dedication (IOD) of the park site identified on the tentative map as Lot C comprising 3.52+/- (gross) acres. This project is required to dedicate 4.19 acres in public parkland for the number of units proposed as part of this project. Therefore, an additional 0.67 acres of parkland must be dedicated or a Quimby In-Lieu Fee of \$249,054 must be paid.

At the time of dedication, the applicant shall confirm the net acres of the site(s) to be dedicated and shall (1) take all actions necessary to convey to and vest in the City full and clear title to Lot C, including all interests necessary for maintenance and access; (2) provide a title report and title insurance insuring that clear title in fee is vested in the City at the time of dedication; (3) provide a Phase 1 environmental site assessment of Lot C; (4) if the environmental site assessment identifies any physical conditions or defects in Lot C that would interfere with its intended use as a park, as determined by PPDS in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and (5) take all actions necessary to ensure that Lot C is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with Lot C. The applicant shall be responsible for maintenance of dedicated land until City accepts IOD.

C109. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)

C110. **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 Infrastructure Finance, Jessica Steinhauer, (916) 808-8243).

C111. **Improvements:** The applicant shall construct the following public improvements prior to and as a condition of City's acceptance of the park/parkway site for the parkland dedicated within this phased map(s):

- a. Full street improvements for Lot C including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site.
 - b. On-street parking on at least one side of the park.
 - c. A concrete sidewalk and vertical curb along all street frontages that open onto Lot C. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks and separated from the curb (detached) for community and regional parks unless otherwise approved by PPDS.
 - d. A twelve-inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at Lot C at a location approved by PPDS for future service. Number of stubs and locations to be approved by PPDS. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.
 - e. One water tap for irrigation, one water tap for domestic water, and electrical and telephone service to Lot C, quantity and location as approved by PPDS. The irrigation water tap and the domestic water tap shall be sized based on-site specific calculations. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.
 - f. A ten-foot (10') wide driveway into Lot C with a driveway cut for maintenance vehicles at a location approved by PPDS in coordination with Public Works.
 - g. The Applicant shall rough grade Lot C as required by City Code to provide positive drainage as approved by PPDS.
 - h. Upon completion of all public improvements identified above, the Developer shall contact the Landscape Architecture Section (LAS) of the PPDS at 808-7634 to schedule an inspection. This condition shall be considered complete when all improvements have been completed to the satisfaction of the LAS of the PPDS.
- C112. **Site Plan:** The applicant shall submit a site plan and electronic file showing the location of all utilities on the park/parkway sites to the PPDS for review and approval. The applicant shall also include an exhibit showing the location of site improvements for the Niños Parkway Extension up to Club Center Drive.
- C113. **Design Coordination for PUE's and Facilities:** If a 12.5-foot public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to a public street right-of-way contiguous to Lot C, 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(s) and to best accommodate future park improvements. The applicant shall facilitate a meeting(s) with SMUD and PPDS prior to SMUD's facilities coordinating meeting for the project.
- C114. **Turnkey Park Development:** If the Applicant desires to construct a turnkey park, the Applicant shall notify PPDS in writing no later than approval of the tentative subdivision

map for the project and shall enter into a City standard turnkey park construction agreement to construct the park improvements to the satisfaction of the City's PPDS. The park construction agreement shall address (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or issuance of occupancy permits, (3) any credits to be awarded to the applicant against the City's Park Impact Fee (PIF) that would be payable as a condition of issuance of building permits for the dwelling units to be constructed in the subdivision, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units to be served by the park have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

- C115. **Private Recreation Facility Credits:** City Code Chapter 17.512, Sections 17.512.90 through 100 address granting of private recreation facility credits. The city may grant credits for privately owned and maintained open space or local recreation facilities, or both, in planned developments as defined in Section 11003 of the Business and Professions Code, condominiums as defined in Section 783 of the Civil Code, and other common interest developments. Such credit, if granted in acres, or comparable in lieu fees, shall not exceed twenty-five (25) percent of the dedication or fees, or both, otherwise required under this chapter and no more than five percent per category of open space or recreational facilities described in this Chapter under 17.512.90.

Should the applicant request City consideration of private recreational facilities, a separate agreement must be approved by the City Council prior to recordation of the first subdivision map for the project. Refer to section 17.512.90 for a list of qualifying facilities. Critical timing outlined in this Section includes:

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

SOLID WASTE: Adam Roitman (916) 808-3508

- C116. Project must meet the requirements outlined in City Code Chapter 13.10.
- C117. There must be sufficient space to store three cans (garbage, mixed recycling, and organics recycling). The space needed is approximately 35 inches by 87 inches and be screened from the public right-of-way, per City Code Chapter 13.10.100 C.
- a. Plans/Drawings do not address where containers will be stored. Resident must be able to use any size container and storage/doors/gates must have sufficient width to allow containers to fit through.
- C118. There must be sufficient space to set out three cans (garbage, mixed recycling, and organics recycling) and remain in compliance with City Code Chapter 13.10.100. Depending on service levels, this may mean up to 8 feet of curb space required.

C119. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely. Cans must be placed along the curb closest to the property for collection.

- a. Homes in dead-end alleys will be required to place their containers on the main street or court on service day. This includes Lot 1A and Lot 1B through Lot 6A and Lot 6B

URBAN FORESTRY: Jodi Carlson (916) 808-6336 | Kevin A. Hocker (916) 808-4996

C120. Tree Protection Measures – The following tree protection measures shall be included on the construction plans on the following pages: General Notes, Utility Plans, Demolition Plan and on the Landscape Plan and on the off-site plans.

Required Tree Preservation Measures for City and Private Protected Trees

- a. This project shall contract with a project arborist experienced with tree protection and construction that is required to:
 - i. Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.
 - ii. Visit the site before and after demolition, grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.
 - iii. Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.
 - iv. The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.
- b. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities. Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by ¾-inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.
- c. Right-of-way planters and City trees shall be separated from the construction site with a six-foot high chain link fence that shall remain throughout the duration of the project to protect trees and to prevent construction traffic from compacting the soil in the planters.
- d. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.

- e. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Qualified Arborist. Submit a tree permit application and a tree protection plan created by a Qualified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.
- f. All excavation, grading or trenching within the dripline of a protected tree for the purpose of constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.
- g. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.
- h. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
- i. There shall be no soil compaction within the dripline of protected trees.
- j. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.
- k. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning or boring.
- l. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids and any other activities that may have negative impacts on the trees and soil.
- m. All trees shall be watered regularly according to the recommendation of the project arborist.
- n. The applicant shall be financially responsible for any damage to the city trees associated with the project. Accidental or negligent actions that damage city trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.

Finance: Mary Jean Rodriguez (916) 808-1980

C121. The applicant shall annex to the North Natomas Transportation Management Association (TMA) or other TMA.

C122. The applicant shall initiate and complete formation of a maintenance district (assessment or Mello-Roos CFD district); or annex the project to an existing maintenance district prior to recording a Final Subdivision Map. The applicant shall pay all City fees for formation of or annexation to special districts.

SMUD: John Yu (916) 732-6321

C123. SMUD has existing overhead 12kV facilities on the project site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

C124. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.

C125. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.

C126. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

C127. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. If the Applicant proposes any use within the a SMUD easement, the Applicant shall route its plans to SMUD for review and written approval

C128. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

C129. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.

C130. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at:
<https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.

C131. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

C132. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.

C133. The Applicant shall dedicate any private drive, ingress and egress easement, (and 5 feet adjacent thereto) as a public utility easement for (overhead and) underground facilities

and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.

- C134. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.
- C135. SMUD occupies a transmission line easement within the boundaries of the subject map and certain uses are not permitted or compatible with the safety, operation, maintenance and construction of our transmission line facilities. If the Applicant proposes any use within the transmission line easement, the Applicant shall route its plans to SMUD for review. For more information regarding transmission encroachment, please visit: <https://www.smud.org/en/do-business-with-smud/real-estate-services/transmission-right-of-way.htm>.
- C136. Prior to the issuance of any grading or building permits, the Applicant or its designee shall obtain a joint-use agreement from SMUD consenting to proposed development within SMUD's transmission line easement. Please contact SMUD's Property Administrator for application procedures.
- C137. The Contractor shall provide SMUD with a schedule of work (with dates and times) for any excavation within ten feet of the transmission line(s).

SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT (SMAQMD):

Molly Wright (279) 207-1157

- C138. All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to [find a list of the most common rules that apply at the construction phase of projects](#). Because this project is located in the Panhandle PUD area, it is subject to mitigation measures for construction-related air quality and climate impacts in the [Mitigation Monitoring Plan](#), which includes measures from Sac Metro Air District's [Basic Construction Emission Control Practices](#), measures to ensure construction equipment efficiency and further control equipment emissions, and mitigation fees.

SACRAMENTO AREA SEWER DISTRICT (SASD): Yadira Lewis (916) 876-6278

- C139. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the improvement plans for final approval. Field modifications to new or existing precast manhole bases are not allowed.
- C140. Prior to the APPROVAL OF IMPROVEMENT PLANS: Developer is responsible for installing collector sized sewer pipeline and appurtenances shown in the Level 3 sewer study across the parcel frontage as a condition of approval. These improvements must be shown on the improvement plans for final approval.
- C141. Prior to the APPROVAL OF IMPROVEMENT PLANS: SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system.

If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the improvement plans for final approval.

- C142. Prior to the APPROVAL OF IMPROVEMENT PLANS: Sewer easements may be required to service this parcel. All public sewer easements will be dedicated to SASD in a form approved by the District Engineer. All public sewer easements will be at least 20 feet in width and will require continuous access for installation and maintenance. SASD will only provide maintenance in public rights-of-way and SASD dedicated sewer easements. No awning or overhang may encroach on the easement area. At minimum, an all-weather access road must be provided to all manholes.
- C143. Prior to the APPROVAL OF IMPROVEMENT PLANS: Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.
- C144. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.
- C145. Prior to the SUBMITTAL OF IMPROVEMENT PLANS: The project has an approved Level 2 sewer study. For this project, SASD requires a Level 3 sewer study prior to the submittal of improvement plans for plan check to SASD. The sewer study shall demonstrate the quantity of discharge and any “flow through sewage” along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SASDs’ most recent “Minimum Sewer Study Requirements”. The study shall be done on a no “Shed-Shift” basis unless approved by SASD in advance and in compliance with SASD Design Standards.
- C146. Prior to DISTRICT SIGN-OFF ON THE TENTATIVE PARCEL MAP: the existing and/or proposed sewer lines must be shown on a utility plan or the improvement plans.

REGIONAL SANITATION (REGIONAL SAN): Robb Armstrong (916) 876-6104

- C147. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

ADVISORIES:

- C148. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.
- C149. Properly abandon under permit from the County Environmental Health Division, any unused well system located on the property. (Note: For general questions or

requirements on well systems contact the County Environmental Health Division at 916-875-8400.)

- C150. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.
- C151. The proposed project is located in the Special Flood Hazard Area (SFHA), designated as A99 zone Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). FEMA does not require elevating or flood proofing in A99 zone. City Code Chapter 15.104 Floodplain Management Regulations require that any new construction of and/or substantial improvement to any structure located in A99 zone requires a Hold Harmless Agreement regarding risk of flooding on property.
- C152. Any proposed development within 400 feet of a levee or floodwall greater than 15 feet in height and within 200 feet for levees or floodwalls less than 15 feet in height needs to show that any excavation, grading, or land modification will not endanger the integrity of the levee or floodwall by increasing seepage or uplift. The bottom of the permanent excavation should not extend below a plane that starts at the boundary of the future needs area or existing levee toe and extends downward at a 10:1 slope. Any permanent excavation that extends below this plane requires a report from a civil engineer stating that the proposed development will not have an adverse impact on the integrity/operation of flood control system. Excavation or grading may be allowed as long as it does not adversely affect the functioning of the levee or floodwall.
- C153. The Department of Water Resources' Urban Levee Design Criteria for undeveloped areas, no excavation or structures shall be within 20 feet of levee toe.
- C154. Any development (trees, fences, etc.) within 15 feet of the levee toe must obtain a Central Valley Flood Protection Board Permit.
- C155. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.
- D. The **Tree Permit** for the removal of four private protected trees, a 24-inch valley oak, an 18-inch valley oak, an 18-inch valley oak, and a 36-inch pine identified as tree numbers 1,15,22, and 7 in the arborist report and related exhibits is approved with the following conditions:
 - D1. The applicant shall provide for the planting and irrigation of 96 inches DSH in the form of street trees and landscape tree according to the landscape plan and to the satisfaction of the City Urban Forester.
 - D2. The applicant shall retain all trees permitted for removal until a grading permit has been issued.

FINDINGS OF FACT

- A. **Prior Environmental Impact Report and Mitigation Monitoring Program for the Project (CEQA Guidelines sections 15162, 15163, and 15164).** On July 3, 2018, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. (“CEQA”), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council certified an Environmental Impact Report (EIR) and adopted Findings of Fact (Resolution No. 2018-0280) and approved the Panhandle Annexation project (P16-013) (Original Project).

The Panhandle 105 project (Z21-124) proposes to construct 441 residential units on a vacant property totaling approximately 106.5 gross acres in the Agricultural, Open Space (A-OS-PUD), Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones.

1. The Zoning Administrator finds as follows:
 - a. On July 3, 2018, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. (“CEQA”), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council certified an Environmental Impact Report (EIR) and adopted Findings of Fact and a Mitigation Monitoring Plan (Resolution No. 2018-0280) and approved the Panhandle Annexation project (P16-013) (Original Project).
 - b. The Panhandle 105 project (Z21-124) proposes to construct 441 residential units on a vacant property totaling approximately 106.5 gross acres in the Agricultural, Open Space (A-OS-PUD), Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones.
 - c. Staff determined that there are no proposed changes to the Original Project that require the preparation of a subsequent EIR based upon the Current Project’s proposed scope being consistent with the uses reviewed and evaluated in the certified EIR, and the analysis of impacts and mitigation in the EIR is adequate for the Current Project. As part of this analysis, all uses allowed under the current zoning were evaluated. Residential uses, such as the proposed project, are allowed in the Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones and is consistent with the uses analyzed in the previous EIR.
2. The Zoning Administrator has reviewed and considered the information contained in the previously certified EIR for the Original Project, and all oral and documentary evidence received during the hearing on the Current Project. The Planning and Design Commission has determined that the previously certified EIR, CEQA findings of fact and statement of overriding considerations constitute an adequate, accurate, objective, and complete review of the proposed Current Project and finds that no additional environmental review is required based on the reasons set forth below:

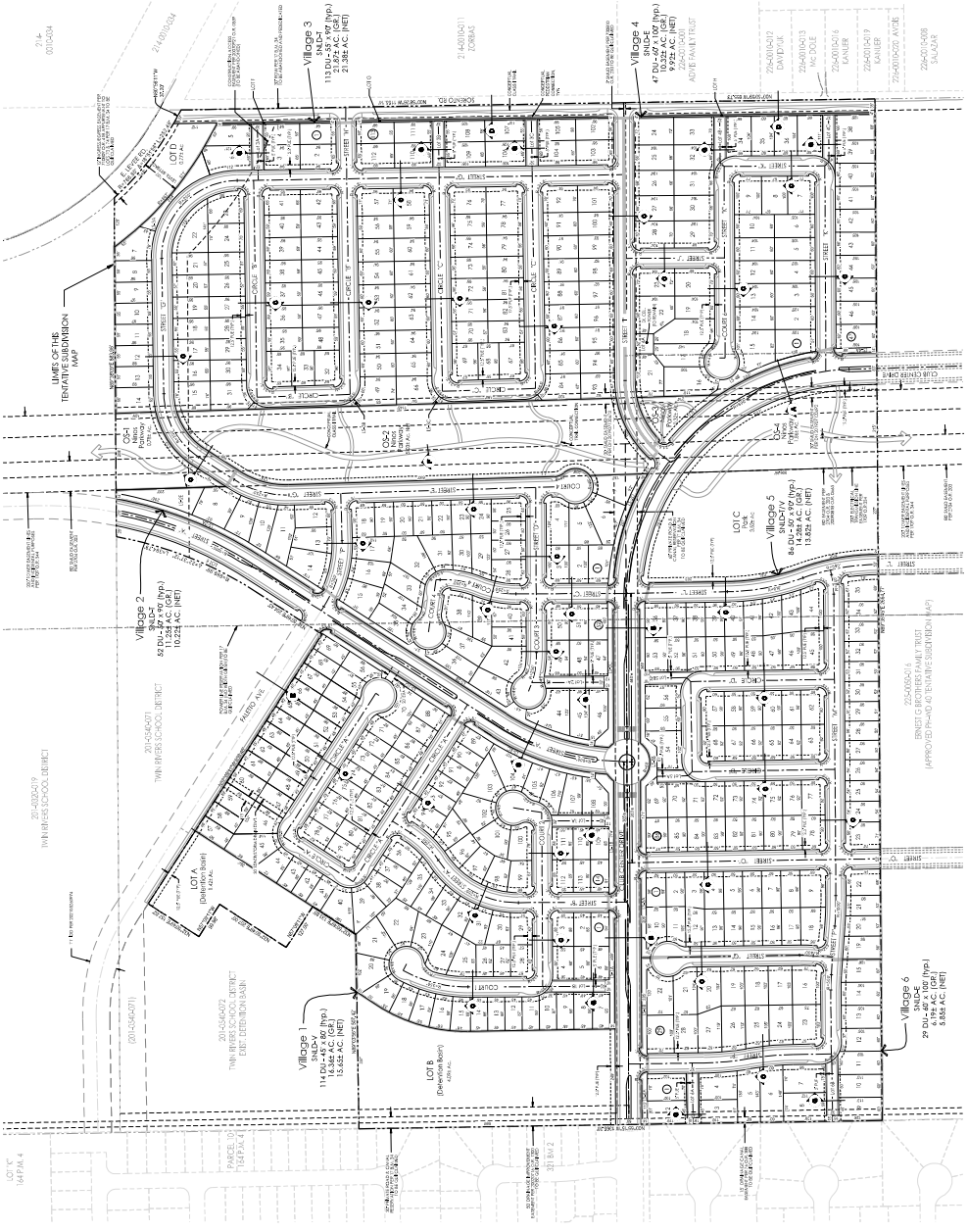
- a. No substantial changes are proposed by the Current Project that will require major revisions of the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- b. No substantial changes have occurred with respect to the circumstances under which the Current Project will be undertaken which will require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- c. No new information of substantial importance has been found that shows any of the following:
 - i. The Current Project will have one or more significant effects not discussed in the previously certified EIR.
 - ii. Significant effects previously examined will be substantially more severe than shown in the previously certified EIR.
 - iii. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Current Project; or
 - iv. Mitigation measures which are considerably different from those analyzed in the previously certified EIR would substantially reduce one or more significant effects on the environment.
3. The mitigation monitoring plan for the Project remains in effect and applies to the Panhandle 105 project. The mitigation monitoring plan meets the requirements of CEQA section 21081.6 and CEQA Guidelines section 15091.
4. Upon approval of the Panhandle 105 project, the City Manager shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.
5. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the Zoning Administrator has based its decision, including the previously certified EIR, are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

B. **Tentative Subdivision Map** to subdivide 3 vacant parcels totaling 106.5 gross acres into 484 lots (441 residential lots and 43 common lots) in the Agricultural, Open Space (A-OS-PUD), Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones within the Panhandle Planned Unit Development (PUD) **is approved** based on the following Findings of Fact:

1. None of the conditions described in Government Code section 66476 exist with respect to the proposed subdivision as follows:
 - a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code.
 - b. The design and improvement of the proposed subdivision is consistent with the General Plan, and all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code.
 - c. The site is physically suitable for the type of development.
 - d. The site is physically suitable for the proposed density of development.
 - e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
 - f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.
 - g. 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 General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (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 has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public

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

- C. **Site Plan and Design Review** of the Tentative Subdivision Map with deviations to PUD Guidelines for lot orientation, to exceed the maximum allowed lot size, lot depth, and lot depth, and to reduce the minimum required lot width, and for the construction of 441 single-unit dwellings in the Agricultural, Open Space (A-OS-PUD), Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones within the Panhandle Planned Unit Development **is approved** based on the following Findings of Fact:
1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan and any applicable specific plan or transit village plan; and
 2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards or, if deviations from design guidelines or development standards are approved, the proposed development is consistent with the purpose and intent of the applicable design guidelines and development standards; and
 3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards; and
 4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood; and
 5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged; and
 6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance.
- D. **Tree Permit** for the removal of four private protected trees is approved based on the following Findings of Fact:
1. The location of the four private protected trees conflicts with the most feasible placement of the proposed housing units.
 2. The required grading for the project involves cuts in excess of 4 feet in the immediate vicinity of the private protected trees. Preservation of the trees is incompatible with achieving the necessary grading for the lots and roadways.
 3. The replacement plan is consistent with the standards set forth in section 12.56.060 of the Tree Planting, Maintenance and Conservation Ordinance.



LAND USE SUMMARY

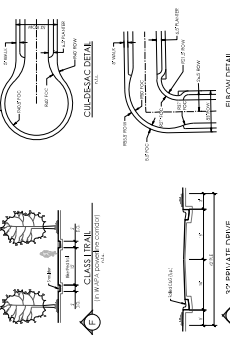
Lot Village #	Area (Ac)	Area (Sq Ft)	Area (Ac)	Area (Sq Ft)	Area (Ac)	Area (Sq Ft)
1	11,144	480,000	11,144	480,000	11,144	480,000
2	11,254	485,000	11,254	485,000	11,254	485,000
3	11,214	483,000	11,214	483,000	11,214	483,000
4	9,722	422,000	9,722	422,000	9,722	422,000
5	13,822	598,000	13,822	598,000	13,822	598,000
6	8,585	371,000	8,585	371,000	8,585	371,000
TOTAL	65,741	2,759,000	65,741	2,759,000	65,741	2,759,000

LAND USE SUMMARY

PROPOSED LOT	Area (Ac)	Area (Sq Ft)	Area (Ac)	Area (Sq Ft)
1	11,144	480,000	11,144	480,000
2	11,254	485,000	11,254	485,000
3	11,214	483,000	11,214	483,000
4	9,722	422,000	9,722	422,000
5	13,822	598,000	13,822	598,000
6	8,585	371,000	8,585	371,000
TOTAL	65,741	2,759,000	65,741	2,759,000

LAND USE SUMMARY

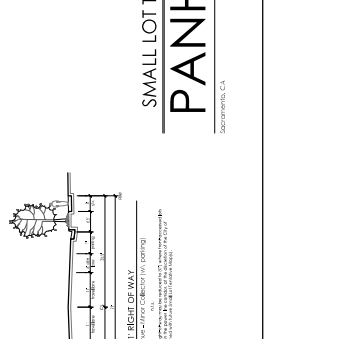
PROPOSED LOT	Area (Ac)	Area (Sq Ft)	Area (Ac)	Area (Sq Ft)
1	11,144	480,000	11,144	480,000
2	11,254	485,000	11,254	485,000
3	11,214	483,000	11,214	483,000
4	9,722	422,000	9,722	422,000
5	13,822	598,000	13,822	598,000
6	8,585	371,000	8,585	371,000
TOTAL	65,741	2,759,000	65,741	2,759,000



SURVEYOR'S STATEMENT

I, the undersigned, being a duly licensed Professional Engineer in the State of California, do hereby certify that the above is a true and correct copy of the original as shown to me by the applicant, and that the same conforms to the requirements of the California Engineering Law and the rules and regulations of the State Board of Engineering and Surveying.

Professional Engineer
 Date: _____



TENTATIVE MAP INFORMATION

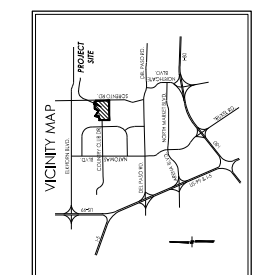
APPLICANT: [Name]
 OWNER: [Name]
 PROJECT: [Name]
 DATE: [Date]

TENTATIVE MAP NOTES

1. All dimensions are in feet and inches.
2. All bearings are in degrees, minutes and seconds.
3. All distances are in feet and inches.
4. All areas are in acres and square feet.
5. All lot numbers are in the order shown on the map.
6. All easements are in the order shown on the map.
7. All utility lines are in the order shown on the map.
8. All setbacks are in feet and inches.
9. All setbacks are in feet and inches.
10. All setbacks are in feet and inches.
11. All setbacks are in feet and inches.
12. All setbacks are in feet and inches.
13. All setbacks are in feet and inches.
14. All setbacks are in feet and inches.
15. All setbacks are in feet and inches.
16. All setbacks are in feet and inches.
17. All setbacks are in feet and inches.
18. All setbacks are in feet and inches.
19. All setbacks are in feet and inches.
20. All setbacks are in feet and inches.

TENTATIVE MAP NOTES

1. All dimensions are in feet and inches.
2. All bearings are in degrees, minutes and seconds.
3. All distances are in feet and inches.
4. All areas are in acres and square feet.
5. All lot numbers are in the order shown on the map.
6. All easements are in the order shown on the map.
7. All utility lines are in the order shown on the map.
8. All setbacks are in feet and inches.
9. All setbacks are in feet and inches.
10. All setbacks are in feet and inches.
11. All setbacks are in feet and inches.
12. All setbacks are in feet and inches.
13. All setbacks are in feet and inches.
14. All setbacks are in feet and inches.
15. All setbacks are in feet and inches.
16. All setbacks are in feet and inches.
17. All setbacks are in feet and inches.
18. All setbacks are in feet and inches.
19. All setbacks are in feet and inches.
20. All setbacks are in feet and inches.



SURVEYOR'S STATEMENT

I, the undersigned, being a duly licensed Professional Engineer in the State of California, do hereby certify that the above is a true and correct copy of the original as shown to me by the applicant, and that the same conforms to the requirements of the California Engineering Law and the rules and regulations of the State Board of Engineering and Surveying.

Professional Engineer
 Date: _____

TENTATIVE MAP INFORMATION

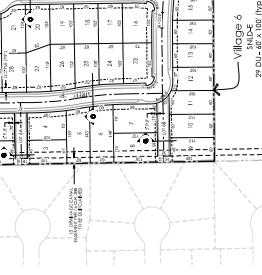
APPLICANT: [Name]
 OWNER: [Name]
 PROJECT: [Name]
 DATE: [Date]

TENTATIVE MAP NOTES

1. All dimensions are in feet and inches.
2. All bearings are in degrees, minutes and seconds.
3. All distances are in feet and inches.
4. All areas are in acres and square feet.
5. All lot numbers are in the order shown on the map.
6. All easements are in the order shown on the map.
7. All utility lines are in the order shown on the map.
8. All setbacks are in feet and inches.
9. All setbacks are in feet and inches.
10. All setbacks are in feet and inches.
11. All setbacks are in feet and inches.
12. All setbacks are in feet and inches.
13. All setbacks are in feet and inches.
14. All setbacks are in feet and inches.
15. All setbacks are in feet and inches.
16. All setbacks are in feet and inches.
17. All setbacks are in feet and inches.
18. All setbacks are in feet and inches.
19. All setbacks are in feet and inches.
20. All setbacks are in feet and inches.

TENTATIVE MAP NOTES

1. All dimensions are in feet and inches.
2. All bearings are in degrees, minutes and seconds.
3. All distances are in feet and inches.
4. All areas are in acres and square feet.
5. All lot numbers are in the order shown on the map.
6. All easements are in the order shown on the map.
7. All utility lines are in the order shown on the map.
8. All setbacks are in feet and inches.
9. All setbacks are in feet and inches.
10. All setbacks are in feet and inches.
11. All setbacks are in feet and inches.
12. All setbacks are in feet and inches.
13. All setbacks are in feet and inches.
14. All setbacks are in feet and inches.
15. All setbacks are in feet and inches.
16. All setbacks are in feet and inches.
17. All setbacks are in feet and inches.
18. All setbacks are in feet and inches.
19. All setbacks are in feet and inches.
20. All setbacks are in feet and inches.



SURVEYOR'S STATEMENT

I, the undersigned, being a duly licensed Professional Engineer in the State of California, do hereby certify that the above is a true and correct copy of the original as shown to me by the applicant, and that the same conforms to the requirements of the California Engineering Law and the rules and regulations of the State Board of Engineering and Surveying.

Professional Engineer
 Date: _____

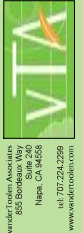
PROPOSED TREE PALLETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT.	WINDSPLIT
	STREET TREES - MINIMUM ONE PER 100' PER CORNER LOT			
	RED MAPLE	LOW	24" BOX	
	HORSHEOE	LOW	24" BOX	
	SWEET BAY	LOW	24" BOX	
	CHINESE PISTACHE	LOW	24" BOX	
	PURPLE-LEAF PLUM	LOW	24" BOX	
	SAWLEAF ZELKOVA	LOW	24" BOX	
	ACCENT TREES - MINIMUM ONE PER LOT (NOT SHOWN)			
	ACER BUERGERIANUM	LOW	15 GAL	
	CERCIS CANADENSIS FOREST PANSY	MOD	15 GAL	
	CHIONANTHUS RETUSUS	LOW	15 GAL	
	LAGERSTRÖMIA INDICA X FAUBREI MATCHEZ	LOW	15 GAL	
	LAGERSTRÖMIA INDICA X FAUBREI TUSCADORIA	LOW	15 GAL	
	MULCH BASKINWAY TRAIL CORRIDOR TREES			
	MAGNOLIA STELLATA RUBRA	MOD	24" BOX	
	PRUNUS CERASIFERA KNUTNER VESUMILUS	LOW	15 GAL	
	THUJA OCCIDENTALIS YELLOW RIBBON	MOD	15 GAL	
	SORENTO TRAIL CORRIDOR TREES			
	ACER BUERGERIUM OCTOBER GLORY	LOW	24" BOX	
	CUPRESSUS S. DWARF COMPACTA	MOD	15 GAL	

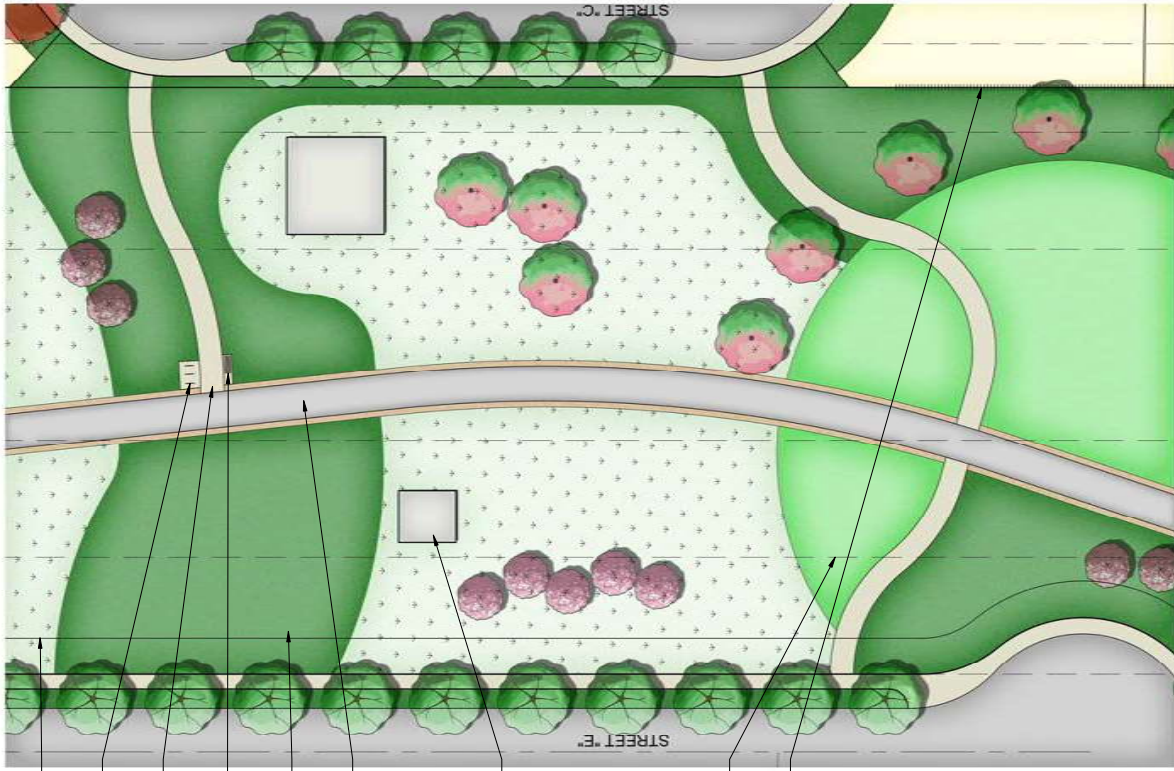
NOTE: 1. TREE NEEDS BASED ON THE VENDOR USE CLASSIFICATION OF LANDSCAPE SPECIES CHANGE BASED ON UTILITY COMPOSITION.
 2. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
 3. STREET & ACCENT TREES PER CITY OF SACRAMENTO APPROVED TREE LIST.
 4. SORENTO TRAIL CORRIDOR TREES PER THE PANHANDLE PUD GUIDELINES.

TREE NOTES

1. THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION.
2. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.



Copyright 2022, VanderTouken Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of VanderTouken Associates.



- NON-IRRIGATED HYDROSEED, TYP.
- BIKE RACK, TYP.
- 8' WIDE CONCRETE WALK FOR TRAIL / NEIGHBORHOOD ACCESS
- 6' BENCH, TYP.
- SHRUB PLANTING AREA, TYP.
- 12' WIDE CLASS I MEANDERING BIKE TRAIL WITH 2' D.G. SHOULDERS
- ELECTRICITY LINE TOWER
- OPEN PLAY TURF AREA, TYP.
- 6' TALL METAL VIEW FENCE
- NON-IRRIGATED HYDROSEED, TYP.
- BIKE RACK, TYP.
- CONNECTION NODE AT STREET
- WASTE RECEPTACLES, TYP.
- CONCRETE TRAIL ENTRY WALK
- 6' BENCH, TYP.
- SHRUB PLANTING AREA, TYP.
- 12' WIDE CLASS I MEANDERING BIKE TRAIL WITH 2' D.G. SHOULDERS
- 6' TALL METAL VIEW FENCE
- OPEN PLAY TURF AREA, TYP.
- 8' WIDE CONCRETE WALK FOR TRAIL / NEIGHBORHOOD ACCESS

TREE NOTES

1. NINOS PARKWAY TRAIL CORRIDOR TREES PER WAPA PREFERRED VEGETATION LIST.
2. NINOS PARKWAY TRAIL.

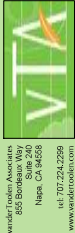


NINOS PARKWAY TRAIL IMAGERY

PANHANDLE 105
Sacramento, California



NINOS PARKWAY TRAIL ENLARGEMENT
CONCEPTUAL LANDSCAPE PLAN
MAY 12, 2022

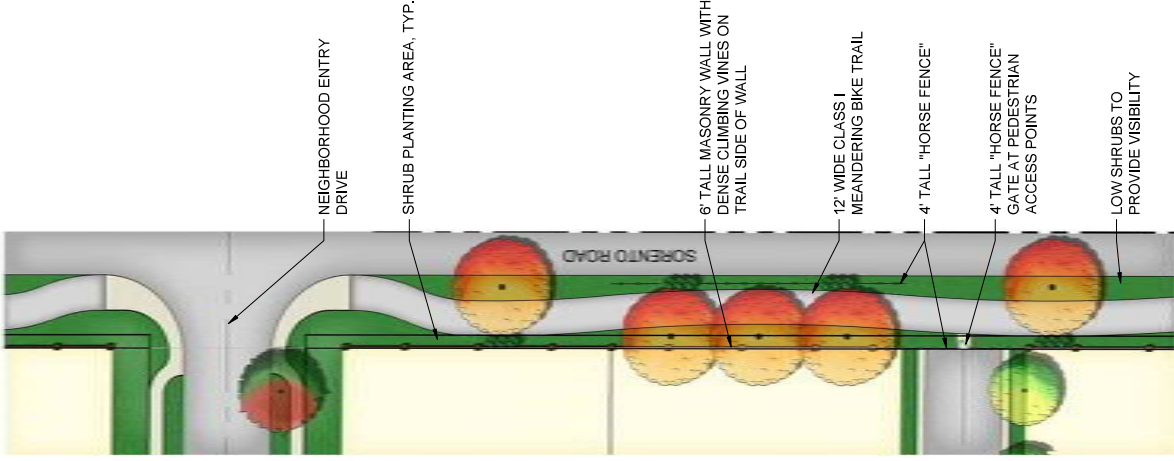


van der Toeken Associates
855 Bonfield Way
Napa, CA 94558
tel: 707.254.2269
www.vandertoken.com



L-2
Project No. 04821

Copyright 2022, van der Toeken Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of van der Toeken Associates.



TREE NOTES

1. SORENTO TRAIL CORRIDOR TREES PER THE PANHANDLE GUIDELINES.
2. REFER TO SHEET L-1 FOR PROPOSED TREE LEGEND OF SORENTO TRAIL.

PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
2. PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED AND FINAL TREE COUNT MAY CHANGE.
3. ALL SHRUBS AND GROUNDCOVER MATERIAL SELECTED HAVE A WUCOLS WATER USE RATING OF VERY LOW TO MODERATE.
4. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIMENSIONS TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

IRRIGATION NOTES

1. THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).
2. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY A SCHEDULING CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
3. THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF UNDERGROUND DRAINAGE TUBES FOR TREES AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
4. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SYSTEMS WILL BE DESIGNED TO MEET REGIONAL EVAPOTRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.
5. ALL MWELO DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.





















SORENTO TRAIL IMAGERY



van der Tolken Associates
855 Bonanza Way
Napa, CA 94558
tel: 707.254.2266
www.vandercolken.com



PROPOSED TREE PALLETTE		COMMON NAME	CONT.	WUCOLS #
SYMBOL	BOTANICAL NAME			
	STREET TREES - MINIMUM ONE PER MINUTE LOT, TWO PER CORNER LOT			
	RED MAPLE	24"BX	LOW	
	ACER RUBRUM 'OCTOBER GLORY'	24"BX	LOW	
	CORNUS BACCATA 'FASTIGIATA'	24"BX	LOW	
	SWEET BAY	24"BX	LOW	
	CHINESE PISTACHE	24"BX	LOW	
	PURPLE-LEAF PLUM	24"BX	LOW	
	SAWLEAF ZELKOVA	24"BX	LOW	
ASCENT TREES - MINIMUM ONE PER LOT				
	ACER RUPESTRIS	15 GAL	LOW	
	CERCIS CANADENSIS 'FOREST PANSY'	15 GAL	MC	
	CHIONANTHUS RETICULATUS	15 GAL	LOW	
	LAGERSTROEMIA INDICA 'FAURIEI WATCHEZ'	15 GAL	LOW	
	LAGERSTROEMIA INDICA 'FAURIEI TUSCARORA'	15 GAL	LOW	
MIDS PAVENWAY TRAIL CORRIDOR TREES				
	MAGNOLIA STYLIATA RUBRA	24"BX	MC	
	PRUNUS CERASIFERA 'WALTER VESUVIUS'	15 GAL	LOW	
	THUJA OCCIDENTALIS 'YELLOW RIBBON'	15 GAL	MC	
	SORBUS TRAIL CORRIDOR TREES			
	ACER RUBRUM 'OCTOBER GLORY'	24"BX	LOW	
	CUPRESSUS S. 'DWARF COMPACTA'	15 GAL	MC	

NOTE:
 1. WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES
 2. TREE TYPES ARE LISTED BY WATER NEEDS FROM HIGHEST TO LOWEST
 3. NINGS PARKWAY TRAIL CORRIDOR TREES PER WAPA PREFERRED VEGETATION LIST.
 4. SONENYO TRAIL CORRIDOR TREES PER THE PAINHABLE PD GUIDELINES.

TREES



PROPOSED PLANT PALLETTE		MIN. SIZE	WUCOLS #
BOTANICAL NAME	COMMON NAME		
SHRUBS			
YARROW	'WAX'	1 GAL	L
ACERELLA SPP.		1 GAL	L
DWARF STRAWBERRY TREE		1 GAL	L
ANACARDIUM OCTOPHYLLUM		1 GAL	L
WAXY BLOTLE BRUSH		1 GAL	L
BURSERIA		1 GAL	L
CARPENTERIA CALIFORNICA		1 GAL	L
ROCK ROSE		1 GAL	L
ROCK ROSE	'RED WOODS BUSH'	1 GAL	L
GREVILLEA SPP.		1 GAL	L
GREVILLEA SPP.		1 GAL	L
WAXY BLOTLE BRUSH		1 GAL	L
LEUCISTEMUM SPP.		1 GAL	L
LOOSE FLOWER		1 GAL	L
MANITOKA		1 GAL	L
HEARTY BAMBOO		1 GAL	L
BEAUFONGUE		1 GAL	L
PERISTEMON SPP.		1 GAL	M
PODCARPUS		1 GAL	M
PODCARPUS		1 GAL	M
PODCARPUS		1 GAL	M
PODCARPUS		1 GAL	M
RHAMNUS CALIFORNICA		1 GAL	L
RHAMNUS CALIFORNICA		1 GAL	L
RHAMNUS CALIFORNICA		1 GAL	L
ROSE		1 GAL	L
SAGE		1 GAL	L
VIBURNUM		1 GAL	L
VIBURNUM		1 GAL	L
COAST ROSEMARY		1 GAL	L
GROUNDCOVERS			
ARCTOSTAPHYLOS EMERALD CARPET		1 GAL	M
ARCTOSTAPHYLOS EMERALD CARPET		1 GAL	M
SCAGALLA		1 GAL	L
SCAGALLA		1 GAL	L
RHAMNUS CALIFORNICA		1 GAL	L
RHAMNUS CALIFORNICA		1 GAL	L
INDIAN HAYTHORN		1 GAL	M
GRASSES			
BLUE GRASS		1 GAL	L
BLUE GRASS		1 GAL	L
BLUE GRASS		1 GAL	L
BLUE GRASS		1 GAL	L
CHANDROPHILA TECTORUM		1 GAL	L
CHANDROPHILA TECTORUM		1 GAL	L
CHANDROPHILA TECTORUM		1 GAL	L
DIETES SPP.		1 GAL	L
DIETES SPP.		1 GAL	L
DIETES SPP.		1 GAL	L
HEPERALOW PARRYFOIA		1 GAL	L
HEPERALOW PARRYFOIA		1 GAL	L
RED YUCA		1 GAL	L
DWARF MAT FLUSH		1 GAL	L
LOMANOAL LONGESCOLA		1 GAL	M
YUCA FLAMMULOSA		1 GAL	M
YUCA FLAMMULOSA		1 GAL	M
YUCA FLAMMULOSA		1 GAL	M
ADAMS NEEDLE		1 GAL	M
ADAMS NEEDLE		1 GAL	M
ADAMS NEEDLE		1 GAL	M
TURF			
RHIZOMATOUS TALL FESCUE		500	M
RHIZOMATOUS TALL FESCUE		500	M
CREEPING PD		5 GAL	M
PHILIS FOUILLA			

*WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (MODIFIED BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION).

SHRUBS AND GRASSES



PLANT IMAGERY

CONCEPTUAL LANDSCAPE PLAN
 MAY 12, 2022



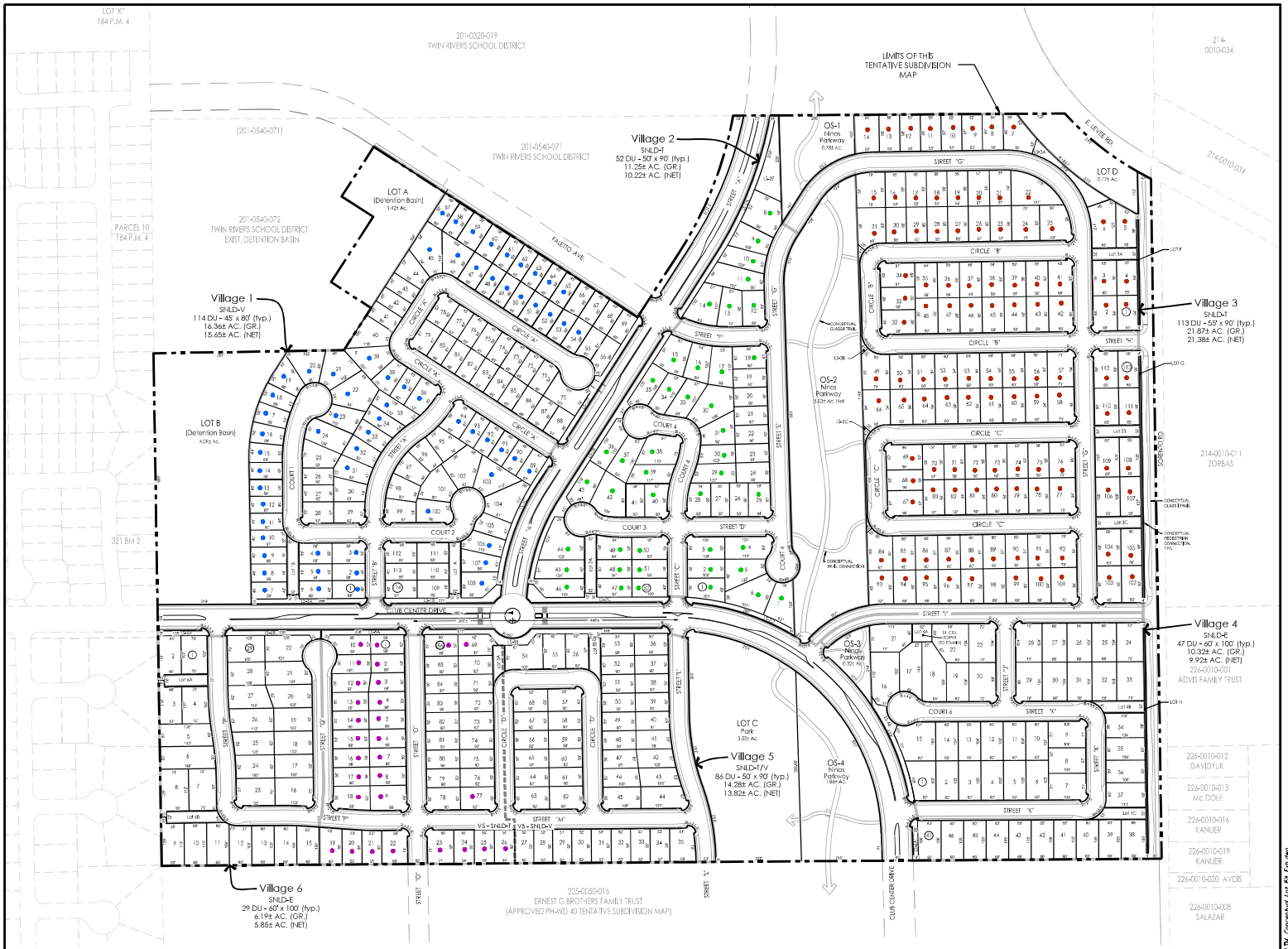
van der Tolken Associates
 656 Bordeaux Way
 Napa, CA 94559
 tel: 707.254.2299
 www.vandertolken.com

L-5
 Project No. 04821



PANHANDLE 105

Sacramento, California



- Village 1 (SNLD-V) - Plan 3514 fits on approximately 63/114 lots (± 55%)
- Village 2 (SNLD-T) - Plan 4015 fits on approximately 43/52 lots (± 82%)
- Village 3 (SNLD-T) - Plan 4514 fits on approximately 113/113 lots (± 100%)
- Village 5 (SNLD-T) - Plan 4015 fits on approximately 29/44 lots (± 65%)

*NOTE: The analysis of the above referenced architectural plans is preliminary and subject to revision. Final fit to be determined with future Development Plans.

PRELIMINARY SINGLE STORY FIT ANALYSIS

PANHANDLE 105

Sacramento, CA



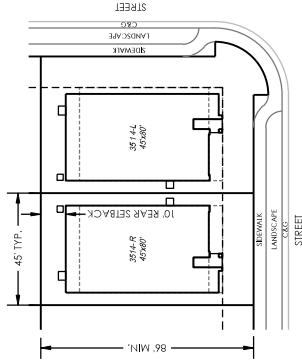
August 10, 2022

P:\127471\127471_PANHANDLE105\127471_PANHANDLE105_TentativeMap.dwg 10/10/2022 10:58:41

PLAN 3514

OVERSIZED LOT REQUIRED*

MINIMUM LOT SIZE: 3,870 SQ. FT.
TYPICAL CORNER LOT SIZE: 4,730 SQ. FT.



PLAN 3514

COVERAGE AREA: 2,093 SQ. FT.

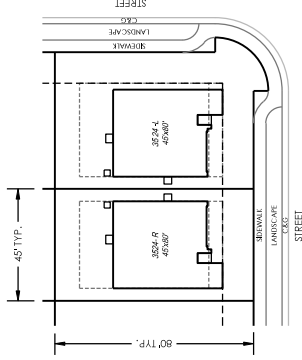
LOT COVERAGE (TYPICAL): 54.1%
LOT COVERAGE (CORNER): 44.3%

* PLAN 3514 REQUIRES 45' X 86' TO MEET SETBACK STANDARDS AS OUTLINED IN THE APPROVED P.U.D.
** FITS ON APPROX. 63/714 LOTS (65%±)

PLAN 3524

45' x 80' TYP. LOT

TYPICAL LOT SIZE: 3,600 SQ. FT.
TYPICAL CORNER LOT SIZE: 4,400 SQ. FT.



PLAN 3524

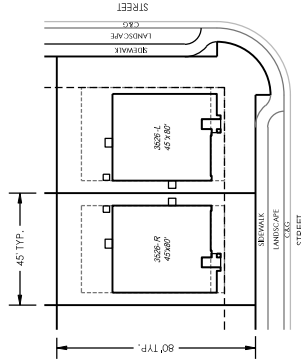
COVERAGE AREA: 1,397 SQ. FT.

LOT COVERAGE (TYPICAL): 38.8%
LOT COVERAGE (CORNER): 31.8%

PLAN 3526

45' x 80' TYP. LOT

TYPICAL LOT SIZE: 3,600 SQ. FT.
TYPICAL CORNER LOT SIZE: 4,400 SQ. FT.



PLAN 3526

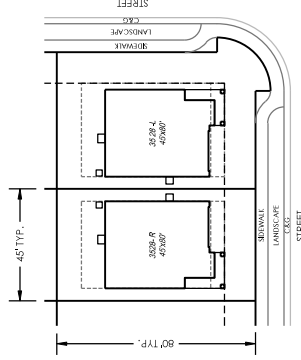
COVERAGE AREA: 1,439 SQ. FT.

LOT COVERAGE (TYPICAL): 40.0%
LOT COVERAGE (CORNER): 32.7%

PLAN 3528

45' x 80' TYP. LOT

TYPICAL LOT SIZE: 3,600 SQ. FT.
TYPICAL CORNER LOT SIZE: 4,400 SQ. FT.

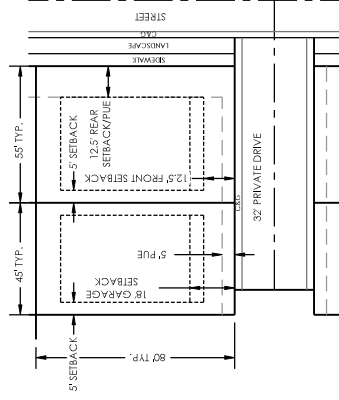


PLAN 3528

COVERAGE AREA: 1,555 SQ. FT.

LOT COVERAGE (TYPICAL): 43.2%
LOT COVERAGE (CORNER): 35.3%

PRIVATE DRIVE

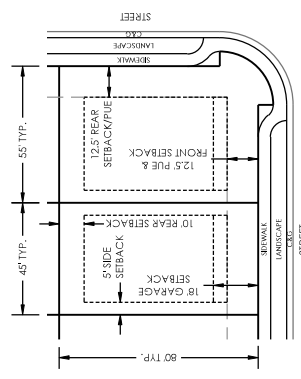


VILLAGE 1 ~ SNLD-V

45' x 80' TYP. LOT

TYPICAL LOT SIZE: 3,600 SQ. FT.
TYPICAL CORNER LOT SIZE: 4,400 SQ. FT.

VILLAGE 1 ~ SNLD-V
45' x 80' TYP. LOT ~ 35' WIDE HOUSE PLAN
TYPICAL LOT DIAGRAM



PANHANDLE 105

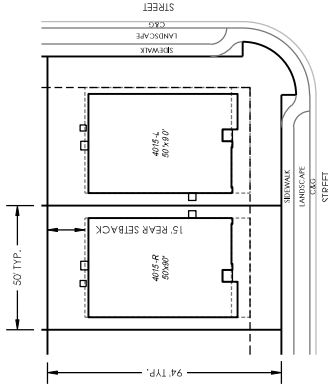
Sacramento County, CA

August 10, 2022

MAGKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

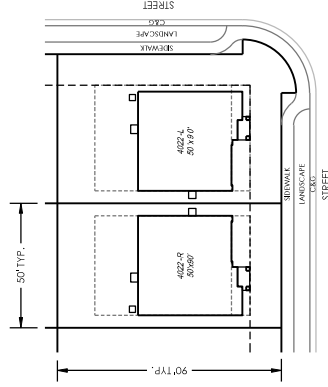
SHEET 1 of 6

PLAN 4015
OVERSIZED LOT REQUIRED*
 MINIMUM LOT SIZE: 4,700 SQ. FT.
 TYPICAL CORNER LOT SIZE: 5,640 SQ. FT.



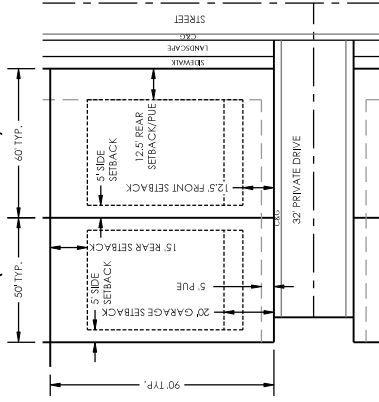
PLAN 4015
 COVERAGE AREA: 2,349 SQ. FT.
 LOT COVERAGE (TYPICAL): 50.0%
 LOT COVERAGE (CORNER): 41.7%
 * PLAN 4015 REQUIRES 50' X 94' OR 52.5' X 90'
 TO MEET COVERAGE STANDARDS AS
 OUTLINED IN THE APPROVED PID.
 **WITHIN COVERAGE LIMITS ON 43/62 LOTS (82%)

PLAN 4022
50' x 90' TYP. LOT
 TYPICAL LOT SIZE: 4,500 SQ. FT.
 TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.

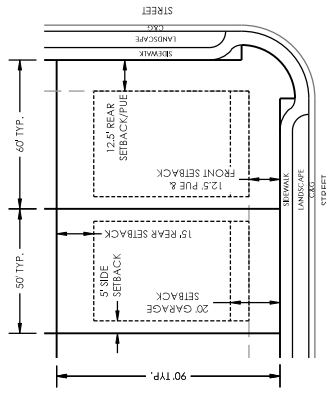


PLAN 4022
 COVERAGE AREA: 1,625 SQ. FT.
 LOT COVERAGE (TYPICAL): 36.1%
 LOT COVERAGE (CORNER): 30.1%

PRIVATE DRIVE
(VILLAGE 2)



VILLAGES 2 & 5 ~ SNLD-T
50' x 90' TYP. LOT
 TYPICAL LOT SIZE: 4,500 SQ. FT.
 TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



VILLAGES 2 ~ SNLD-T
50' x 90' TYP. LOT ~ 40' WIDE HOUSE PLAN
TYPICAL LOT DIAGRAM

PANHANDLE 105

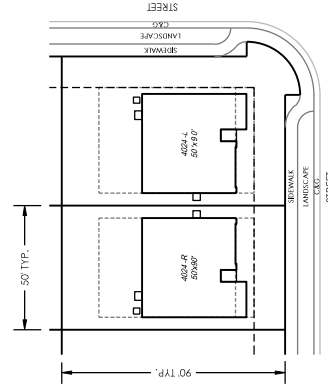
Sacramento County, CA

August 10, 2022

MAGKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS

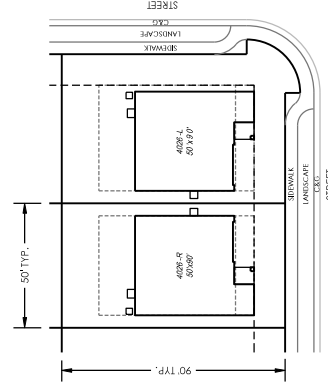
SHEET 2 of 6

PLAN 4024
50' x 90' TYP. LOT
 TYPICAL LOT SIZE: 4,500 SQ. FT.
 TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



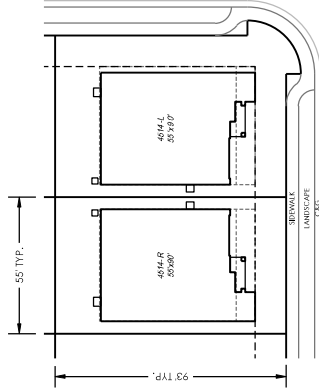
PLAN 4024
 COVERAGE AREA: 1,578 SQ. FT.
 LOT COVERAGE (TYPICAL): 35.1%
 LOT COVERAGE (CORNER): 29.2%

PLAN 4026
50' x 90' TYP. LOT
 TYPICAL LOT SIZE: 4,500 SQ. FT.
 TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



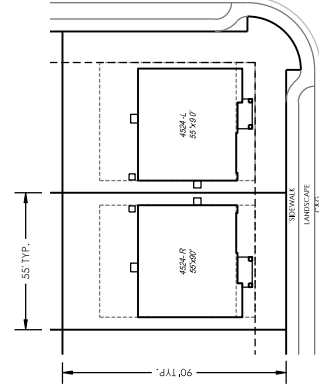
PLAN 4026
 COVERAGE AREA: 1,754 SQ. FT.
 LOT COVERAGE (TYPICAL): 39.0%
 LOT COVERAGE (CORNER): 32.5%

PLAN 4514
OVERSIZED LOT REQUIRED*
 MINIMUM LOT SIZE: 5,115 SQ. FT.
 TYPICAL CORNER LOT SIZE: 6,045 SQ. FT.



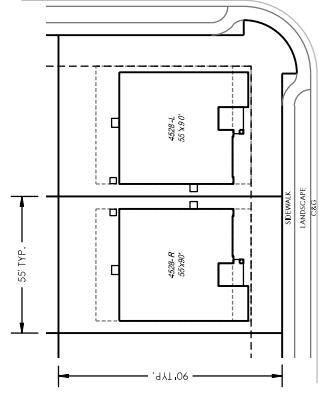
PLAN 5414
 COVERAGE AREA: 2,541 SQ. FT.
 LOT COVERAGE (TYPICAL): 49.7%
 LOT COVERAGE (CORNER): 42.0%
 * PLAN 5414 REQUIRES 55' X 93' OR 57' X 90'
 TO MEET COVERAGE STANDARDS AS
 OUTLINED IN THE APPROVED PUD.
 **WITHIN COVERAGE LIMITS ON 11/3/13 LOTS.

PLAN 4525
55' x 90' TYP. LOT
 TYPICAL LOT SIZE: 4,950 SQ. FT.
 TYPICAL CORNER LOT SIZE: 5,850 SQ. FT.



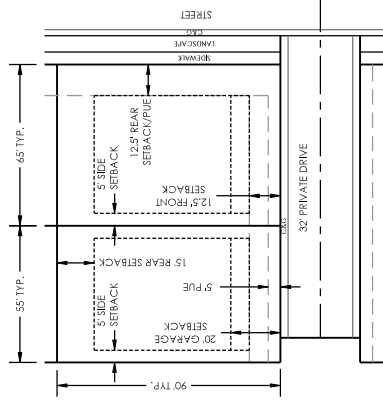
PLAN 4524
 COVERAGE AREA: 1,864 SQ. FT.
 LOT COVERAGE (TYPICAL): 37.7%
 LOT COVERAGE (CORNER): 31.9%

PLAN 4528
55' x 90' TYP. LOT
 TYPICAL LOT SIZE: 4,950 SQ. FT.
 TYPICAL CORNER LOT SIZE: 5,850 SQ. FT.

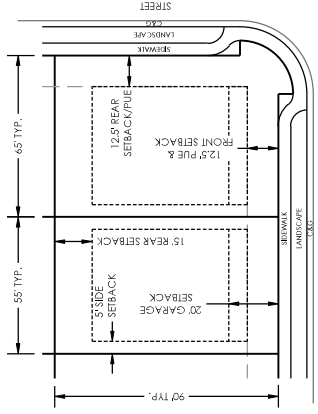


PLAN 4528
 COVERAGE AREA: 2,197 SQ. FT.
 LOT COVERAGE (TYPICAL): 44.4%
 LOT COVERAGE (CORNER): 37.6%

PRIVATE DRIVE



VILLAGE 3 ~ SNLD-T
55' x 90' TYP. LOT
 TYPICAL LOT SIZE: 4,950 SQ. FT.
 TYPICAL CORNER LOT SIZE: 5,850 SQ. FT.



VILLAGE 3 ~ SNLD-T
55' x 90' TYP. LOT ~ 45' WIDE HOUSE PLAN
TYPICAL LOT DIAGRAM

PANHANDLE 105

Sacramento County, CA

August 10, 2022

MAGKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS

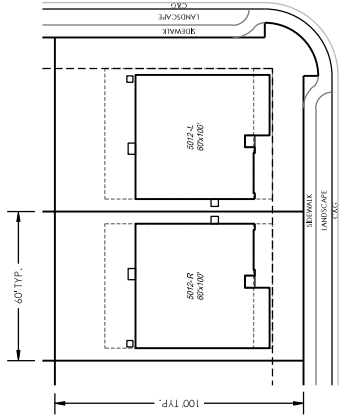
SHEET 3 of 6

PLAN 5012

60'X100' TYP. LOT

TYPICAL LOT SIZE: 6,000 SQ. FT.

TYPICAL CORNER LOT SIZE: 7,000 SQ. FT.



PLAN 5012

COVERAGE AREA: 2,545 SQ. FT.

LOT COVERAGE (TYPICAL): 42.4%

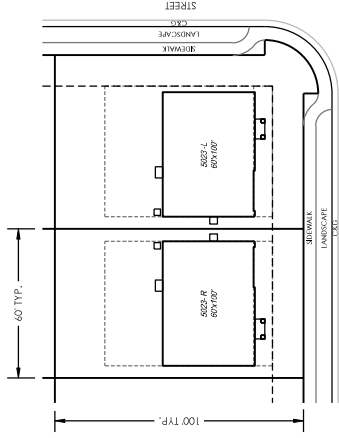
LOT COVERAGE (CORNER): 36.4%

PLAN 5023

60'X100' TYP. LOT

TYPICAL LOT SIZE: 6,000 SQ. FT.

TYPICAL CORNER LOT SIZE: 7,000 SQ. FT.



PLAN 5023

COVERAGE AREA: 1,881 SQ. FT.

LOT COVERAGE (TYPICAL): 31.4%

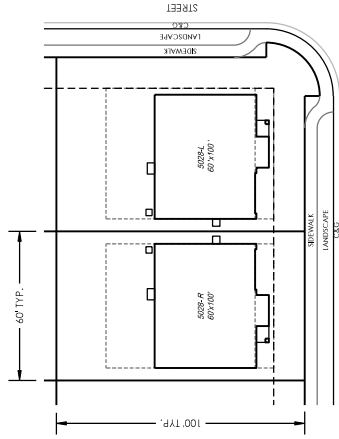
LOT COVERAGE (CORNER): 26.9%

PLAN 5028

60'X100' TYP. LOT

TYPICAL LOT SIZE: 6,000 SQ. FT.

TYPICAL CORNER LOT SIZE: 7,000 SQ. FT.



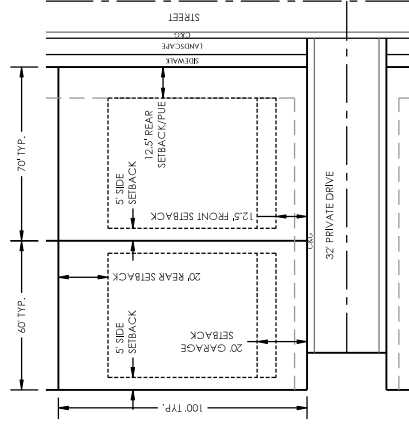
PLAN 5028

COVERAGE AREA: 2,146 SQ. FT.

LOT COVERAGE (TYPICAL): 35.8%

LOT COVERAGE (CORNER): 30.7%

PRIVATE DRIVE

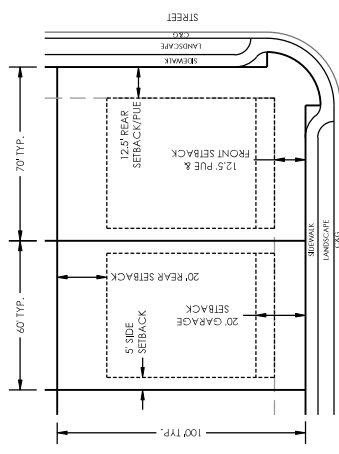


VILLAGES 4 & 6 ~ SNLD-E

60'X100' TYP. LOT

TYPICAL LOT SIZE: 6,000 SQ. FT.

TYPICAL CORNER LOT SIZE: 7,000 SQ. FT.



VILLAGES 4 & 6 ~ SNLD-E
60' x 100' TYP. LOT ~ 50' WIDE HOUSE PLAN
TYPICAL LOT DIAGRAM

PANHANDLE 105

Sacramento County, CA

August 10, 2022

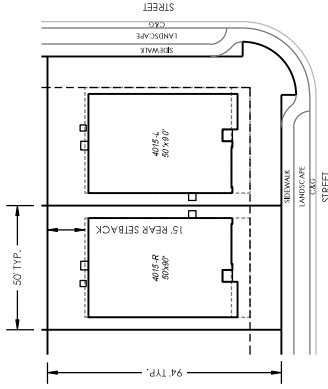
MAGKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS

SHEET 4 of 6

PLAN 4015

OVERSIZED LOT REQUIRED*

MINIMUM LOT SIZE: 4,700 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,640 SQ. FT.



PLAN 4015

COVERAGE AREA: 2,349 SQ. FT.

LOT COVERAGE (TYPICAL): 50.0%

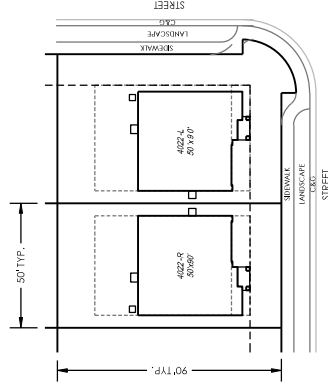
LOT COVERAGE (CORNER): 41.7%

* PLAN 4015 REQUIRES 50' X 94' OR 52.5' X 90'
TO MEET COVERAGE STANDARDS AS
OUTLINED IN THE APPROVED PUD.
** FITS ON APPROX. 29/44 LOTS (65%)

PLAN 4022

50' x 90' TYP. LOT

TYPICAL LOT SIZE: 4,500 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



PLAN 4022

COVERAGE AREA: 1,625 SQ. FT.

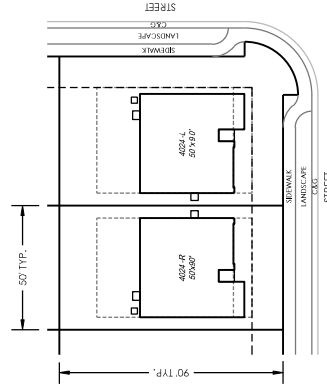
LOT COVERAGE (TYPICAL): 36.1%

LOT COVERAGE (CORNER): 30.1%

PLAN 4024

50' x 90' TYP. LOT

TYPICAL LOT SIZE: 4,500 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



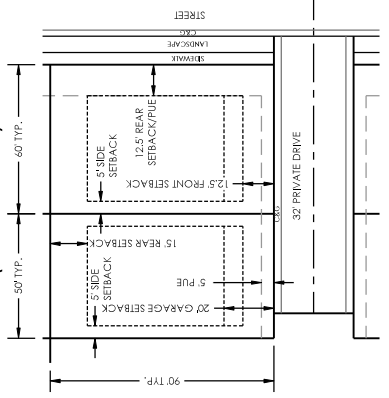
PLAN 4024

COVERAGE AREA: 1,578 SQ. FT.

LOT COVERAGE (TYPICAL): 35.1%

LOT COVERAGE (CORNER): 29.2%

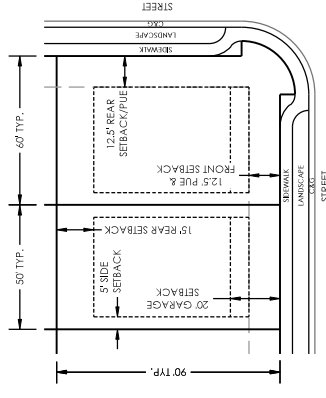
**PRIVATE DRIVE
(VILLAGE 2)**



VILLAGES 2 & 5 ~ SNLD-T

50' x 90' TYP. LOT

TYPICAL LOT SIZE: 4,500 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



VILLAGES 5 ~ SNLD-T

50' x 90' TYP. LOT ~ 40' WIDE HOUSE PLAN

TYPICAL LOT DIAGRAM

PANHANDLE 105

Sacramento County, CA

MAGKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

August 10, 2022

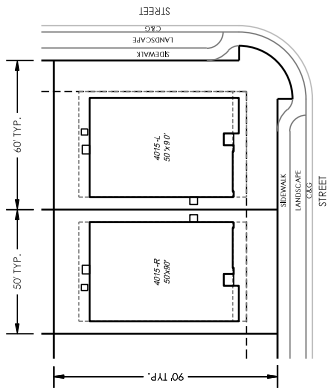
SHEET 5 of 6

PLAN 4015

50' x 90' TYP. LOT

TYPICAL LOT SIZE: 4,500 SQ. FT.

TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



PLAN 4015

COVERAGE AREA: 2,349 SQ. FT.

LOT COVERAGE (TYPICAL): 52.2%

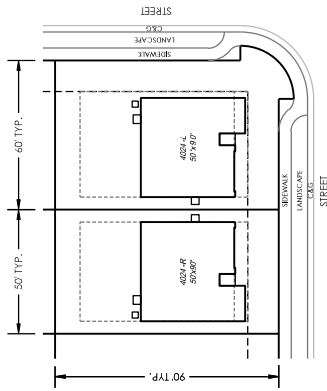
LOT COVERAGE (CORNER): 43.5%

PLAN 4024

50' x 90' TYP. LOT

TYPICAL LOT SIZE: 4,500 SQ. FT.

TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



PLAN 4024

COVERAGE AREA: 1,578 SQ. FT.

LOT COVERAGE (TYPICAL): 35.1%

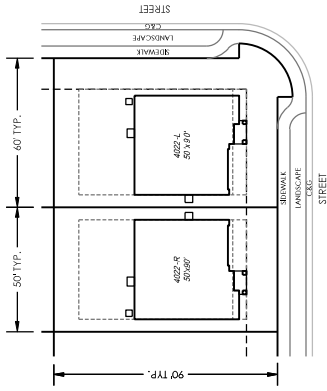
LOT COVERAGE (CORNER): 29.2%

PLAN 4022

50' x 90' TYP. LOT

TYPICAL LOT SIZE: 4,500 SQ. FT.

TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



PLAN 4022

COVERAGE AREA: 1,625 SQ. FT.

LOT COVERAGE (TYPICAL): 36.1%

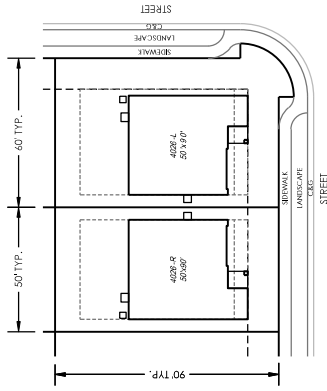
LOT COVERAGE (CORNER): 30.1%

PLAN 4026

50' x 90' TYP. LOT

TYPICAL LOT SIZE: 4,500 SQ. FT.

TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



PLAN 4026

COVERAGE AREA: 1,754 SQ. FT.

LOT COVERAGE (TYPICAL): 39.0%

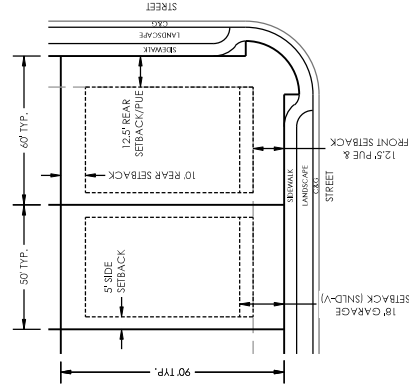
LOT COVERAGE (CORNER): 32.5%

VILLAGE 5 ~ SNLD-V

50' x 90' TYP. LOT

TYPICAL LOT SIZE: 4,500 SQ. FT.

TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



VILLAGE 5 ~ SNLD-V
50' x 90' TYP. LOT ~ 40' WIDE HOUSE PLAN
TYPICAL LOT DIAGRAM

PANHANDLE 105

Sacramento County, CA

August 10, 2022



SHEET 6 of 6

PH

PANHANDLE·105

SACRAMENTO, CA



10.15.2021

PANHANDLE · 105

SACRAMENTO, CA

PRODUCT 1
35' FT

#21066

A-1	Cover Page	A-19	Plan (3526) - Floor Plan
A-2	Street Scene	A-20	Plan (3526) - "B" Spanish Colonial Elevations
A-3	Plan (3514) - Floor Plan	A-21	Plan (3526) - "B" Spanish Colonial Enhanced Elevations
A-4	Plan (3514) - "B" Spanish Colonial Elevations	A-22	Plan (3526) - "D" Modern Prairie Elevations
A-5	Plan (3514) - "B" Spanish Colonial Enhanced Elevations	A-23	Plan (3526) - "D" Modern Prairie Enhanced Elevations
A-6	Plan (3514) - "D" Modern Prairie Elevations	A-24	Plan (3526) - "E" American Farmhouse Elevations
A-7	Plan (3514) - "D" Modern Prairie Enhanced Elevations	A-25	Plan (3526) - "E" American Farmhouse Enhanced Elevations
A-8	Plan (3514) - "E" American Farmhouse Elevations	A-26	Plan (3526) - Roof Plans
A-9	Plan (3514) - "E" American Farmhouse Enhanced Elevations		
A-10	Plan (3514) - Roof Plans	A-27	Plan (3528) - Floor Plan
A-11	Plan (3524) - Floor Plan	A-28	Plan (3528) - "B" Spanish Colonial Elevations
A-12	Plan (3524) - "B" Spanish Colonial Elevations	A-29	Plan (3528) - "B" Spanish Colonial Enhanced Elevations
A-13	Plan (3524) - "B" Spanish Colonial Enhanced Elevations	A-30	Plan (3528) - "D" Modern Prairie Elevations
A-14	Plan (3524) - "D" Modern Prairie Elevations	A-31	Plan (3528) - "D" Modern Prairie Enhanced Elevations
A-15	Plan (3524) - "D" Modern Prairie Enhanced Elevations	A-32	Plan (3528) - "E" American Farmhouse Elevations
A-16	Plan (3524) - "E" American Farmhouse Elevations	A-33	Plan (3528) - "E" American Farmhouse Enhanced Elevations
A-17	Plan (3524) - "E" American Farmhouse Enhanced Elevations	A-34	Plan (3528) - Roof Plans
A-18	Plan (3524) - Roof Plans		



Developer: MLC Holdings Inc.
2603 Camino Ramon, Suite 140
San Ramon, Ca 94583

Contact: Paul Manyisha
Business: (925)-324-6178
paul.manyisha@mlcholdings.net
www.lenmar.com

Contact: Aric Coffee
Business: (949) 660-1587
acoffee@klcarch.com
www.klcarch.com

Architect: Kevin L. Crook Architect, Inc.
1360 Reynolds Ave, Suite 110
Irvine, Ca 92614



PANHANDLE · 105

SACRAMENTO, CA

PRODUCT 2
40' FT

#21066

A-35	Cover Page	A-53	Plan (4024) - Floor Plan
A-36	Street Scene	A-54	Plan (4024) - "B" Spanish Colonial Elevations
A-37	Plan (4015) - Floor Plan	A-55	Plan (4024) - "B" Spanish Colonial Enhanced Elevations
A-38	Plan (4015) - "B" Spanish Colonial Elevations	A-56	Plan (4024) - "D" Modern Prairie Elevations
A-39	Plan (4015) - "B" Spanish Colonial Enhanced Elevations	A-57	Plan (4024) - "D" Modern Prairie Enhanced Elevations
A-40	Plan (4015) - "D" Modern Prairie Elevations	A-58	Plan (4024) - "E" American Farmhouse Elevations
A-41	Plan (4015) - "D" Modern Prairie Enhanced Elevations	A-59	Plan (4024) - "E" American Farmhouse Enhanced Elevations
A-42	Plan (4015) - "E" American Farmhouse Elevations	A-60	Plan (4024) - Roof Plans
A-43	Plan (4015) - "E" American Farmhouse Enhanced Elevations		
A-44	Plan (4015) - Roof Plans	A-61	Plan (4026) - Floor Plan
		A-62	Plan (4026) - "B" Spanish Colonial Elevations
A-45	Plan (4022) - Floor Plan	A-63	Plan (4026) - "B" Spanish Colonial Enhanced Elevations
A-46	Plan (4022) - "B" Spanish Colonial Elevations	A-64	Plan (4026) - "D" Modern Prairie Elevations
A-47	Plan (4022) - "B" Spanish Colonial Enhanced Elevations	A-65	Plan (4026) - "D" Modern Prairie Enhanced Elevations
A-48	Plan (4022) - "D" Modern Prairie Elevations	A-66	Plan (4026) - "E" American Farmhouse Elevations
A-49	Plan (4022) - "D" Modern Prairie Enhanced Elevations	A-67	Plan (4026) - "E" American Farmhouse Enhanced Elevations
A-50	Plan (4022) - "E" American Farmhouse Elevations	A-68	Plan (4026) - Roof Plans
A-51	Plan (4022) - "E" American Farmhouse Enhanced Elevations		
A-52	Plan (4022) - Roof Plans		



Developer: MLC Holdings Inc.
2603 Camino Ramon, Suite 140
San Ramon, Ca 94583

Contact: Paul Manyisha
Business: (925)-324-6178
paul.manyisha@mlcholdings.net
www.lenmar.com

Contact: Aric Coffee
Business: (949) 660-1587
acoffee@klcarch.com
www.klcarch.com

Architect: Kevin L. Crook Architect, Inc.
1360 Reynolds Ave, Suite 110
Irvine, Ca 92614



PANHANDLE • 105

SACRAMENTO, CA

PRODUCT 3
45' FT

#21066

A-69	Cover Page	A-87	Plan (4528) - Floor Plan
A-70	Street Scene	A-88	Plan (4528) - "B" Spanish Colonial Elevations
A-71	Plan (4514) - Floor Plan	A-89	Plan (4528) - "B" Spanish Colonial Enhanced Elevations
A-72	Plan (4514) - "B" Spanish Colonial Elevations	A-90	Plan (4528) - "D" Modern Prairie Elevations
A-73	Plan (4514) - "B" Spanish Colonial Enhanced Elevations	A-91	Plan (4528) - "D" Modern Prairie Enhanced Elevations
A-74	Plan (4514) - "D" Modern Prairie Elevations	A-92	Plan (4528) - "E" American Farmhouse Elevations
A-75	Plan (4514) - "D" Modern Prairie Enhanced Elevations	A-93	Plan (4528) - "E" American Farmhouse Enhanced Elevations
A-76	Plan (4514) - "E" American Farmhouse Elevations	A-94	Plan (4528) - Roof Plans
A-77	Plan (4514) - "E" American Farmhouse Enhanced Elevations		
A-78	Plan (4514) - Roof Plans		
A-79	Plan (4524) - Floor Plan		
A-80	Plan (4524) - "B" Spanish Colonial Elevations		
A-81	Plan (4524) - "B" Spanish Colonial Enhanced Elevations		
A-82	Plan (4524) - "D" Modern Prairie Elevations		
A-83	Plan (4524) - "D" Modern Prairie Enhanced Elevations		
A-84	Plan (4524) - "E" American Farmhouse Elevations		
A-85	Plan (4524) - "E" American Farmhouse Enhanced Elevations		
A-86	Plan (4524) - Roof Plans		



Developer: MLC Holdings Inc.
2603 Camino Ramon, Suite 140
San Ramon, Ca 94583

Contact: Paul Manyisha
Business: (925)-324-6178
paul.manyisha@mlcholdings.net
www.lenmar.com

Contact: Aric Coffee
Business: (949) 660-1587
acoffee@klcarch.com
www.klcarch.com

Architect: Kevin L. Crook-Architect, Inc.
1360 Reynolds Ave, Suite 110
Irvine, Ca 92614



A-95	Cover Page	A-113	Plan (5028) - Floor Plan
A-96	Street Scene	A-114	Plan (5028) - "B" Spanish Colonial Elevations
A-97	Plan (5012) - Floor Plan	A-115	Plan (5028) - "B" Spanish Colonial Enhanced Elevations
A-98	Plan (5012) - "B" Spanish Colonial Elevations	A-116	Plan (5028) - "D" Modern Prairie Elevations
A-99	Plan (5012) - "B" Spanish Colonial Enhanced Elevations	A-117	Plan (5028) - "D" Modern Prairie Enhanced Elevations
A-100	Plan (5012) - "D" Modern Prairie Elevations	A-118	Plan (5028) - "E" American Farmhouse Elevations
A-101	Plan (5012) - "D" Modern Prairie Enhanced Elevations	A-119	Plan (5028) - "E" American Farmhouse Enhanced Elevations
A-102	Plan (5012) - "E" American Farmhouse Elevations	A-120	Plan (5028) - Roof Plans
A-103	Plan (5012) - "E" American Farmhouse Enhanced Elevations	A-121	Written Color Schemes
A-104	Plan (5012) - Roof Plans	A-122	Color Boards - "B" Spanish Colonial
A-105	Plan (5023) - Floor Plan	A-123	Color Boards - "D" Modern Prairie
A-106	Plan (5023) - "B" Spanish Colonial Elevations	A-124	Color Boards - "E" American Farmhouse
A-107	Plan (5023) - "B" Spanish Colonial Enhanced Elevations		
A-108	Plan (5023) - "D" Modern Prairie Elevations		
A-109	Plan (5023) - "D" Modern Prairie Enhanced Elevations		
A-110	Plan (5023) - "E" American Farmhouse Elevations		
A-111	Plan (5023) - "E" American Farmhouse Enhanced Elevations		
A-112	Plan (5023) - Roof Plans		



Developer: MLC Holdings Inc.
2603 Camino Ramon, Suite 140
San Ramon, Ca 94583

Contact: Paul Manyisha
Business: (925)-324-6178
paul.manyisha@mlcholdings.net
www.lenmar.com

Contact: Aric Coffee
Business: (949) 660-1587
acoffee@klcarch.com
www.klcarch.com

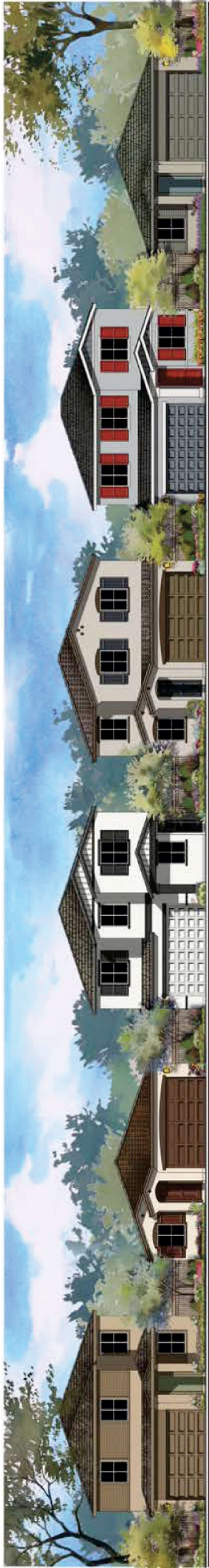
Architect: Kevin L. Crook-Architect, Inc.
1360 Reynolds Ave, Suite 110
Irvine, Ca 92614



PH PANHANDLE • 105

SACRAMENTO, CA

PRODUCT 1 / 35' FT



35' STREET SCENE



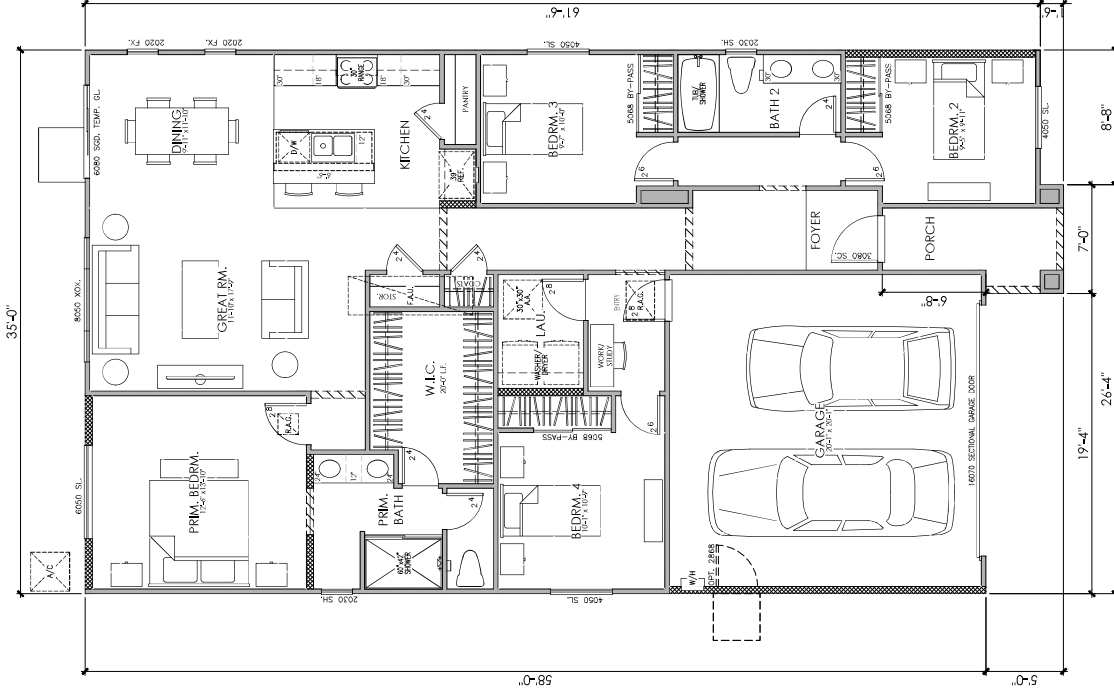
PANHANDLE • 105
SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-2

Kevin L. Crook
Architect
Inc.
PLANNING & ARCHITECTURE

#21066



**PLAN 3514
AREA TABULATION**

CONDITIONED SPACE	1,618 SQ. FT.
FLOOR AREA	1,618 SQ. FT.
TOTAL DWELLING	1,618 SQ. FT.
UNCONDITIONED SPACE	491 SQ. FT.
GARAGE	54 SQ. FT.
PORCH	54 SQ. FT.



**FLOOR PLAN
PLAN 3514
4 BEDROOM, 2 BATH**

PRODUCT 1
35' FT

PANHANDLE · 105
SACRAMENTO, CA

10.15.2021
A-3

Kevin L. Crook
Architect
Inc.
SACRAMENTO, CALIFORNIA

#21066

MLC Holdings, Inc.

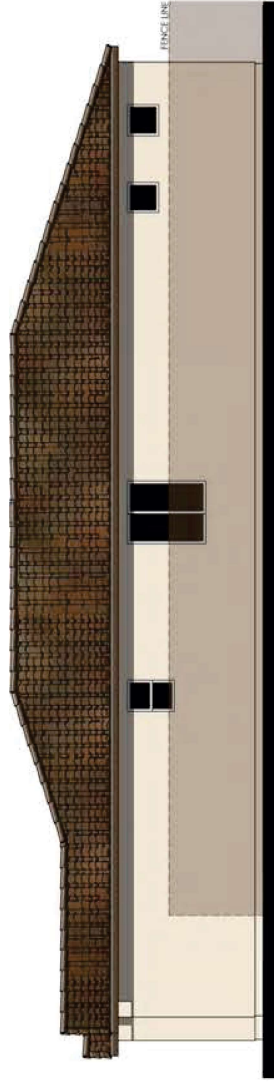




Refer to landscape drawings for wall, tree, and shrub locations

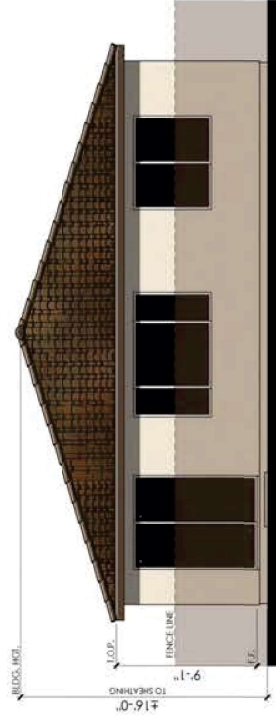
FRONT

© 2021 Kevin L. Crook Architect, Inc.

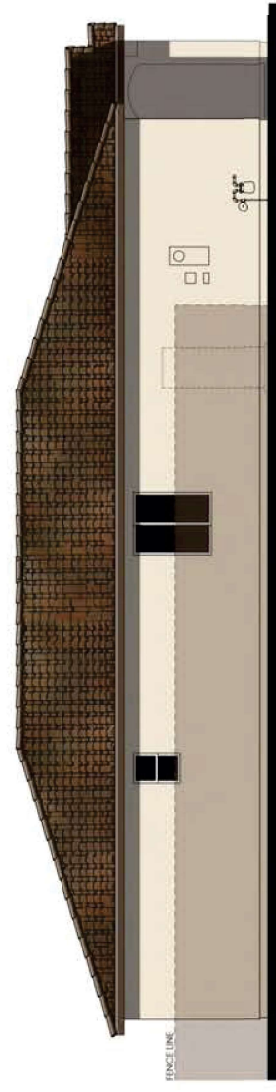


RIGHT

- MATERIALS LEGEND**
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE 3" TILE
 - WALLS: STUCCO OVER FOAM
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALLS: STUCCO OVER FOAM
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 19
 PLAN 3514 "B"
 SPANISH COLONIAL ELEVATIONS

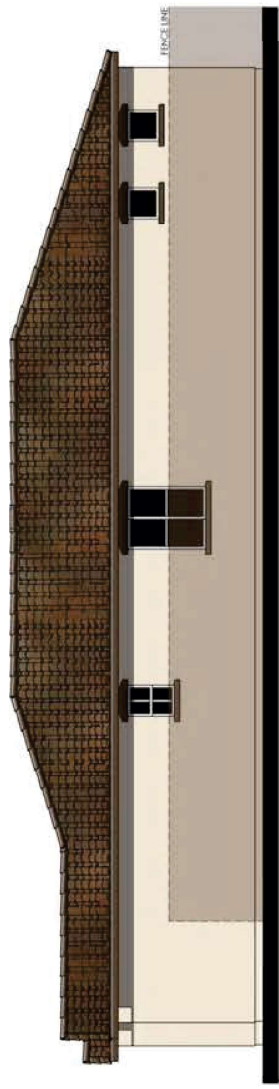


PANHANDLE • 105
 SACRAMENTO, CA

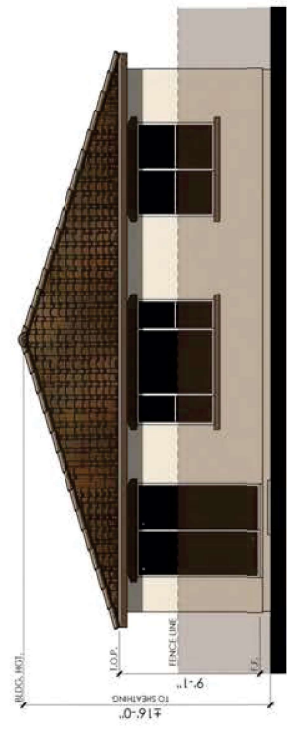
PRODUCT 1
 35' FT

10.15.2021
 A-4

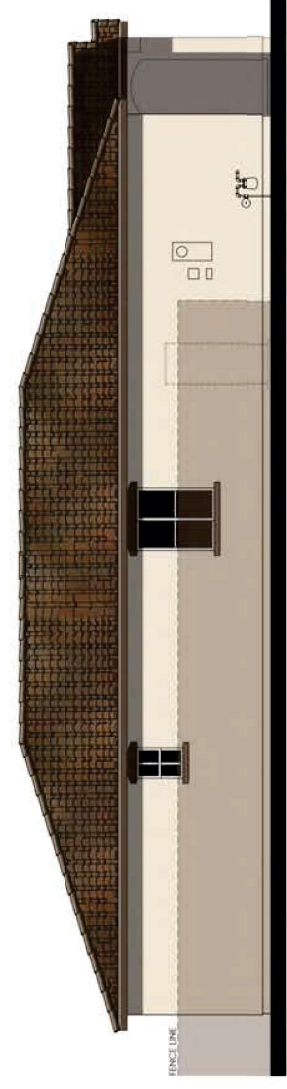
Kevin L. Crook
 Architect
 Inc.
 #21066



RIGHT



REAR



LEFT

COLOR SCHEME 19
PLAN 3514 "B"
 SPANISH COLONIAL ENHANCED ELEVATIONS





Refer to landscape drawings for wall, tree, and shrub locations

© 2021 Kevin L. Crook Architect, Inc.

FRONT



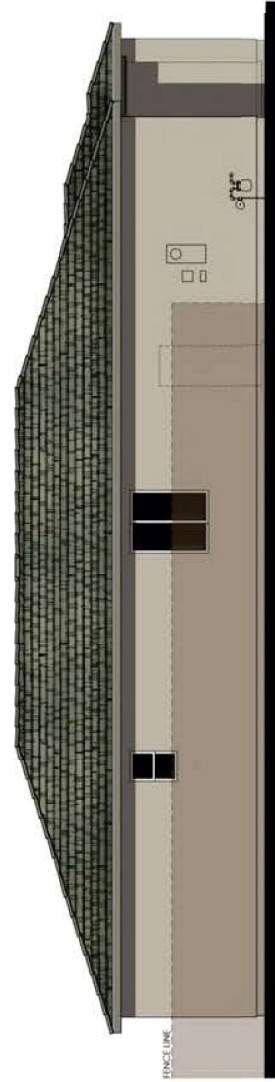
RIGHT

MATERIALS LEGEND

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- FLOOR: CONCRETE FLAT TILE
- ROOF: 266 WOOD SHAKES
- BARGE: 2x6 WOOD
- WALL: STUCCO / CEMENTITIOUS S' LAP SIDING
- WINDOWS: SIMULATED WOOD SHUTTERS
- TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



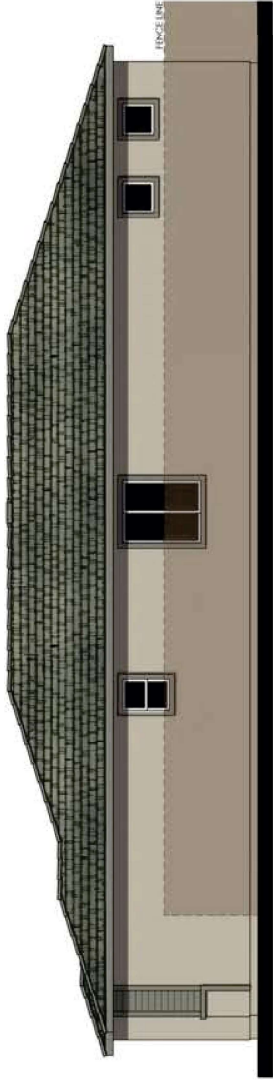
REAR



LEFT

COLOR SCHEME 25
PLAN 3514 "D"
 MODERN PRAIRIE ELEVATIONS

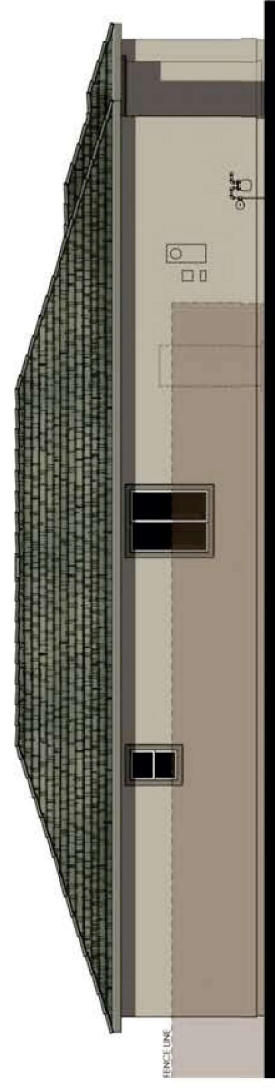




RIGHT



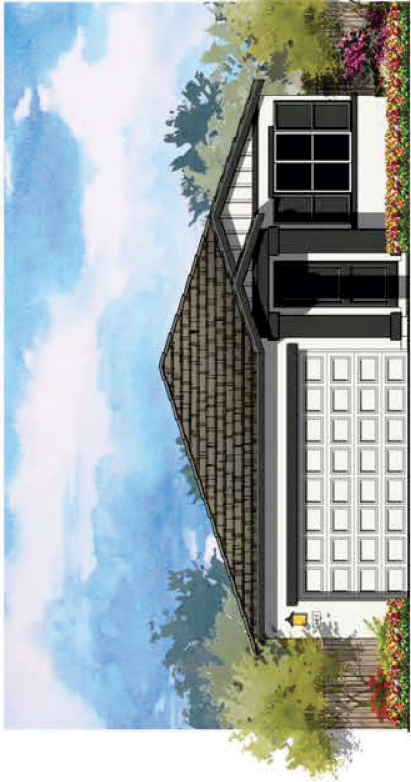
REAR



LEFT

COLOR SCHEME 25
PLAN 3514 "D"
 MODERN PRAIRIE ENHANCED ELEVATIONS

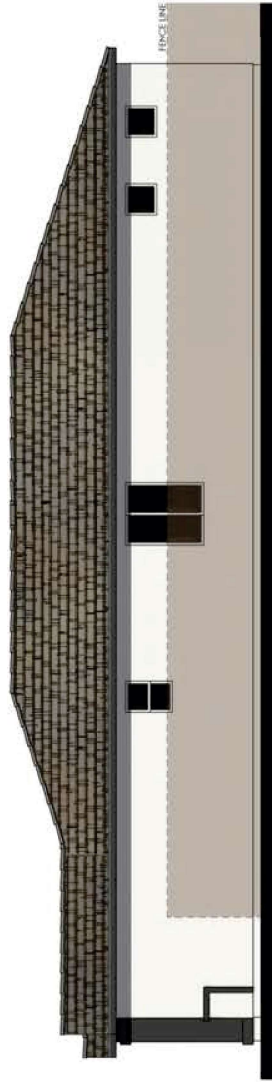




Refer to landscape drawings for wall, fence, and shrub locations.

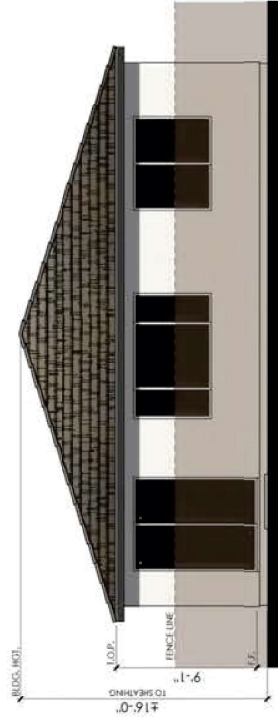
© 2021 Kevin L. Crook Architect, Inc.

FRONT

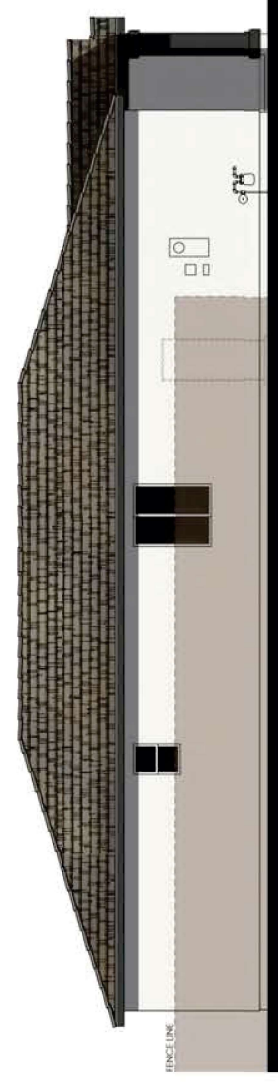


RIGHT

- MATERIALS LEGEND**
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
 - ROOF: CONCRETE FLAT TILE
 - CHIMNEY: 2x6 WOOD
 - EAVE: 2x6 WOOD
 - GABLE: CEMENTITIOUS BOARD AND BATTEN
 - WALLS: STUCCO OVER RIGID FOAM
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 28
PLAN 3514 "E"
 AMERICAN FARMHOUSE ELEVATIONS

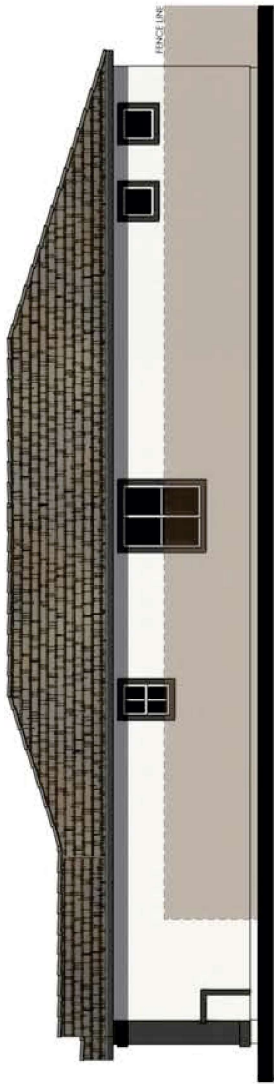


PANHANDLE 105
 SACRAMENTO, CA

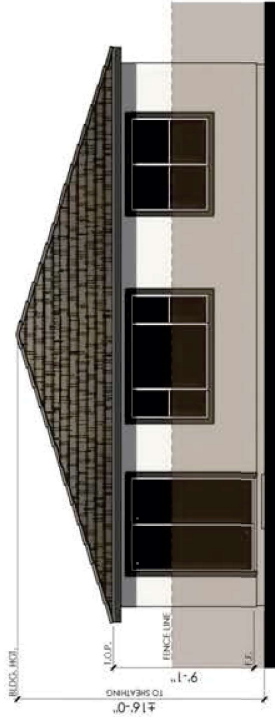
PRODUCT 1
 35' FT

10.15.2021
 A-8

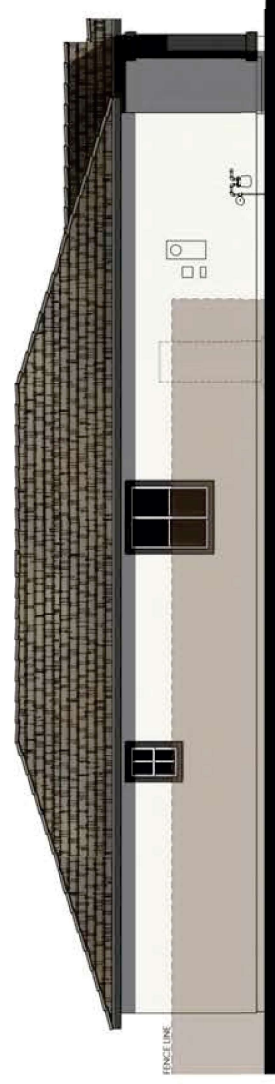
Kevin L. Crook
Architect
 Inc.
 #21066



RIGHT



REAR



LEFT

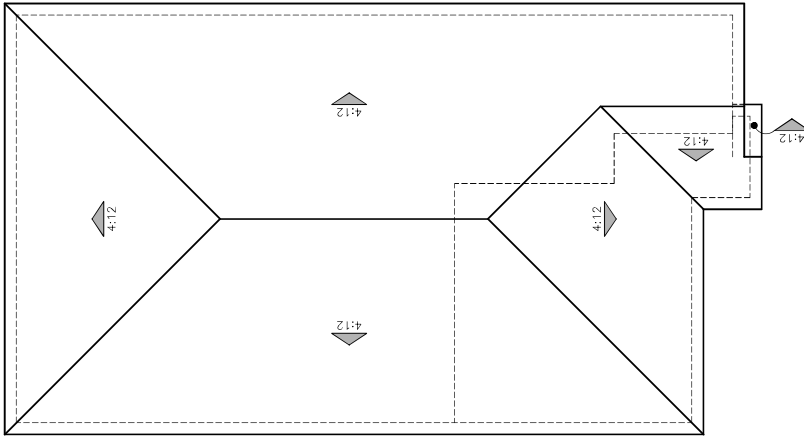
COLOR SCHEME 28
PLAN 3514 "E"
 AMERICAN FARMHOUSE ENHANCED ELEVATIONS



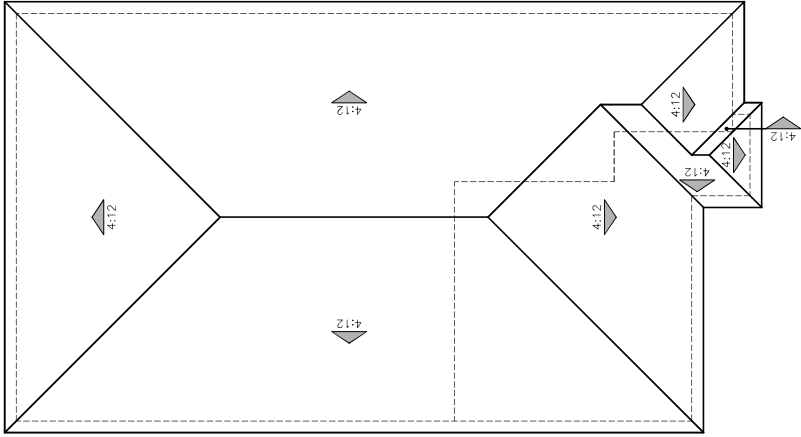
PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 1
 35' FT
 A-9
 10.15.2021

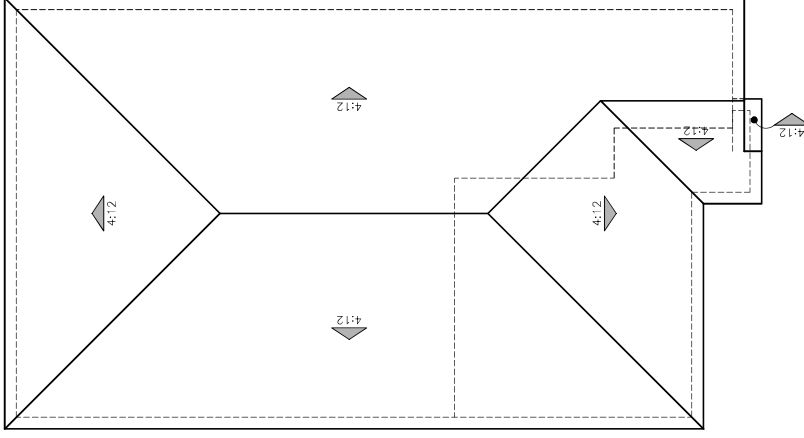
Kevin L. Crook
Architect
 Inc.
 #21066



"B" - SPANISH COLONIAL



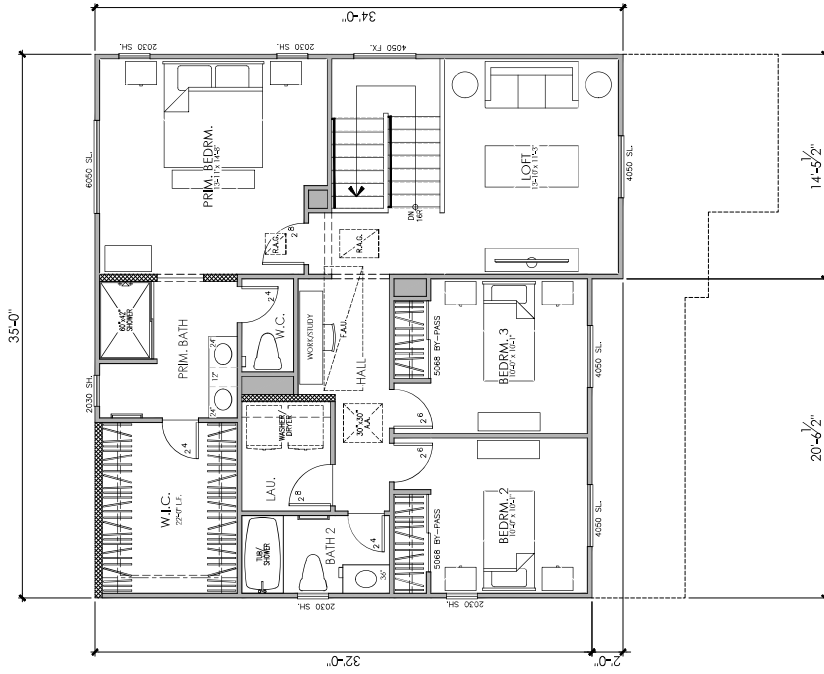
"D" - MODERN PRAIRIE



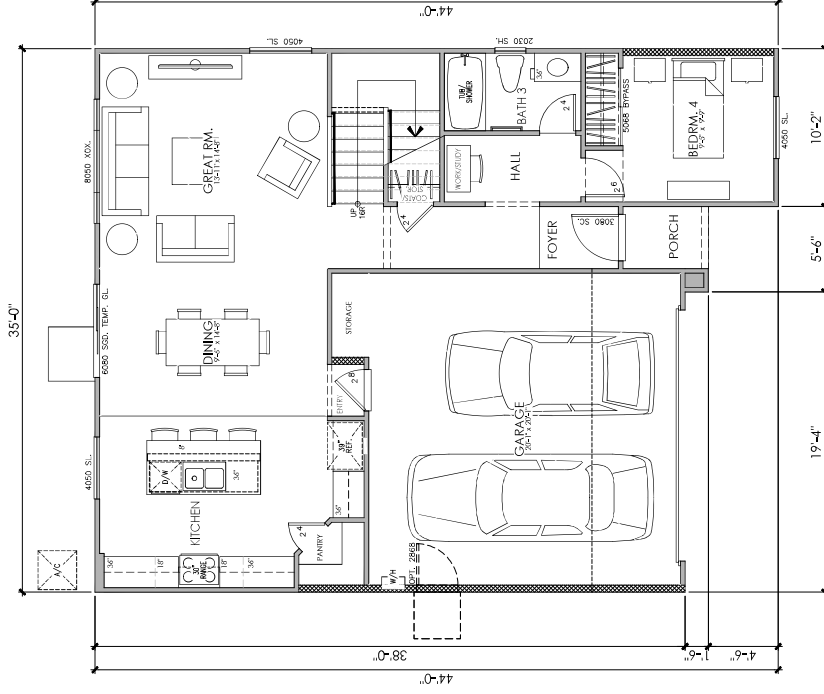
"E" AMERICAN FARMHOUSE

ROOF PLANS
PLAN 3514





SECOND FLOOR PLAN



FIRST FLOOR PLAN

**PLAN 3524
AREA TABULATION**

CONDITIONED SPACE	942 SQ. FT.
FIRST FLOOR AREA	1,076 SQ. FT.
TOTAL DWELLING	2,020 SQ. FT.
UNCONDITIONED SPACE	433 SQ. FT.
GARAGE	22 SQ. FT.
PORCH	



PLAN 3524
4 BEDROOM, 3 BATH, LOFT

PANHANDLE • 105
SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-11

Kevin L. Crook
Architect
Inc.

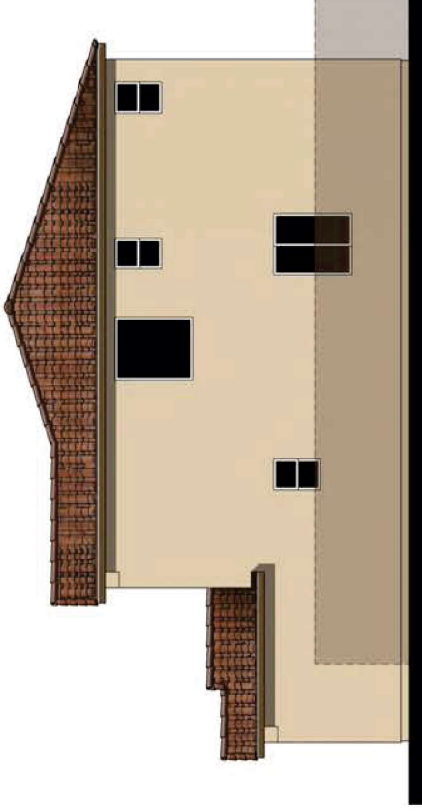
#21066



Refer to landscape drawings for wall, tree, and shrub locations

FRONT

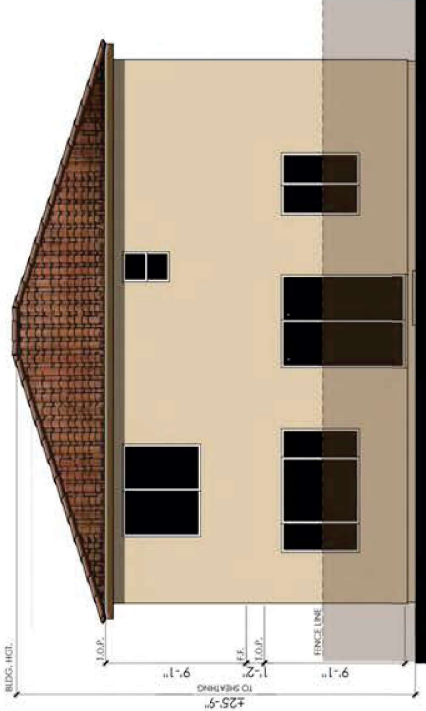
© 2021 Kevin L. Crook Architect, Inc.



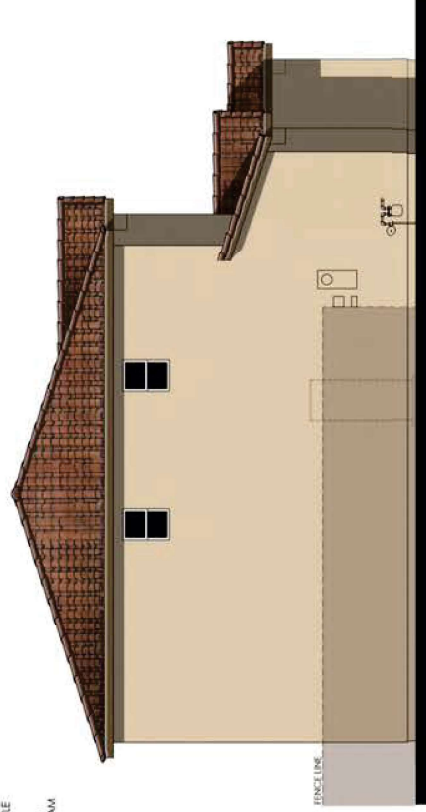
RIGHT

MATERIALS LEGEND

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE LOW PROFILE 3" TILE
- WALLS: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: SIMULATED CLAY TILE
- TRIM: WHITE PVC
- WINDOWS: VINYL W/ GRIDS
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 20

PLAN 3524 "B"
SPANISH COLONIAL ELEVATIONS

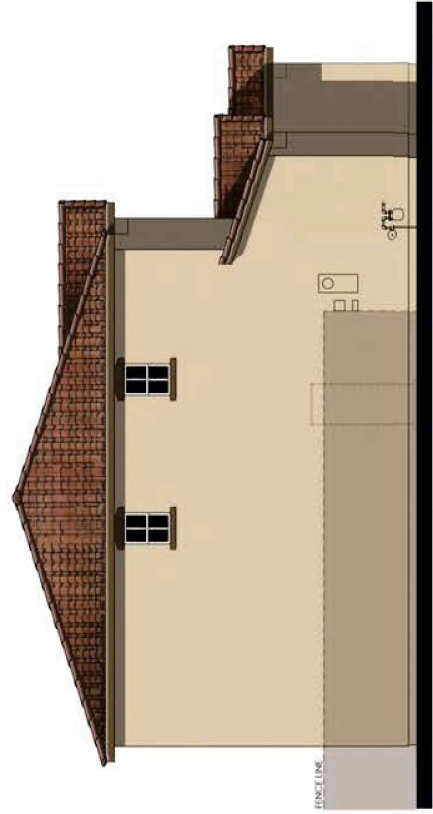




RIGHT



REAR



LEFT

COLOR SCHEME 20
 PLAN 3524 "B"
 SPANISH COLONIAL ENHANCED ELEVATIONS



PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 1
 35' FT

10.15.2021
 A-13

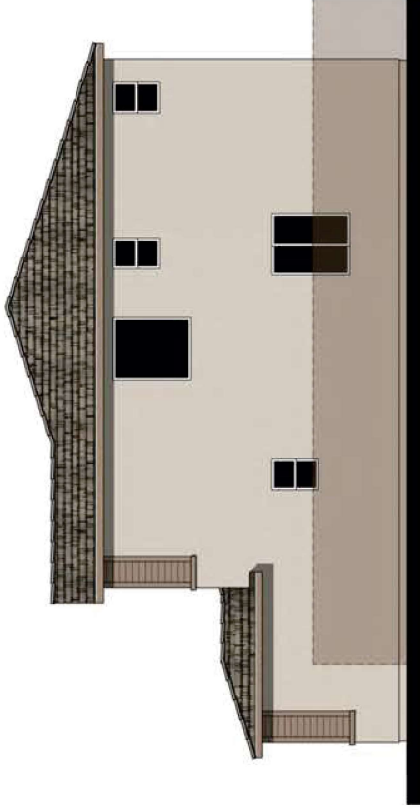
Kevin L. Crook
Architect
 Inc.
 #21066



Refer to landscape drawings for wall, tree, and shrub locations

© 2021 Kevin L. Crook Architect, Inc.

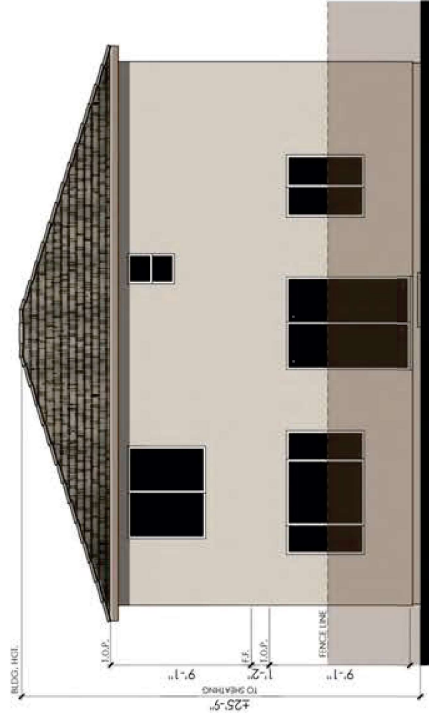
FRONT



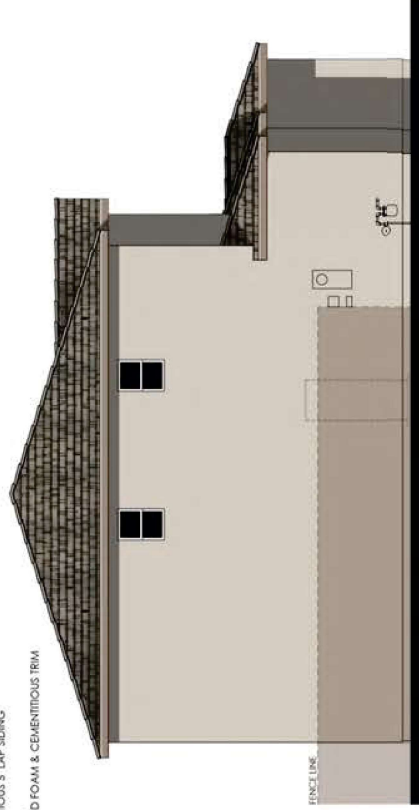
RIGHT

MATERIALS LEGEND

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- FLOOR: CONCRETE FLAT TILE
- ROOF: 266 WOOD SHAKES
- BARGE: 2x6 WOOD
- WALL: STUCCO / CEMENTITIOUS 5" LAP SIDING
- WINDOWS: SIMULATED WOOD SHUTTERS
- TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 26
PLAN 3524 "D"
 MODERN PRAIRIE ELEVATIONS



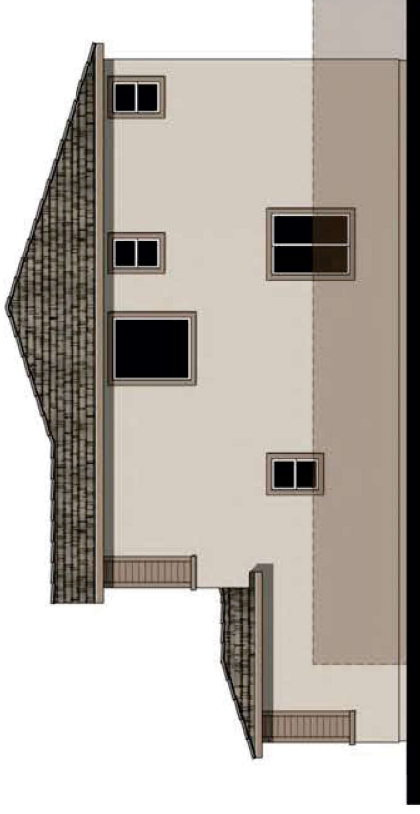
PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 1
 35' FT

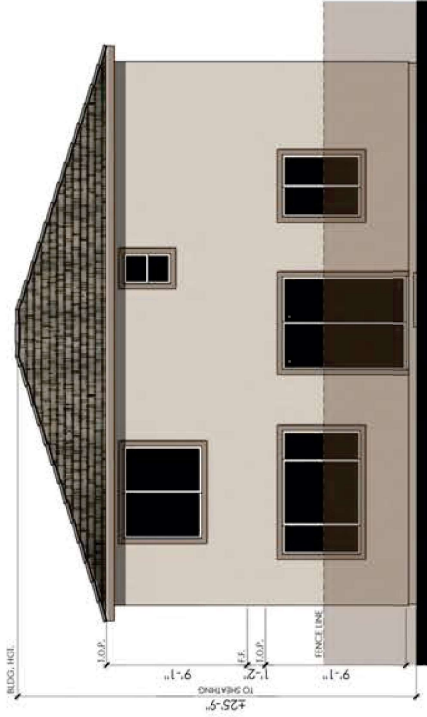
10.15.2021
 A-14

Kevin L. Crook
Architect
 Inc.
 SACRAMENTO, CALIFORNIA

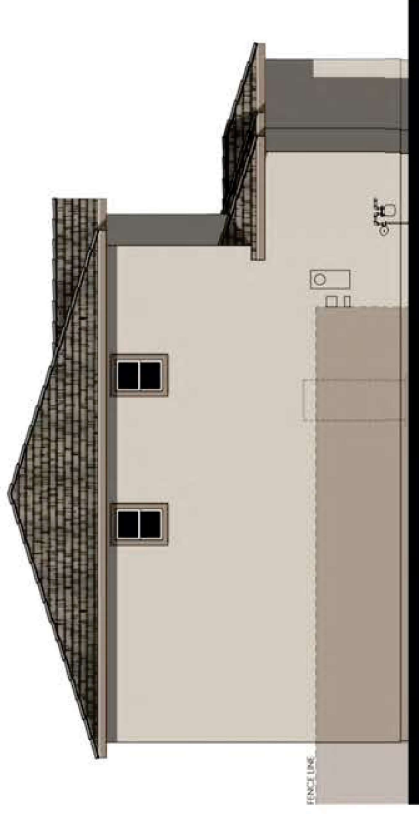
#21066



RIGHT



REAR



LEFT

COLOR SCHEME 26
 PLAN 3524 "D"
 MODERN PRAIRIE ENHANCED ELEVATIONS



PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 1
 35' FT

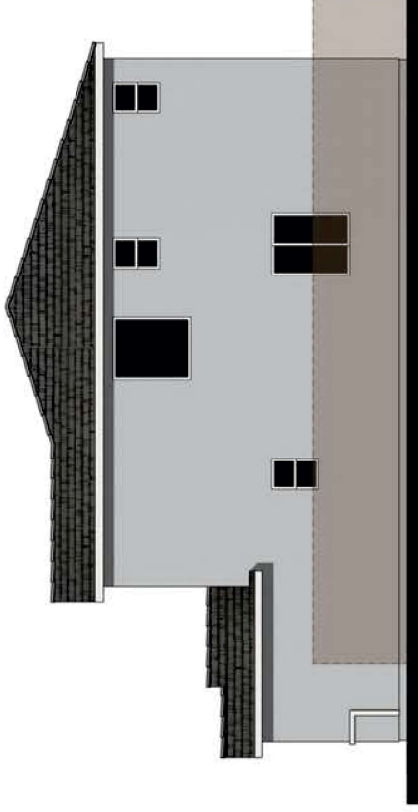
10.15.2021
 A-15

Kevin L. Crook
Architect
 Inc.
 #21066



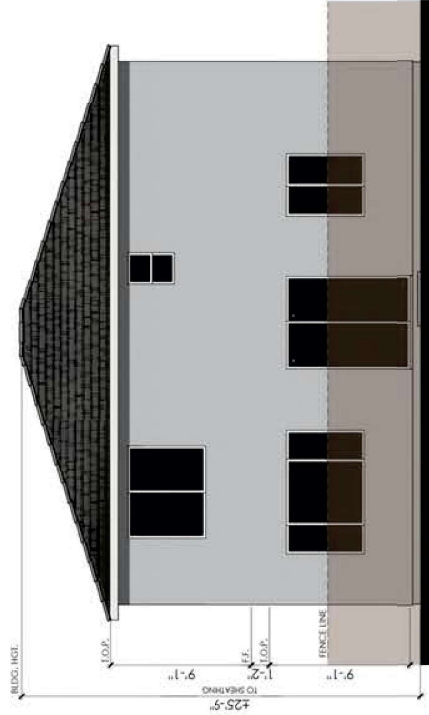
© 2021 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

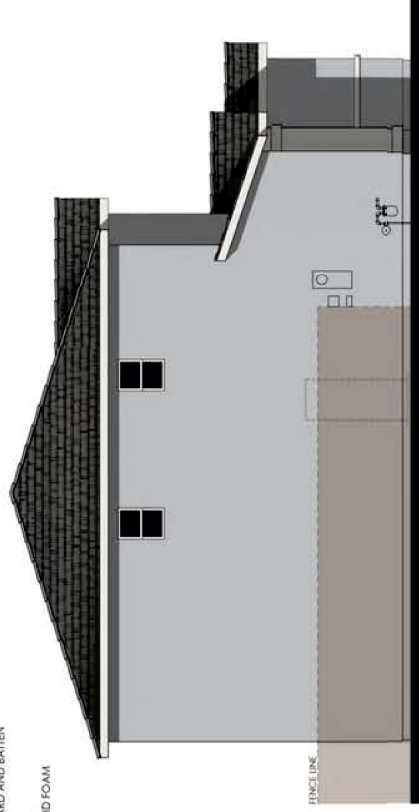


RIGHT

- MATERIALS LEGEND**
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
 - ROOF: CONCRETE FLAT TILE
 - WALLS: 2x6 WOOD
 - EAVE: 2x6 WOOD
 - GABLE: CEMENTITIOUS BOARD AND BATTEN
 - TRIM: 1x4 WOOD
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 29
PLAN 3524 "E"
 AMERICAN FARMHOUSE ELEVATIONS

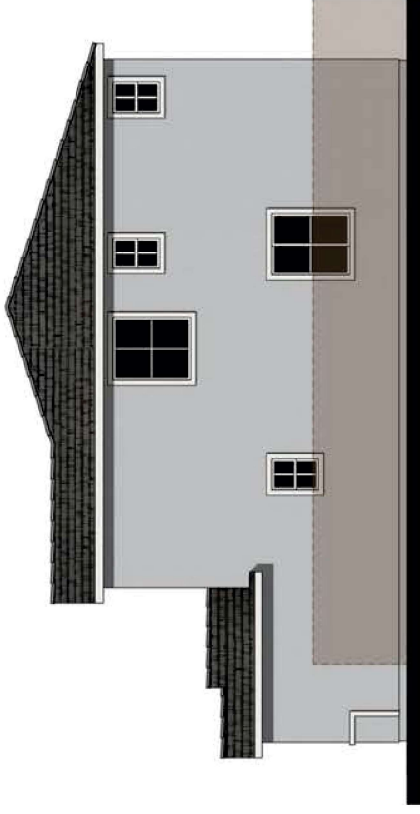


PANHANDLE • 105
 SACRAMENTO, CA

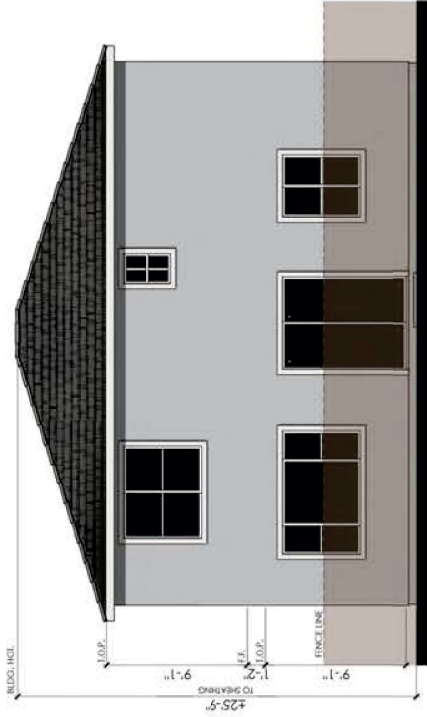
PRODUCT 1
 35' FT

10.15.2021
 A-16

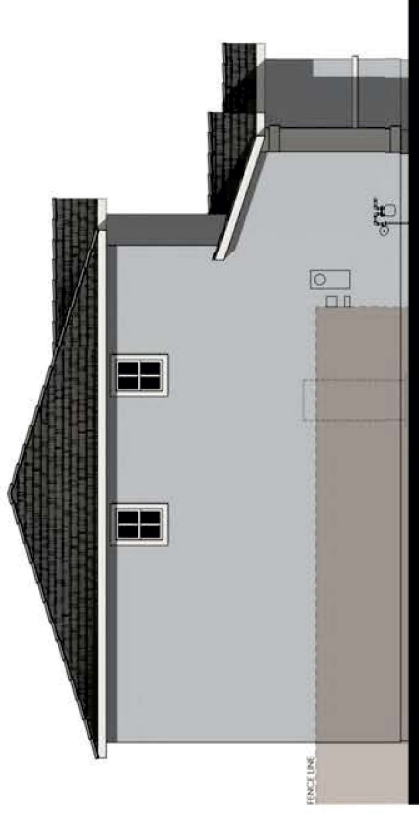
Kevin L. Crook
Architect
 Inc.
 #21066



RIGHT



REAR



LEFT

COLOR SCHEME 29
 PLAN 3524 "E"
 AMERICAN FARMHOUSE ENHANCED ELEVATIONS

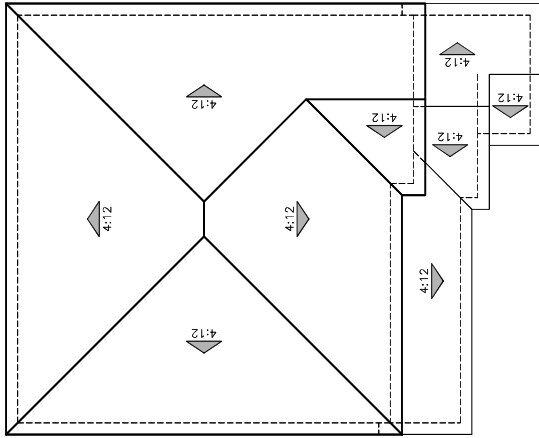


PANHANDLE • 105
 SACRAMENTO, CA

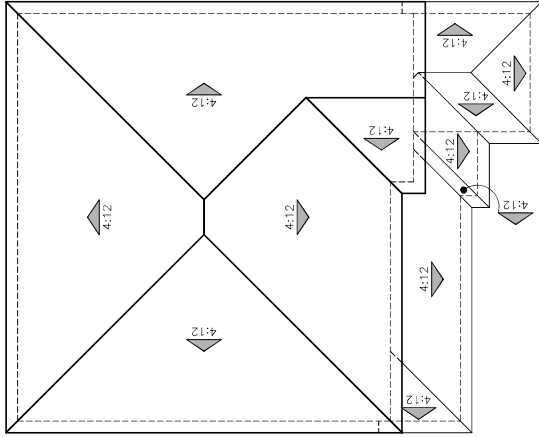
PRODUCT 1
 35' FT

10.15.2021
 A-17

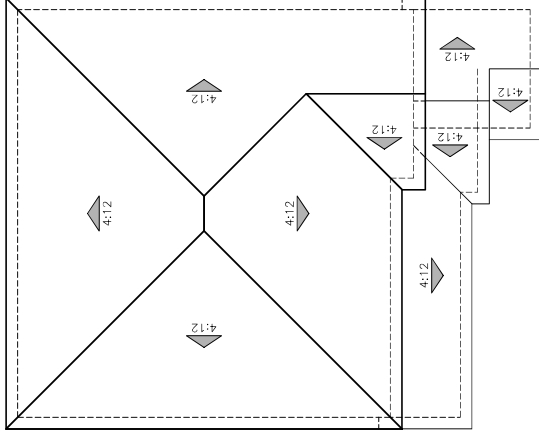
Kevin L. Crook
Architect
 Inc.
 #21066



"B" - SPANISH COLONIAL



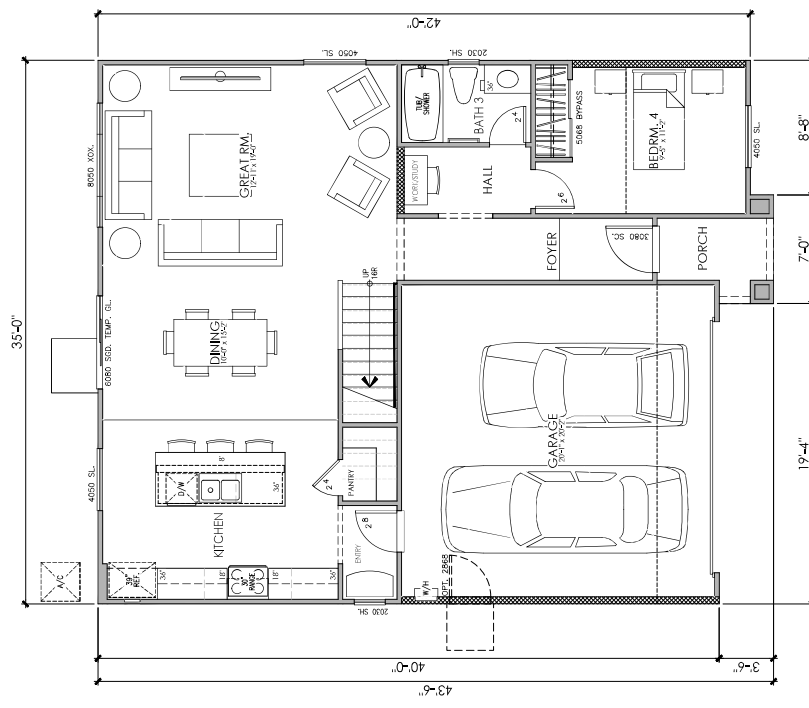
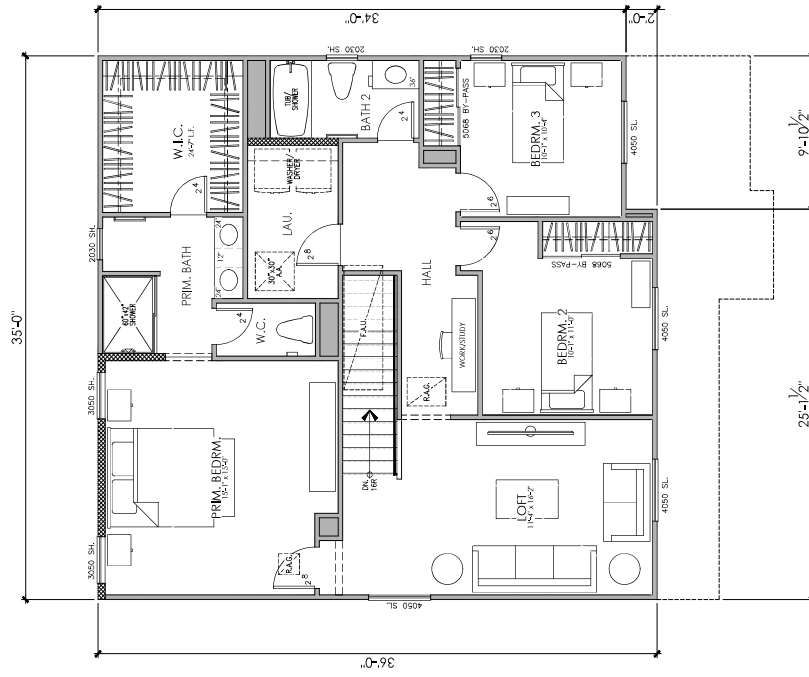
"D" - MODERN PRAIRIE



"E" - AMERICAN FARMHOUSE

ROOF PLANS
PLAN 3524





**PLAN 3526
AREA TABULATION**

CONDITIONED SPACE	SQ. FT.
FIRST FLOOR AREA	983 SQ. FT.
SECOND FLOOR AREA	1,194 SQ. FT.
TOTAL DWELLING	2,177 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	421 SQ. FT.
PORCH	35 SQ. FT.

FIRST FLOOR PLAN

SECOND FLOOR PLAN

PLAN 3526
4 BEDROOM, 3 BATH, LOFT

Kevin L. Crook
Architect
Inc.
SACRAMENTO, CALIFORNIA

10.15.2021
A-19
PRODUCT 1
35' FT

PANHANDLE • 105
SACRAMENTO, CA

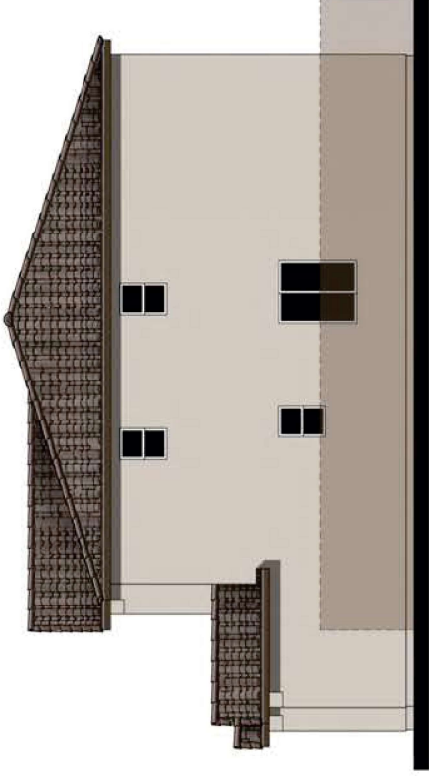




Refer to landscape drawings for wall, tree, and shrub locations

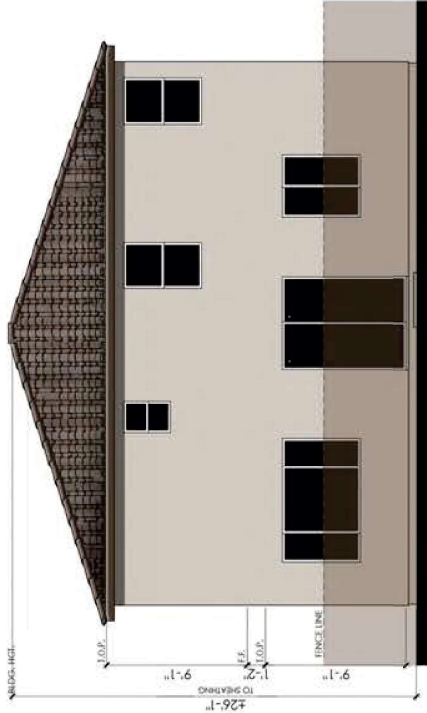
© 2021 Kevin L. Crook Architect, Inc.

FRONT

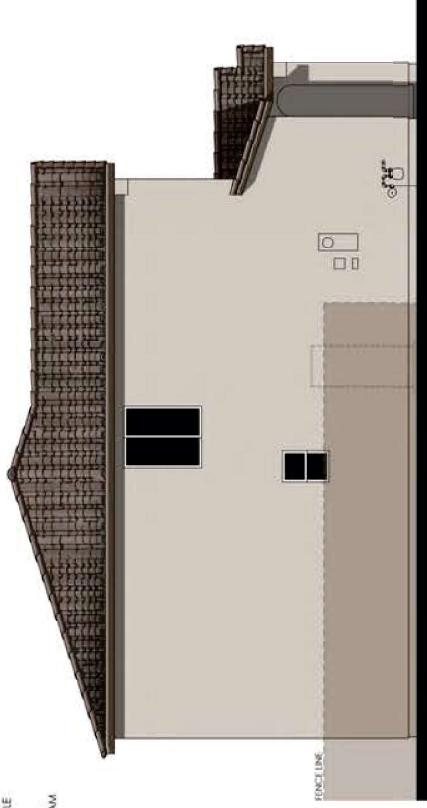


RIGHT

- MATERIALS LEGEND**
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE 7.5" TILE
 - WALLS: 2x6 WOOD
 - BASE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - TRIM: 1x4 WOOD
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



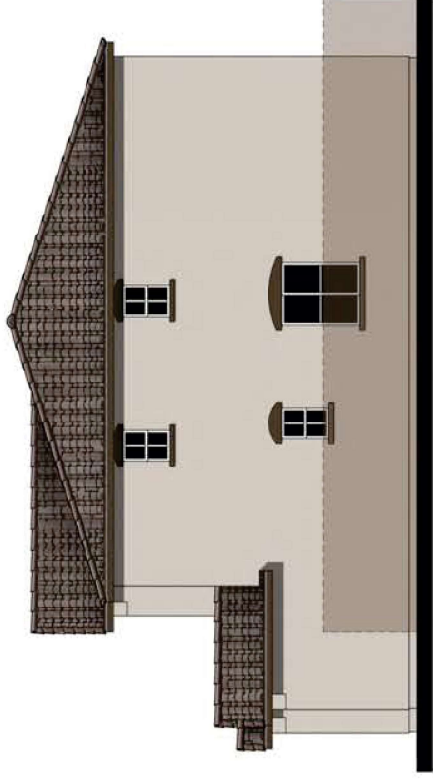
REAR



LEFT

COLOR SCHEME 21
 PLAN 3526 "B"
 SPANISH COLONIAL ELEVATIONS

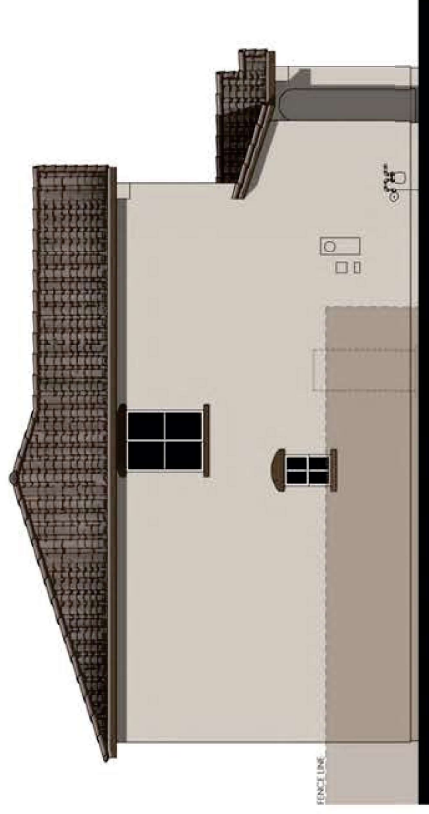




RIGHT



REAR



LEFT

COLOR SCHEME 21
 PLAN 3526 "B"
 SPANISH COLONIAL ENHANCED ELEVATIONS



PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 1
 35' FT

10.15.2021
 A-21

Kevin L. Crook
Architect
 Inc.
 SACRAMENTO, CALIFORNIA

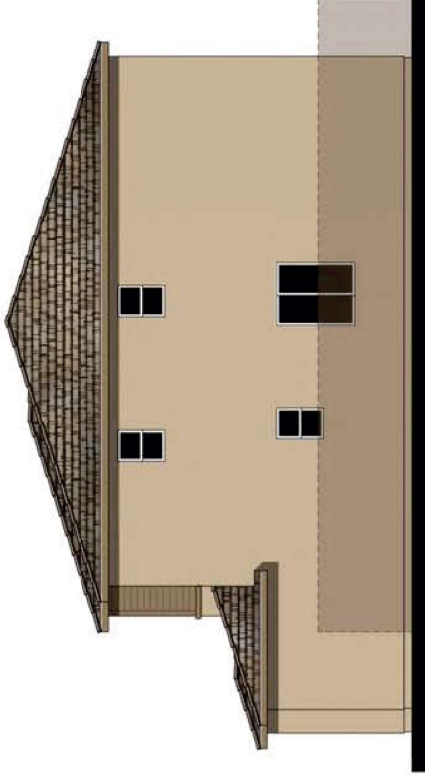
#21066



Refer to landscape drawings for wall, tree, and shrub locations.

© 2021 Kevin L. Crook Architect, Inc.

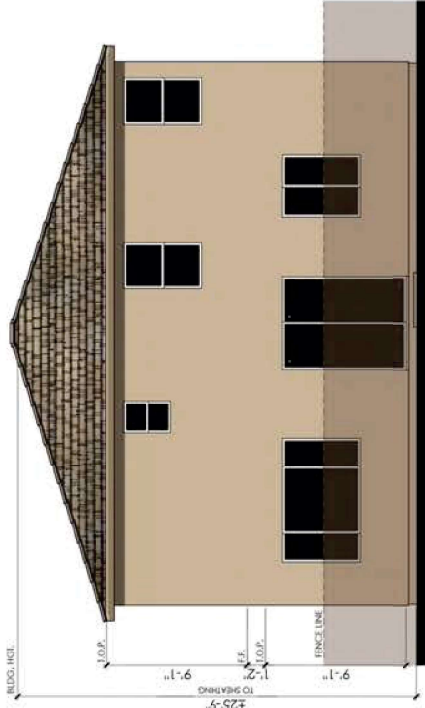
FRONT



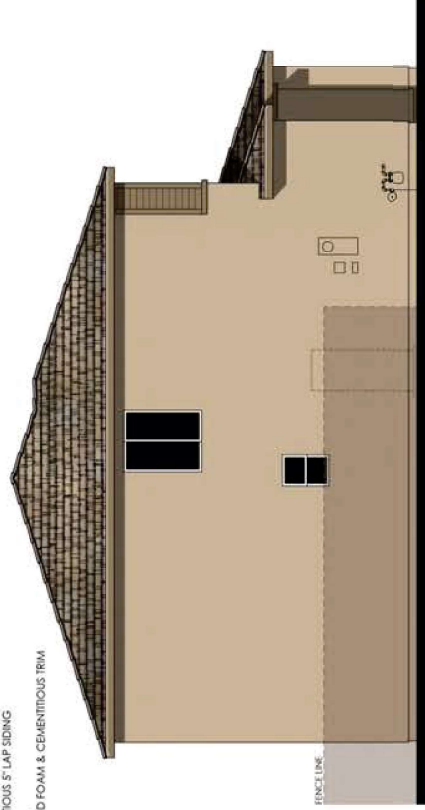
RIGHT

MATERIALS LEGEND

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- FLOOR: CONCRETE FLAT TILE
- ROOF: 266 WOOD SHAKES
- BARGE: 2x6 WOOD
- WALL: STUCCO / CEMENTITIOUS 5" LAP SIDING
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 27
PLAN 3526 "D"
 MODERN PRAIRIE ELEVATIONS



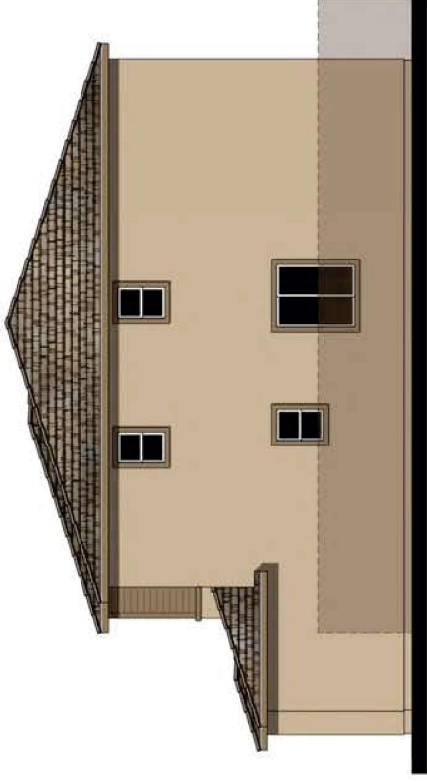
PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 1
 35' FT

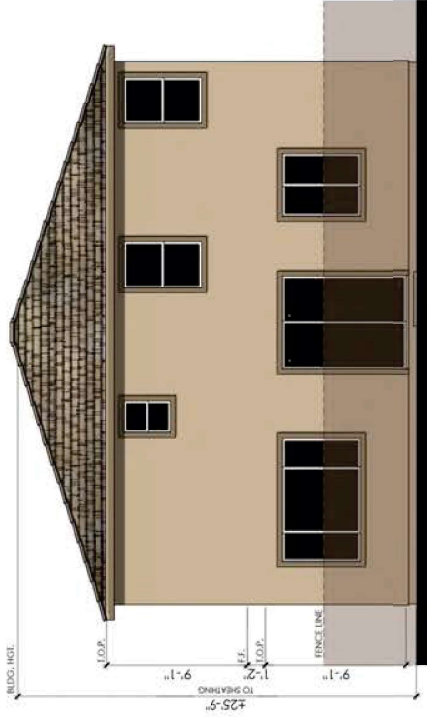
10.15.2021
 A-22

Kevin L. Crook
Architect
 Inc.
 SACRAMENTO, CALIFORNIA

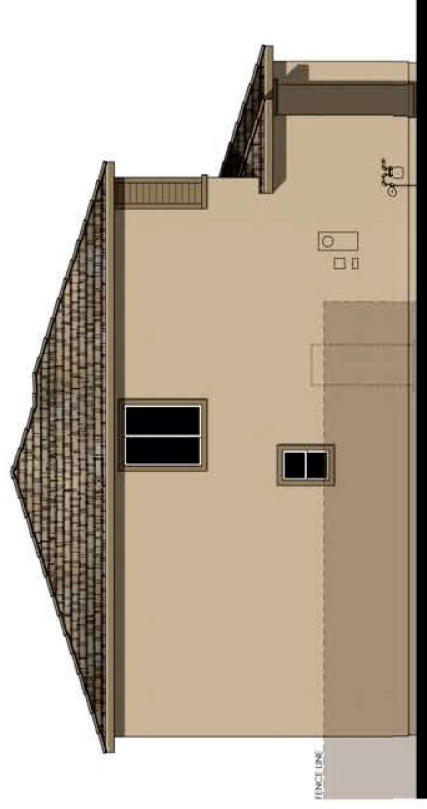
#21066



RIGHT



REAR



LEFT

COLOR SCHEME 27
 PLAN 3526 "D"
 MODERN PRAIRIE ENHANCED ELEVATIONS



PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 1
 35' FT

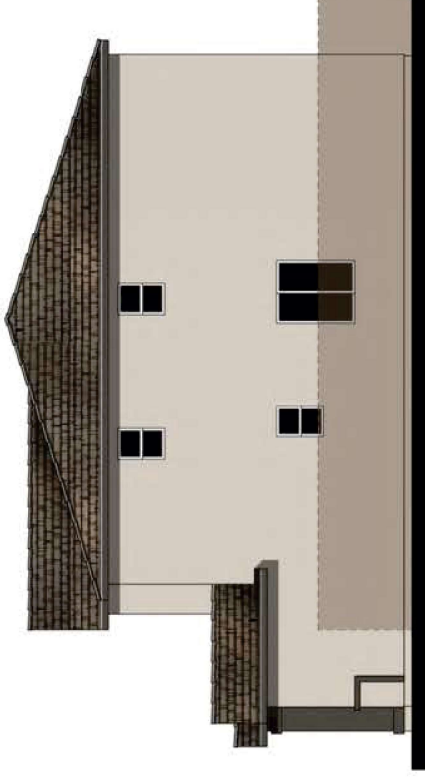
10.15.2021
 A-23

Kevin L. Crook
Architect
 Inc.
 #21066



Refer to landscape drawings for wall, tree, and shrub locations

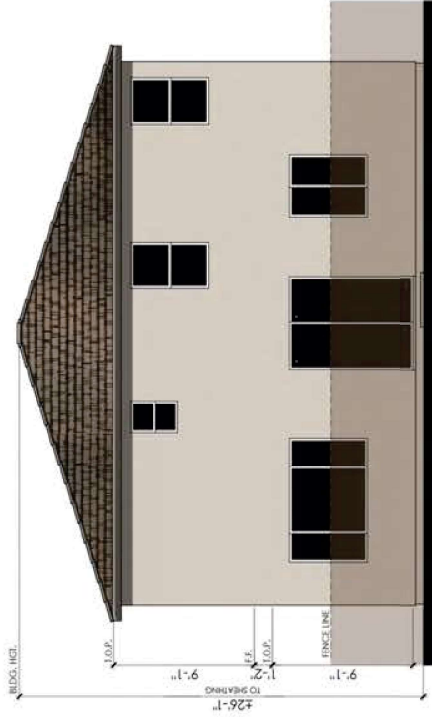
FRONT



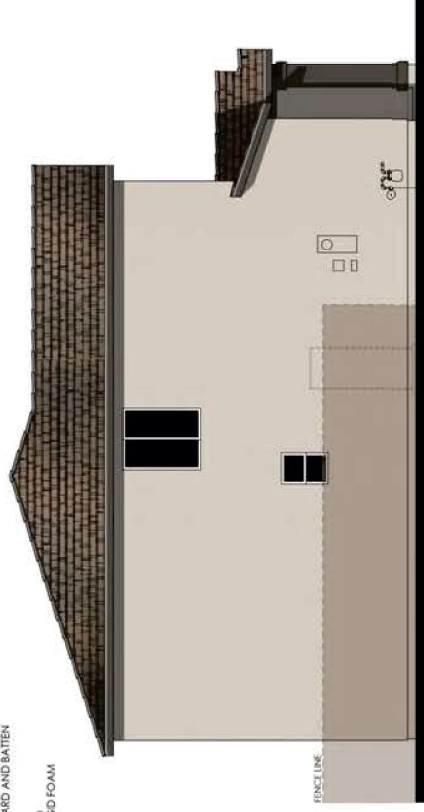
RIGHT

MATERIALS LEGEND

- FRONT DOOR: METAL SECTIONAL W/ WINDOWS
- GARAGE DOOR: CONCRETE FLAT TILE
- ROOF: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE: CEMENTITIOUS BOARD AND BATTEN
- SHUTTERS: VINYL W/ GRIDS
- WINDOWS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 30
PLAN 3526 "E"
 AMERICAN FARMHOUSE ELEVATIONS



PANHANDLE • 105
 SACRAMENTO, CA

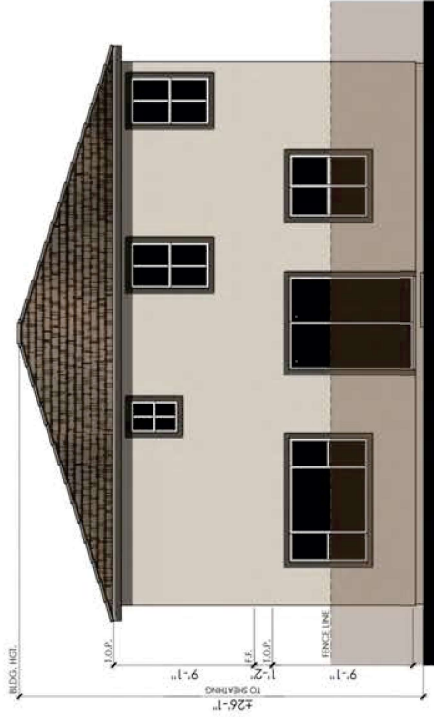
PRODUCT 1
 35' FT

10.15.2021
 A-24

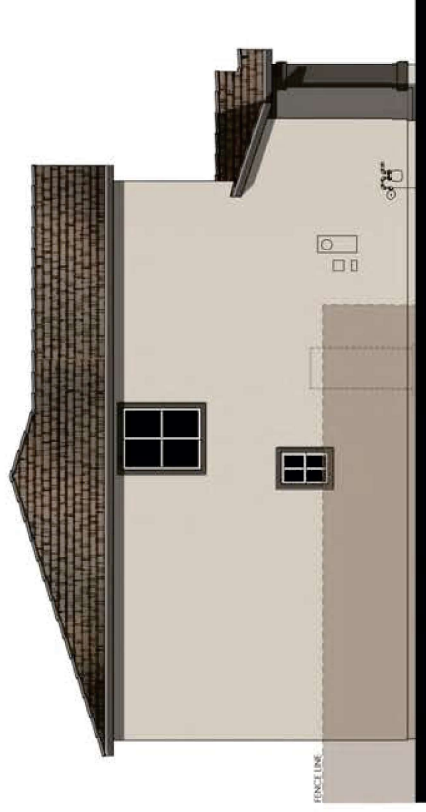
Kevin L. Crook
Architect
 Inc.
 #21066



RIGHT



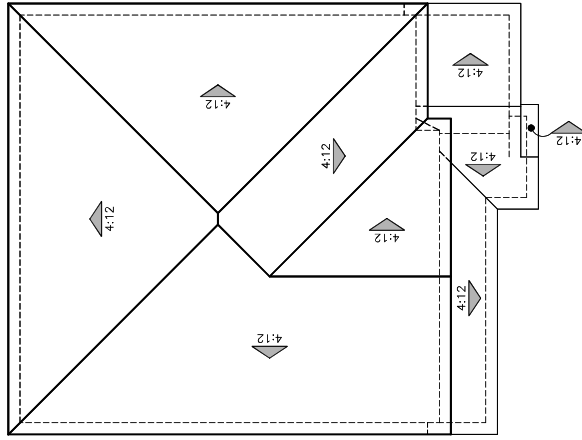
REAR



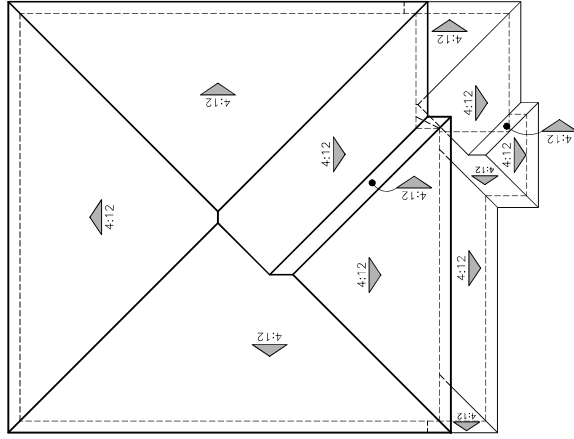
LEFT

COLOR SCHEME 30
 PLAN 3526 "E"
 AMERICAN FARMHOUSE ENHANCED ELEVATIONS

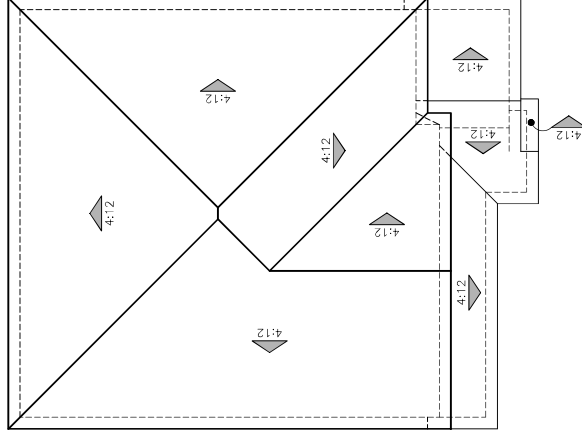




"B" - SPANISH COLONIAL



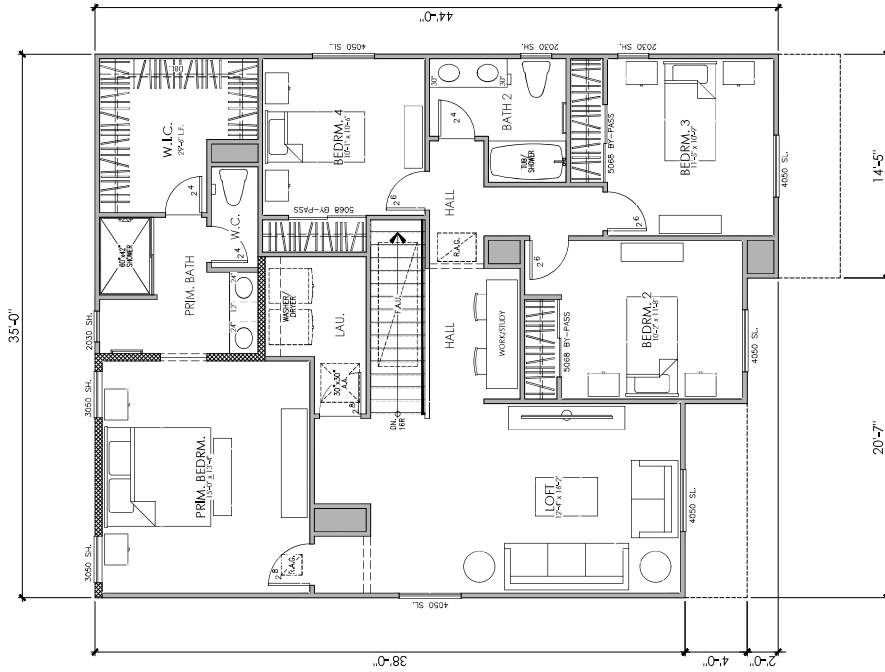
"D" - MODERN PRAIRIE



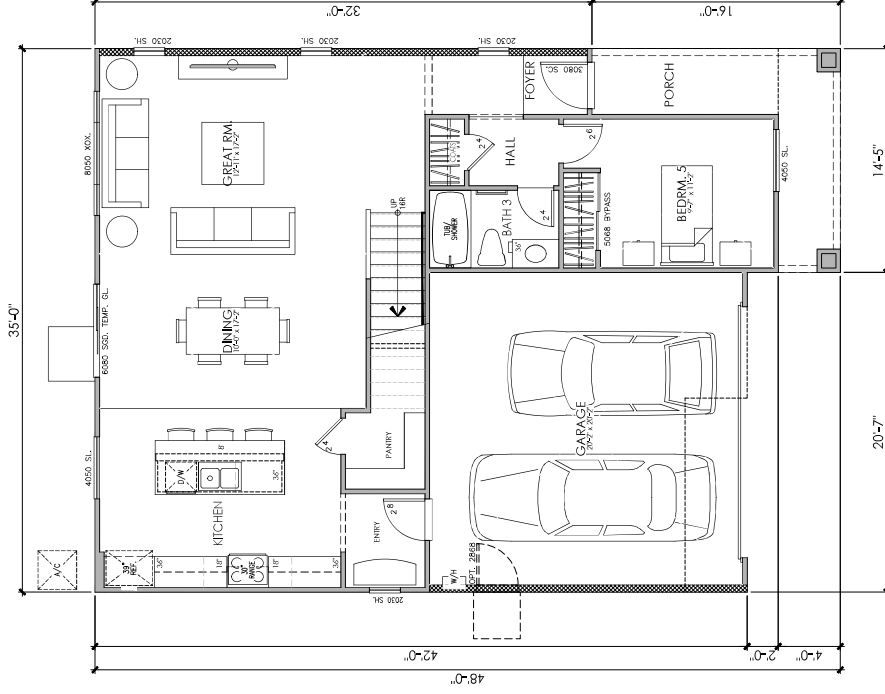
"E" AMERICAN FARMHOUSE

ROOF PLANS
PLAN 3526





SECOND FLOOR PLAN



FIRST FLOOR PLAN

**PLAN 3528
AREA TABULATION**

CONDITIONED SPACE	1,027 SQ. FT.
FIRST FLOOR AREA	1,400 SQ. FT.
TOTAL DWELLING	2,427 SQ. FT.
UNCONDITIONED SPACE	491 SQ. FT.
GARAGE	107 SQ. FT.
PORCH	



PLAN 3528
5 BEDROOM, 3 BATH, LOFT

Meritage Homes
MLC Holdings, Inc.

10.15.2021
A-27

PRODUCT 1
35' FT

PANHANDLE · 105
SACRAMENTO, CA

Meritage Homes
MLC Holdings, Inc.

Meritage Homes

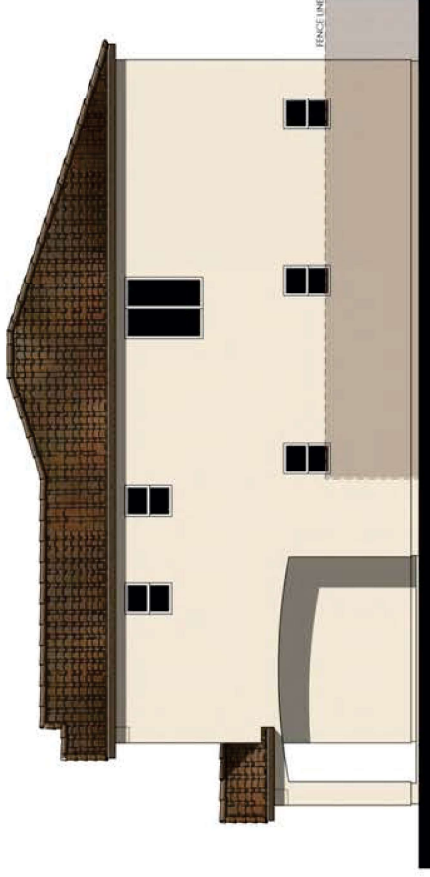
#21066



Refer to landscape drawings for wall, tree, and shrub locations

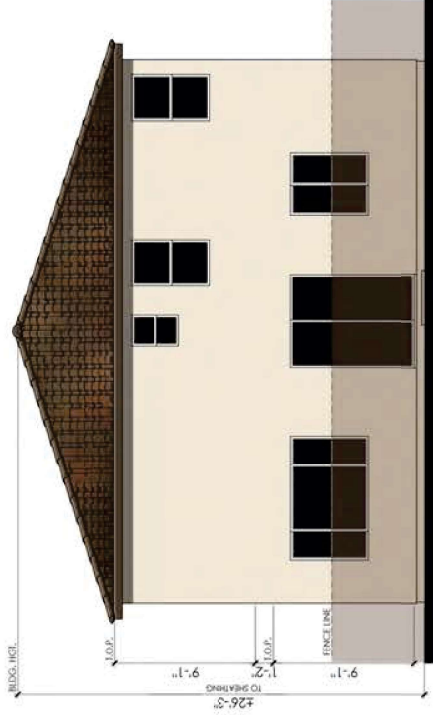
FRONT

© 2021 Kevin L. Crook Architect, Inc.

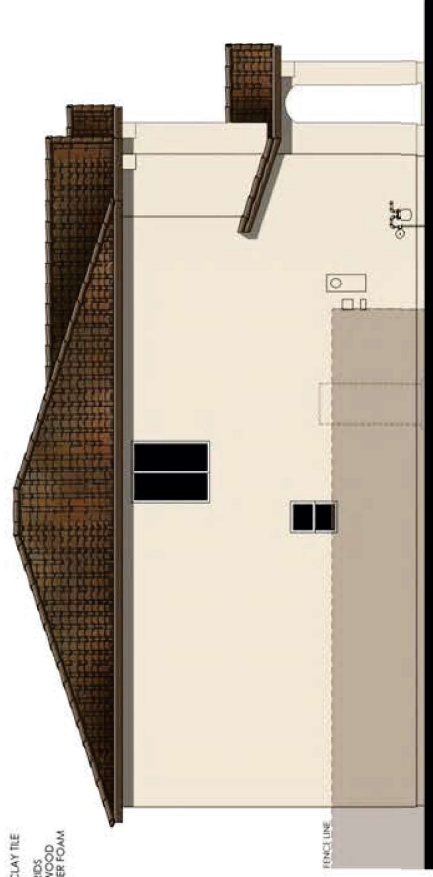


RIGHT

- MATERIALS LEGEND**
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE 3" TILE
 - WALLS: STUCCO OVER FOAM
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - TRIM: WHITE PVC
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 19
 PLAN 3528 "B"
 SPANISH COLONIAL ELEVATIONS



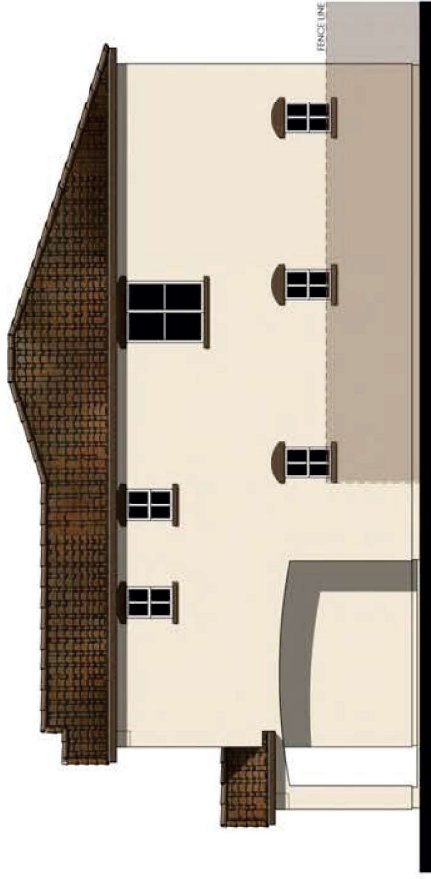
PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 1
 35' FT

10.15.2021
 A-28

Kevin L. Crook
 Architect
 Inc.

#21066



RIGHT



LEFT

COLOR SCHEME 19
 PLAN 3528 "B"
 SPANISH COLONIAL ENHANCED ELEVATIONS



PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 1
 35' FT

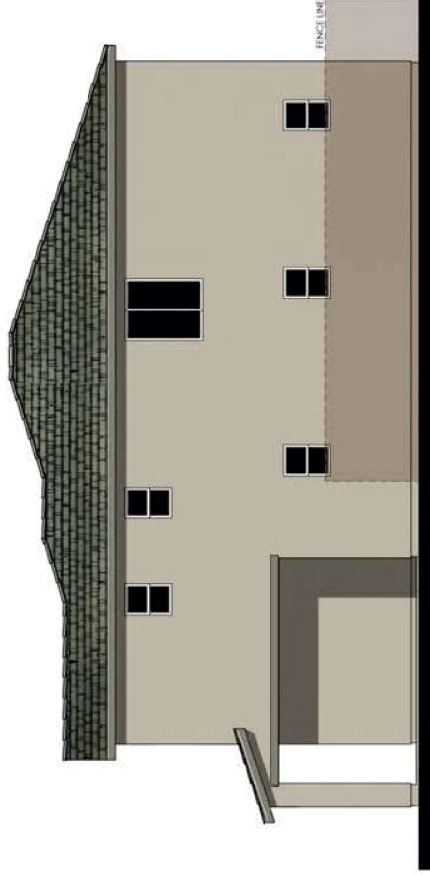
10.15.2021
 A-29
 Kevin L. Crook
 Architect
 Inc.
 #21066



Refer to landscape drawings for wall, tree, and shrub locations.

© 2021 Kevin L. Crook Architect, Inc.

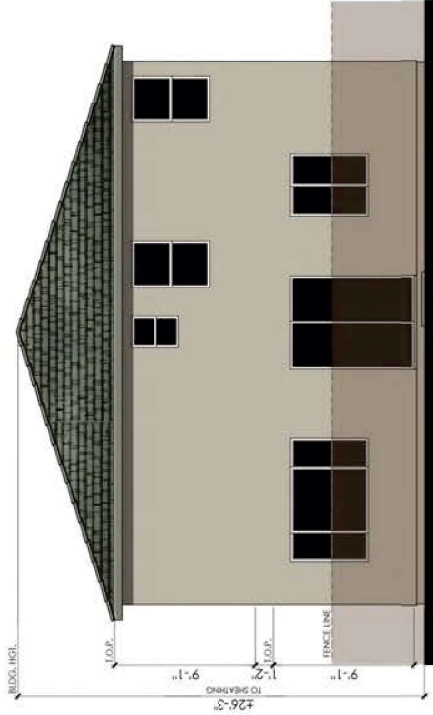
FRONT



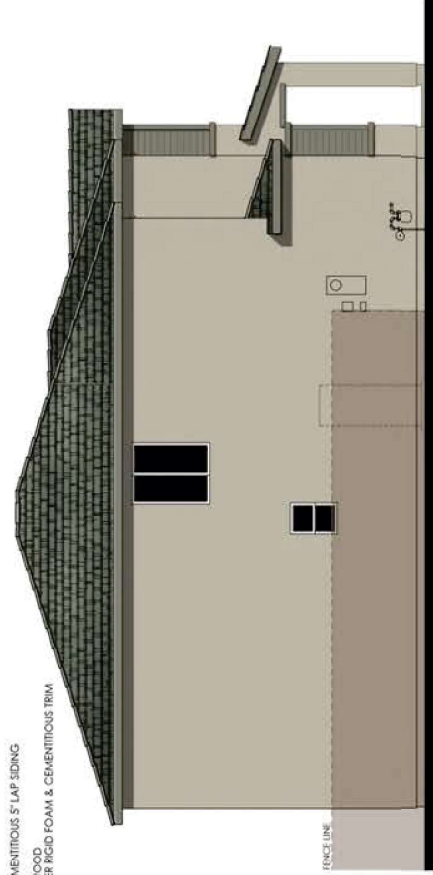
RIGHT

MATERIALS LEGEND

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- CEILING: 2x6 WOOD
- BASE: 2x6 WOOD
- WALL: STUCCO / CEMENTITIOUS 5" LAP SIDING
- WALL: SIMULATED WOOD
- SHUTTERS: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM
- TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 25
PLAN 3528 "D"
 MODERN PRAIRIE ELEVATIONS



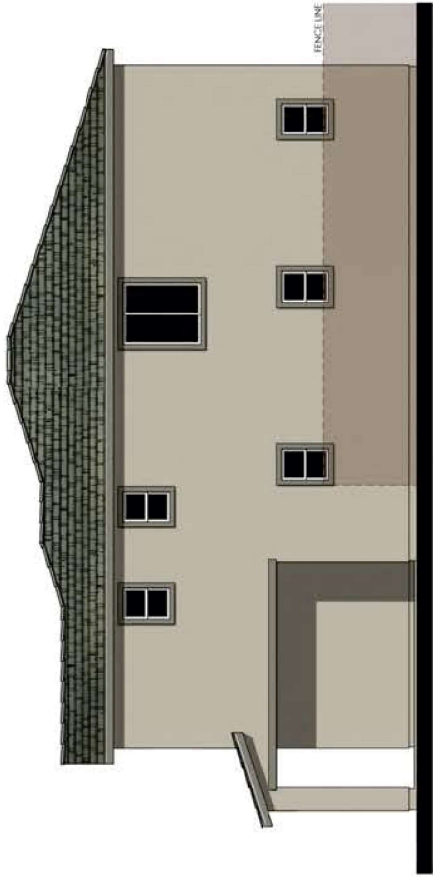
PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 1
 35' FT

10.15.2021
 A-30

Kevin L. Crook
Architect
 Inc.
 SACRAMENTO, CALIFORNIA

#21066



RIGHT



REAR



LEFT

COLOR SCHEME 25

PLAN 3528 "D"
MODERN PRAIRIE ENHANCED ELEVATIONS

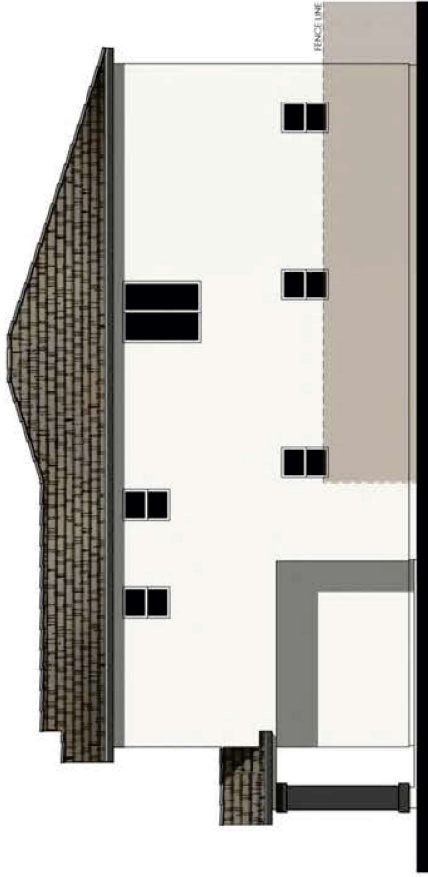




Refer to landscape drawings for wall, tree, and shrub locations

© 2021 Kevin L. Crook Architect, Inc.

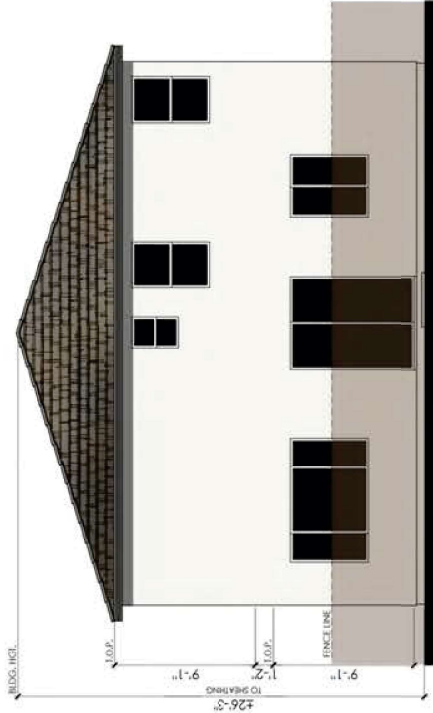
FRONT



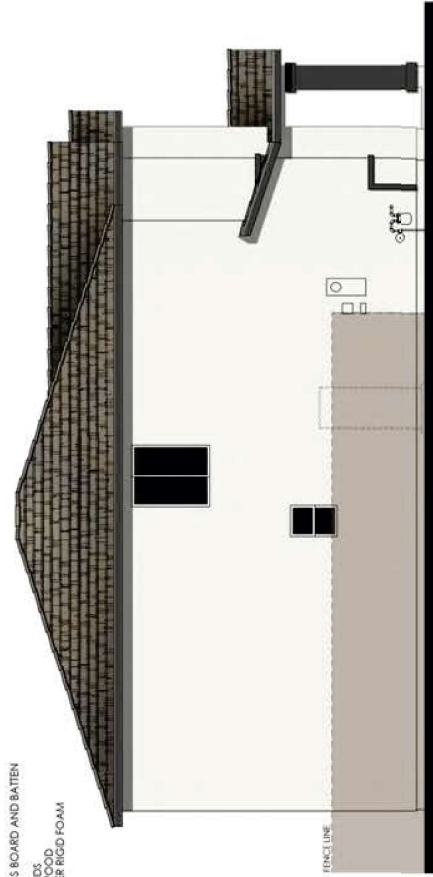
RIGHT

MATERIALS LEGEND

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
- FLOOR: CONCRETE FLAT TILE
- ROOF: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE: CEMENTITIOUS BOARD AND BATTEN
- SHUTTERS: VINYL W/ GRIDS
- WINDOWS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 28
PLAN 3528 "E"
 AMERICAN FARMHOUSE ELEVATIONS



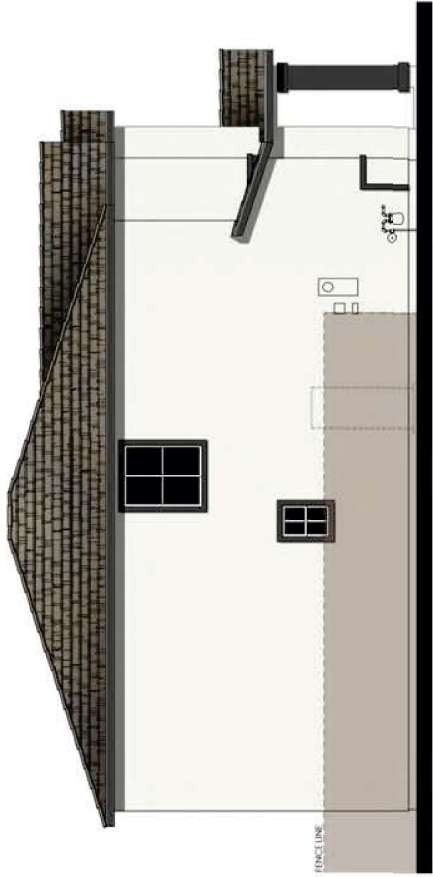
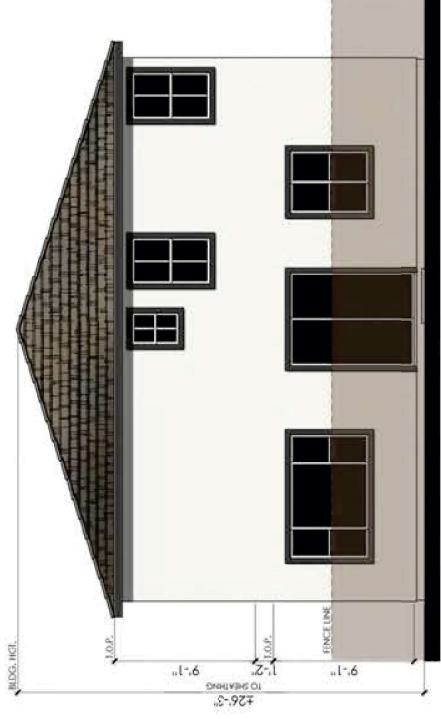
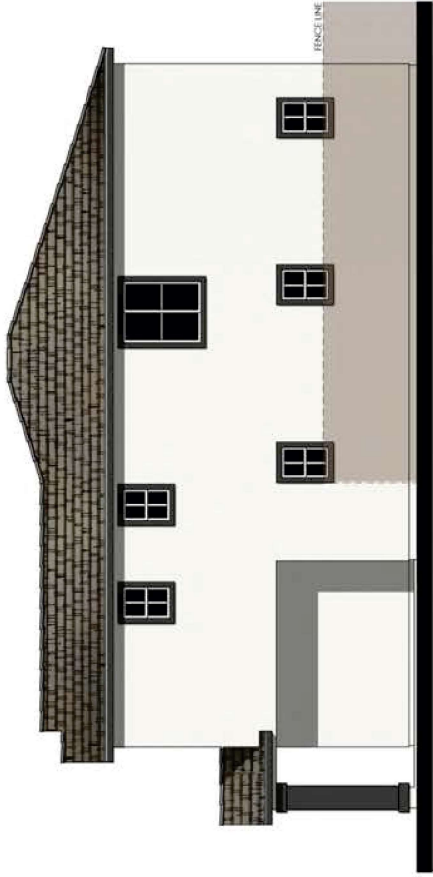
PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 1
 35' FT

10.15.2021
 A-32

Kevin L. Crook
Architect
 Inc.

#21066



COLOR SCHEME 28
 PLAN 3528 "E"
 AMERICAN FARMHOUSE ENHANCED ELEVATIONS

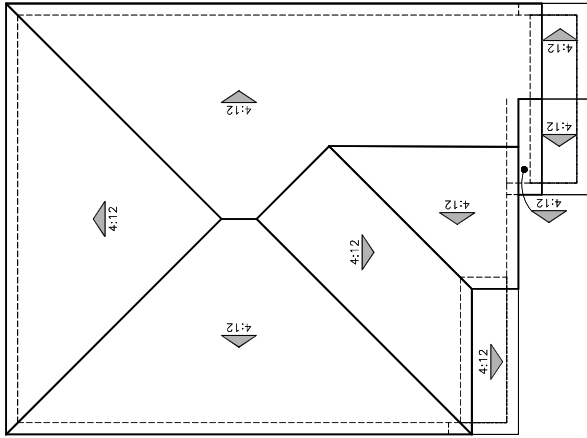


PANHANDLE • 105
 SACRAMENTO, CA

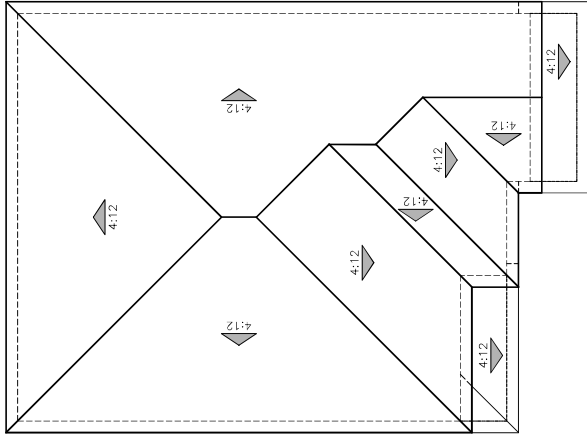
PRODUCT 1
 35' FT

10.15.2021
 A-33

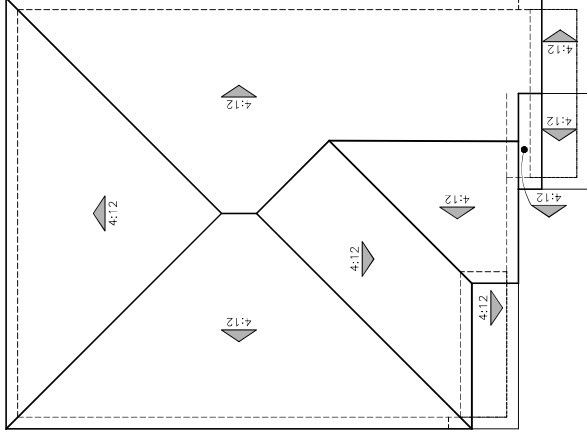
Kevin L. Crook
Architect
 Inc.
 #21066



"B" - SPANISH COLONIAL



"D" - MODERN PRAIRIE



"E" AMERICAN FARMHOUSE

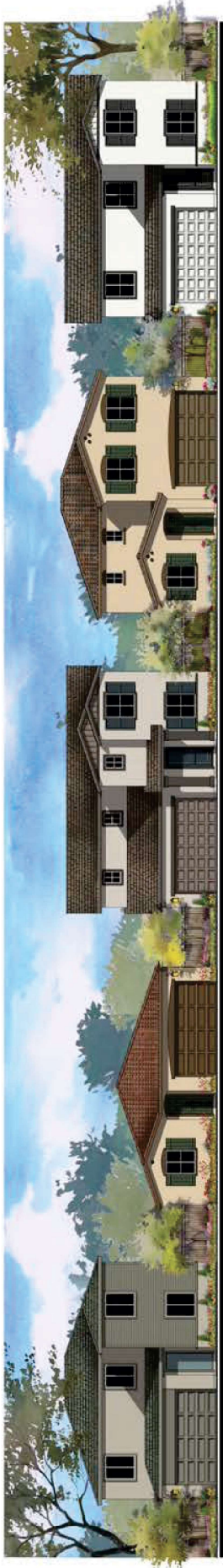
ROOF PLANS
PLAN 3528



PH PANHANDLE•105

SACRAMENTO, CA

PRODUCT 2 / 40'FT



40' STREET SCENE



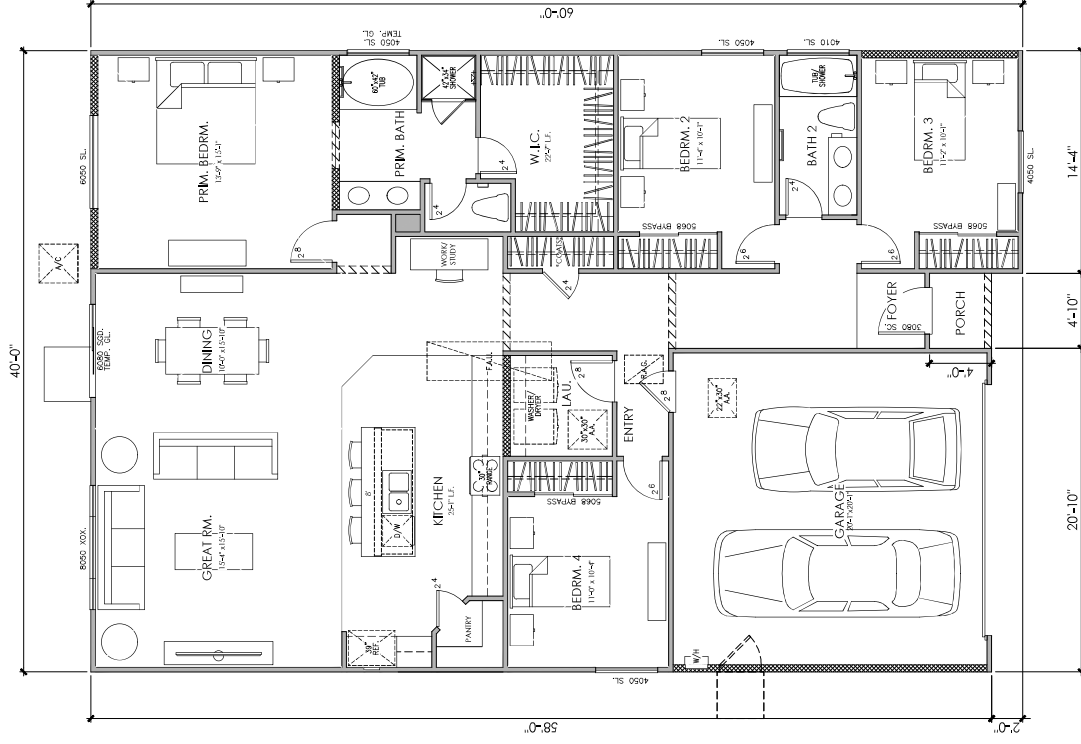
PANHANDLE • 105
SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-36

Kiparr L. Orank
Architect
Inc.
PLANNING + ARCHITECTURE

#21066



**PLAN 4015
AREA TABULATION**

CONDITIONED SPACE	
FLOOR AREA	1,910 SQ. FT.
TOTAL DWELLING	1,810 SQ. FT.
UNCONDITIONED SPACE	419 SQ. FT.
GARAGE	20 SQ. FT.
PORCH	20 SQ. FT.

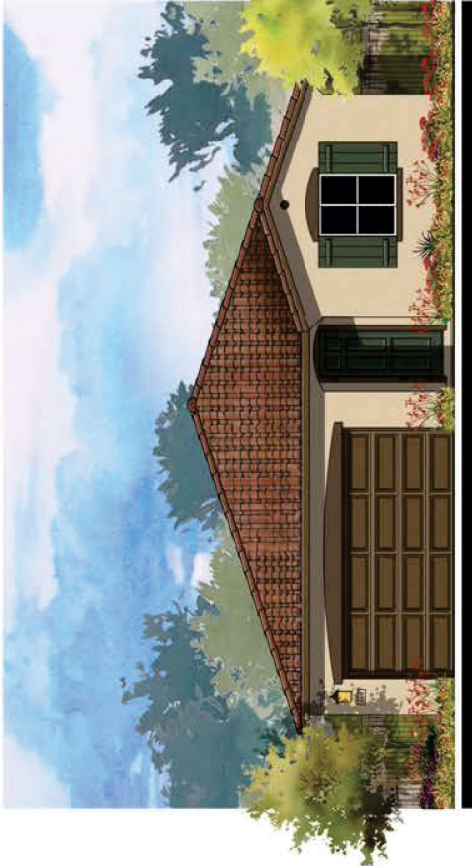


FLOOR PLAN
PLAN 4015
4 BEDROOM, 2 BATH

10/15/2021
A-37

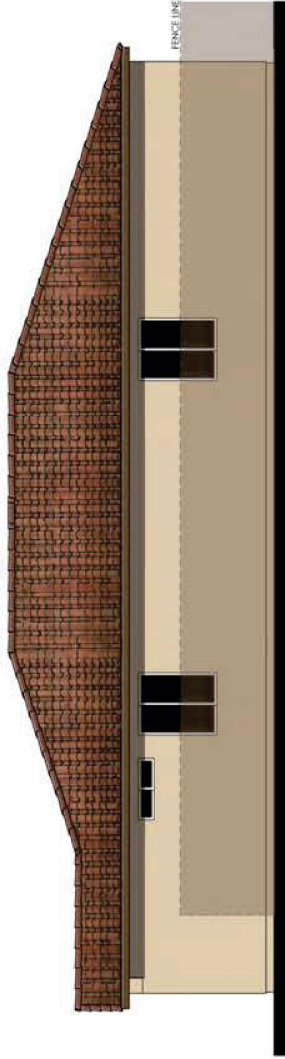
PRODUCT 2
40' FT

PANHANDLE · 105
SACRAMENTO, CA



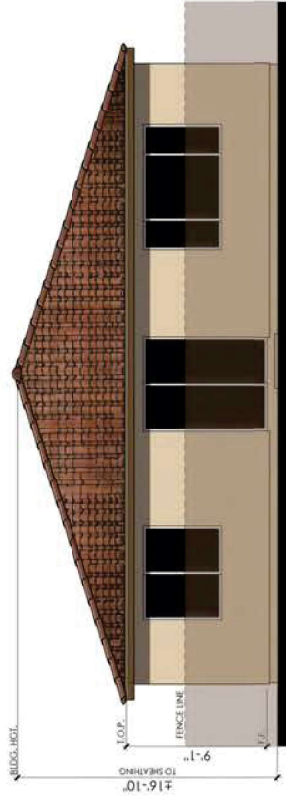
© 2021 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

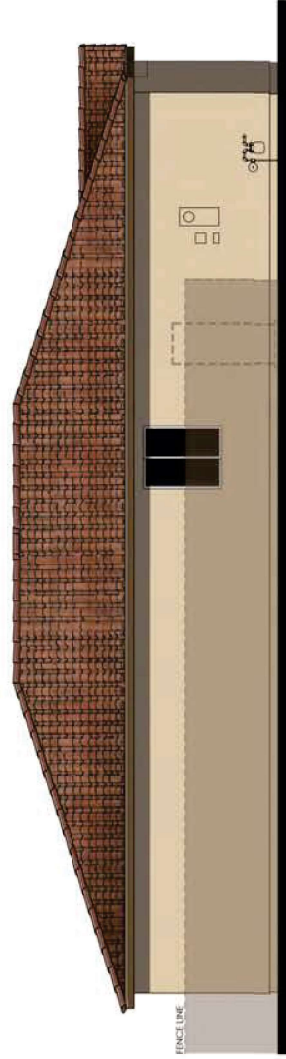


RIGHT

- MATERIALS LEGEND**
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE 3" TILE
 - WALLS: 2x6 WOOD
 - EAVE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WINDOW: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 20
PLAN 4015 "B"
 SPANISH COLONIAL ELEVATIONS

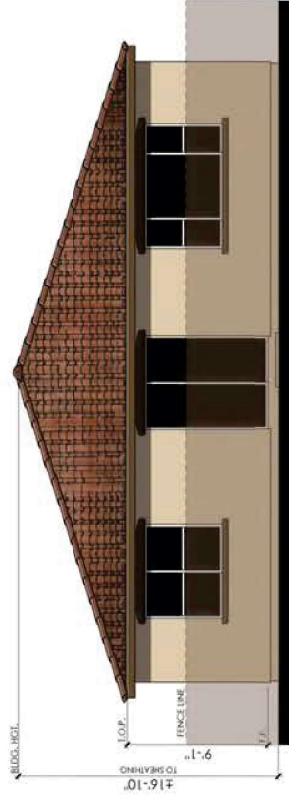
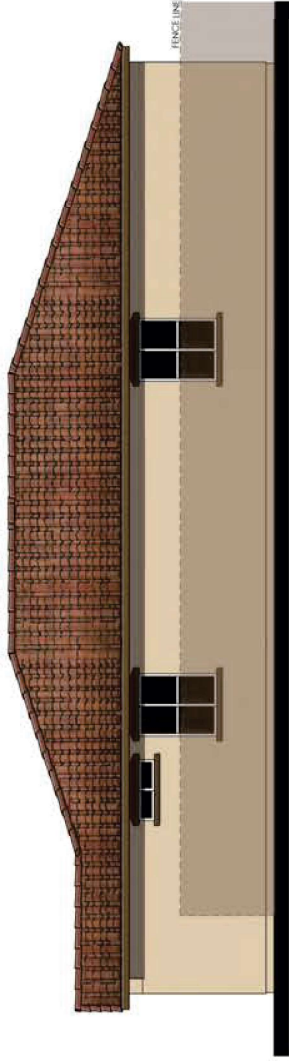


PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 2
 40' FT

10.15.2021
 A-38
 Kevin L. Crook
 Architect
 Inc.
 PLANNING + ARCHITECTURE
 #21066





RIGHT

LEFT

COLOR SCHEME 20

PLAN 4015 "B"
SPANISH COLONIAL ENHANCED ELEVATIONS



PANHANDLE • 105
SACRAMENTO, CA

PRODUCT 2
40' FT

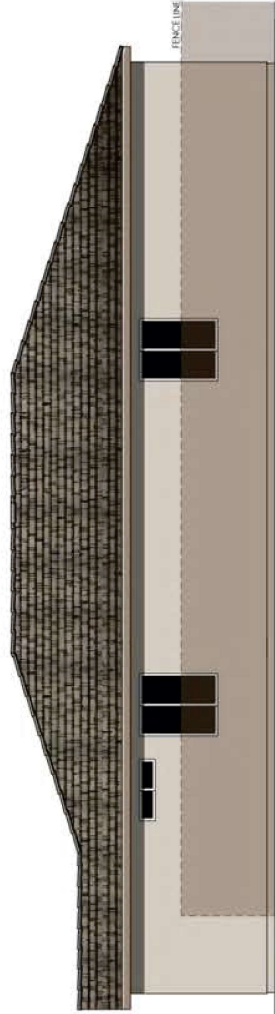
10.15.2021
A-39

Kipari L. Orank
Architect
Inc.
PLANNING + ARCHITECTURE
#21066



© 2021 Kevin L. Crook, Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations.

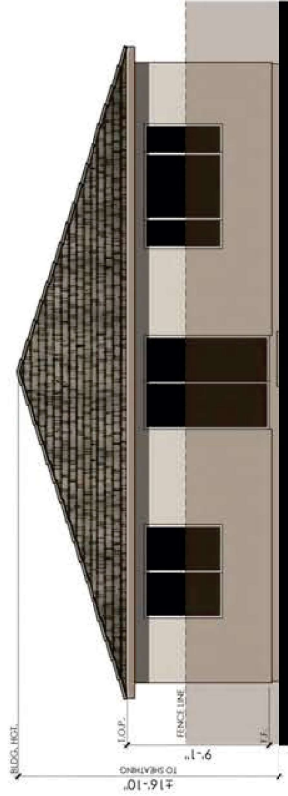
FRONT



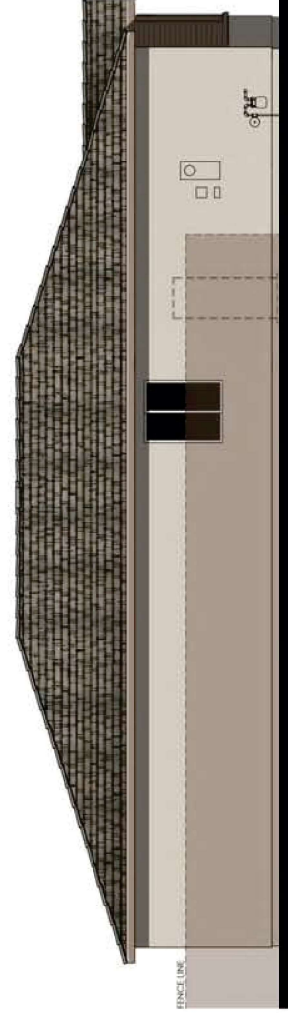
RIGHT

MATERIALS LEGEND

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- WALLS: STUCCO / CEMENTITIOUS 5" LAP SIDING
- BARGE: 2x6 WOOD
- WALL: STUCCO / CEMENTITIOUS 5" LAP SIDING
- WINDOWS: VINYL PAINTED WOOD
- TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 26
PLAN 4015 "D"
 MODERN PRAIRIE ELEVATIONS

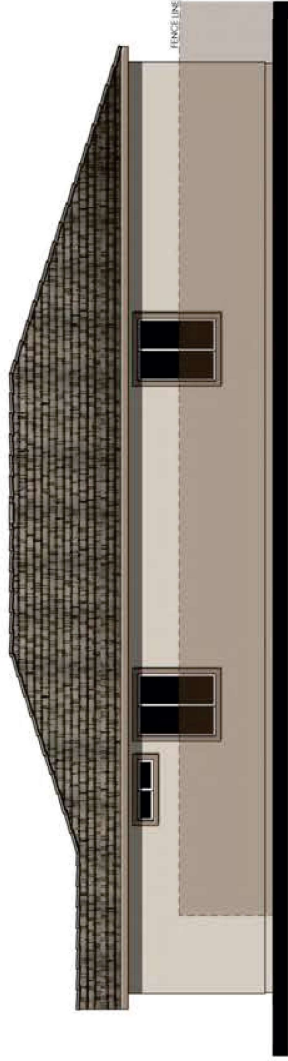


PANHANDLE • 105
 SACRAMENTO, CA

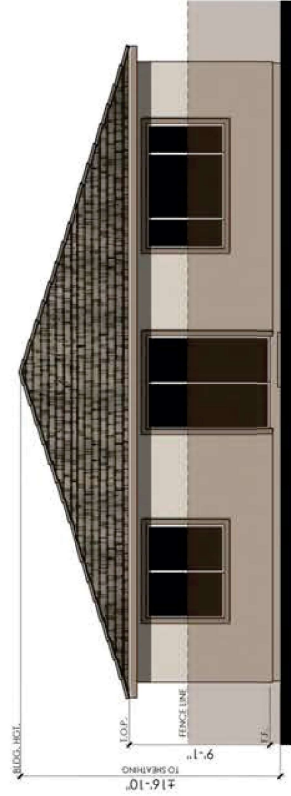
PRODUCT 2
 40' FT

10.15.2021
 A-40

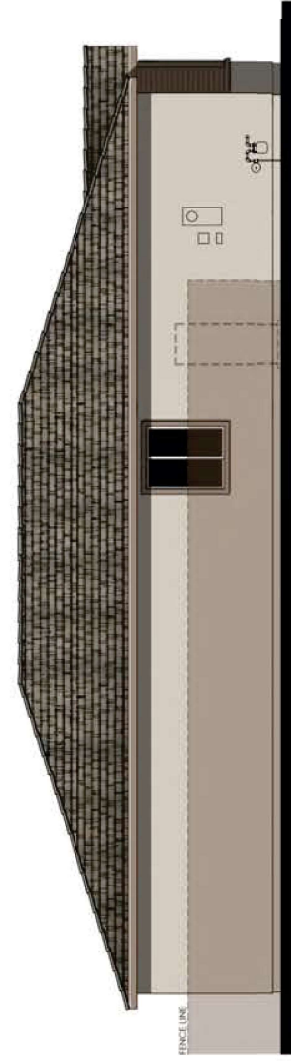
Kevin L. Crook
 Architect
 Inc.
 PLANNING + ARCHITECTURE
 #21066



RIGHT



REAR



LEFT

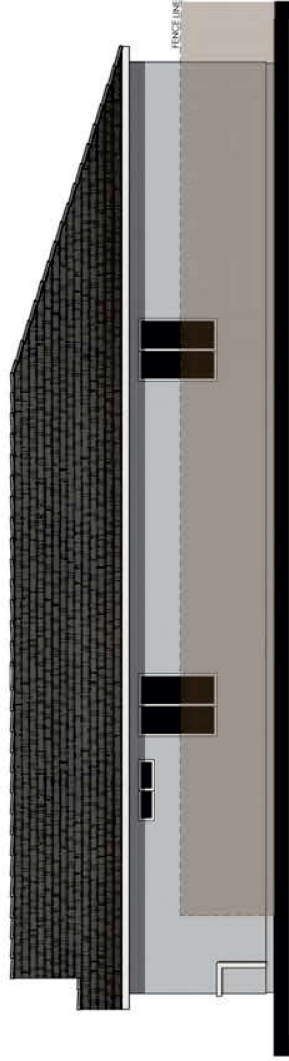
COLOR SCHEME 26
 PLAN 4015 "D"
 MODERN PRAIRIE ENHANCED ELEVATIONS





© 2021 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations.

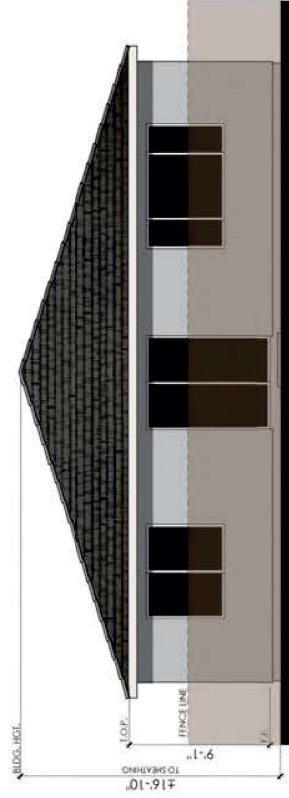
FRONT



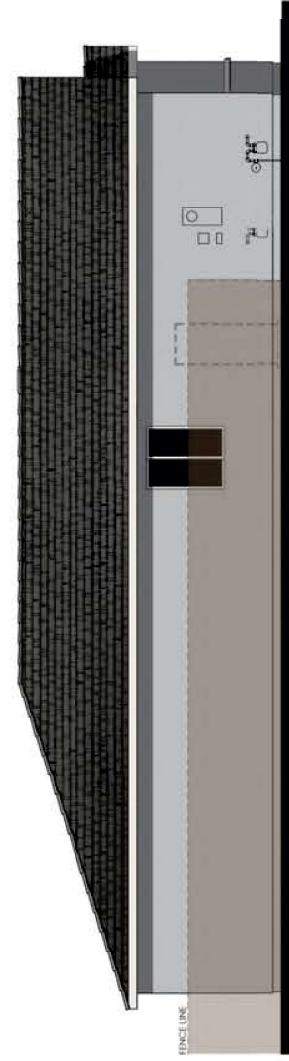
RIGHT

MATERIALS LEGEND

- FRONT DOOR: METAL SECTIONAL W/ WINDOWS
- GARAGE DOOR: CONCRETE FLAT TILE
- ROOF: 2x6 WOOD
- EAVE: 2x6 WOOD
- GABLE: CEMENTITIOUS BOARD AND BATTEN
- WALL: STUCCO OVER RIGID FOAM
- WINDOWS: VINYL W/ GRIDS
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 29

PLAN 4015 "E"
AMERICAN FARMHOUSE ELEVATIONS

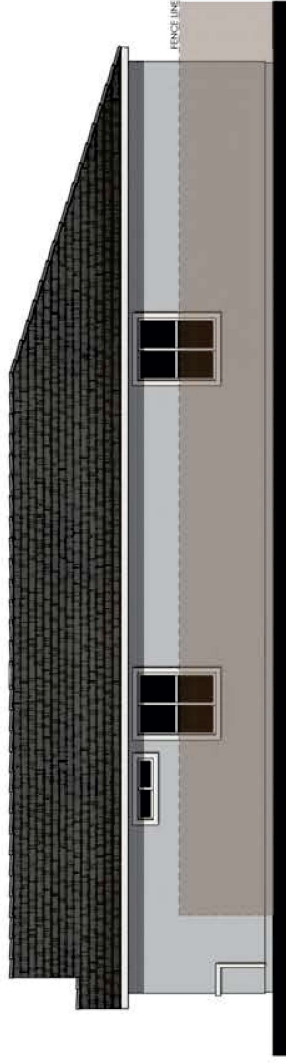


PANHANDLE • 105
SACRAMENTO, CA

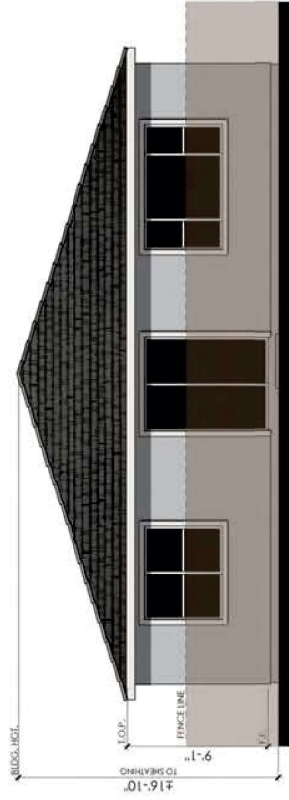
PRODUCT 2
40' FT

10.15.2021
A-42

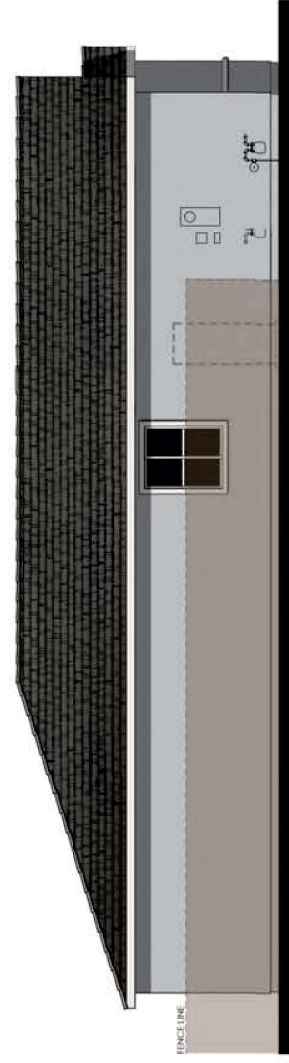




RIGHT



REAR



LEFT

COLOR SCHEME 29
PLAN 4015 "E"
 AMERICAN FARMHOUSE ENHANCED ELEVATIONS

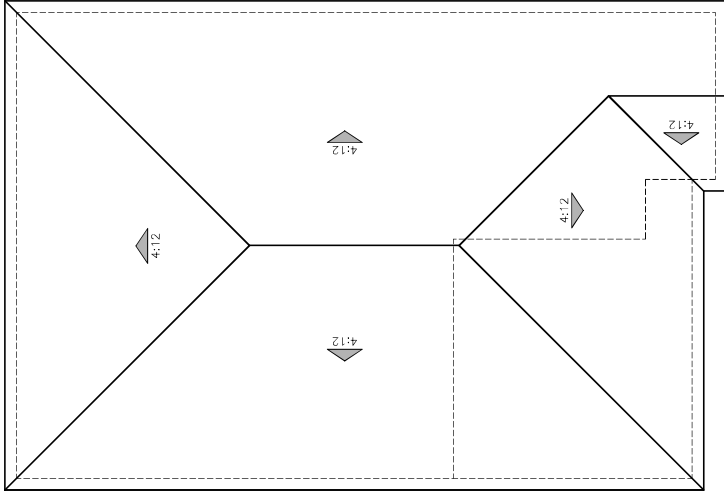


PANHANDLE • 105
 SACRAMENTO, CA

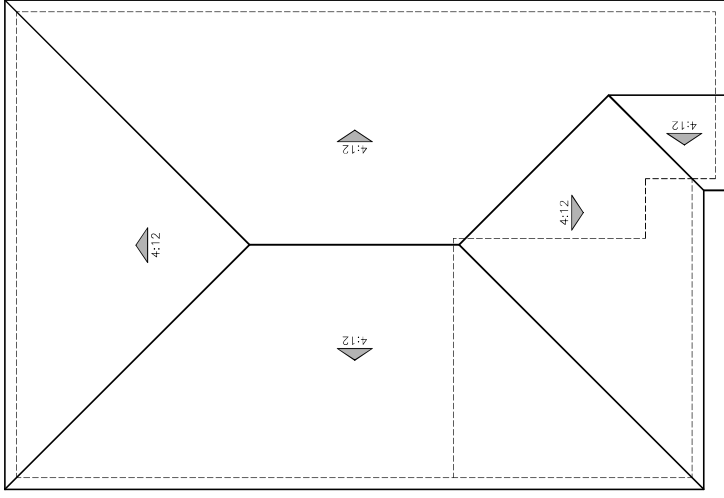
PRODUCT 2
 40' FT

10.15.2021
 A-43

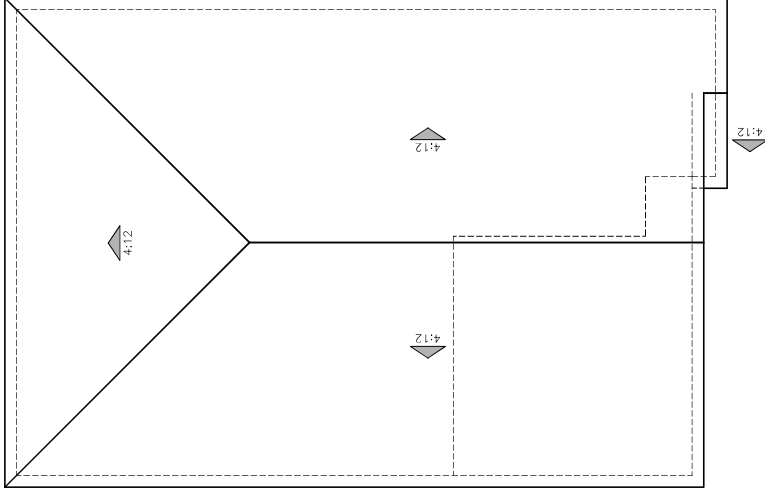
Kipari L. Orank
 Architect
 Inc.
 #21066
 PLANNING + ARCHITECTURE



"B" - SPANISH COLONIAL

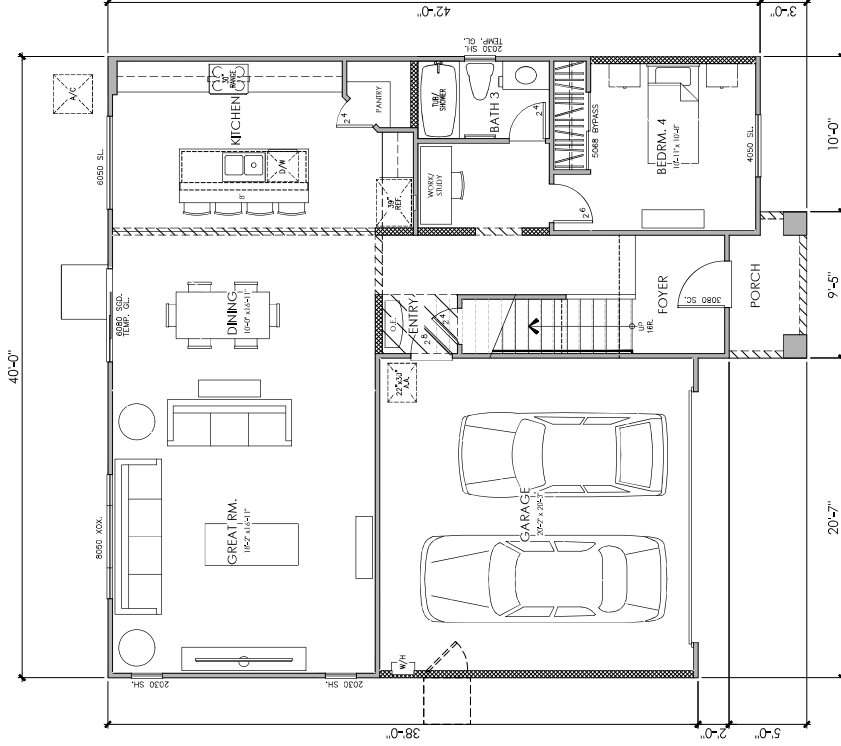


"D" - MODERN PRAIRIE



"E" - AMERICAN FARMHOUSE

ROOF PLANS
PLAN 4015

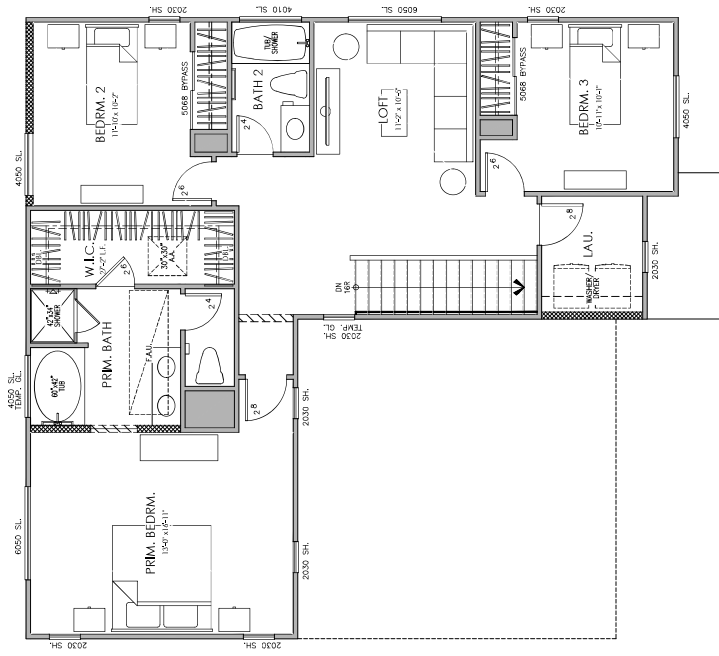


**PLAN 4022
AREA TABULATION**

CONDITIONED SPACE	1,163 SQ. FT.
FIRST FLOOR AREA	1,160 SQ. FT.
SECOND FLOOR AREA	1,160 SQ. FT.
TOTAL DWELLING	2,320 SQ. FT.
UNCONDITIONED SPACE	421 SQ. FT.
GARAGE	44 SQ. FT.
POURCH	



FIRST FLOOR PLAN



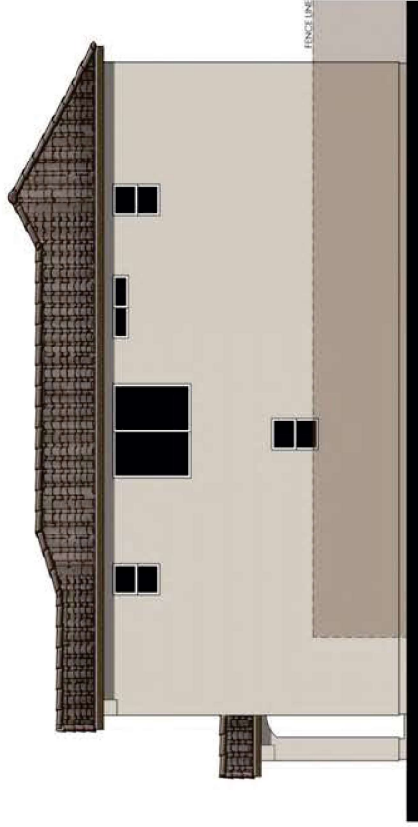
SECOND FLOOR PLAN

PLAN 4022
4 BEDROOM, 3 BATH, LOFT



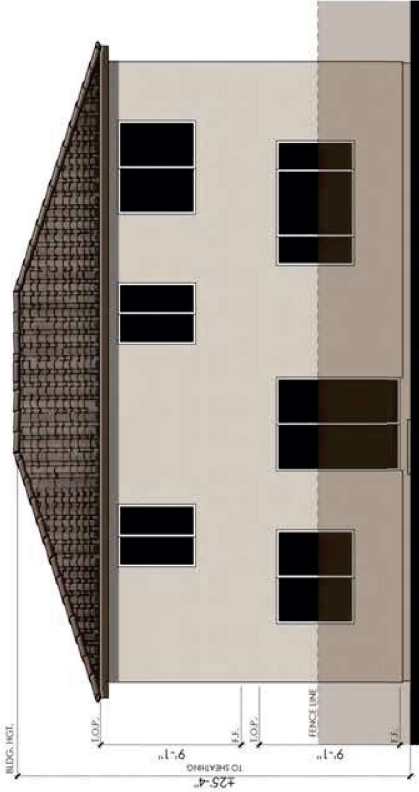
Refer to landscape drawings for wall, tree, and shrub locations.

FRONT

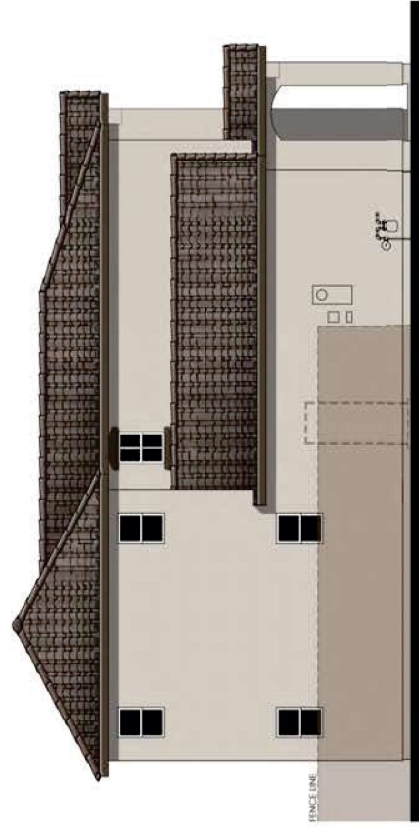


RIGHT

- MATERIALS LEGEND**
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE 3" TILE
 - WALLS: STUCCO OVER FOAM
 - BASE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - TRIM: VINYL CLAY GRIDS
 - WINDOWS: SIMULATED WOOD SHUTTERS
 - TRIM: STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 21

PLAN 4022 "B"
SPANISH COLONIAL ELEVATIONS

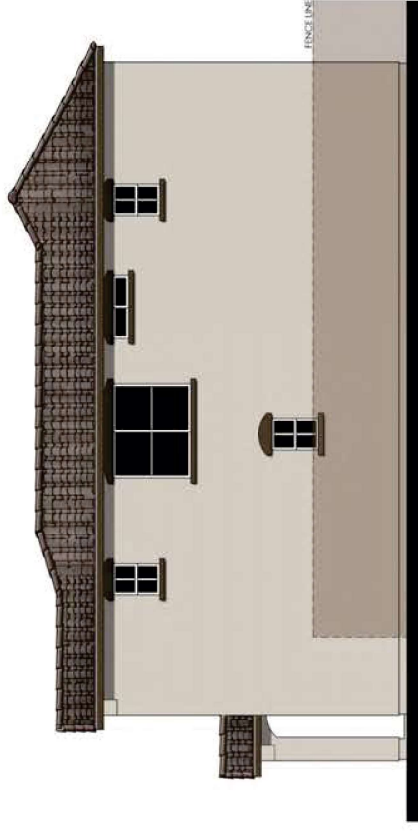


PANHANDLE • 105
SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-46

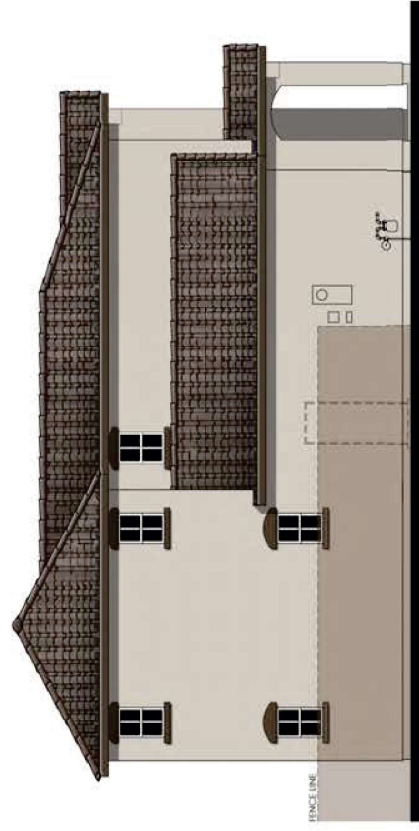




RIGHT



REAR



LEFT

COLOR SCHEME 21

PLAN 4022 "B"
SPANISH COLONIAL ENHANCED ELEVATIONS



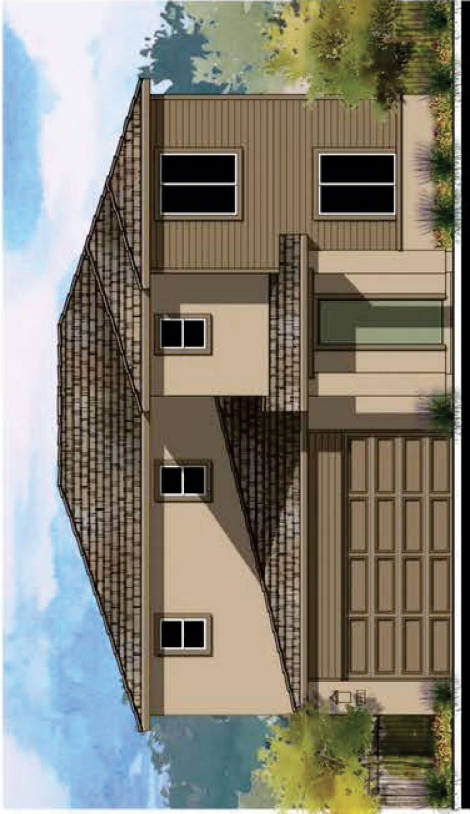
PANHANDLE • 105
SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-47

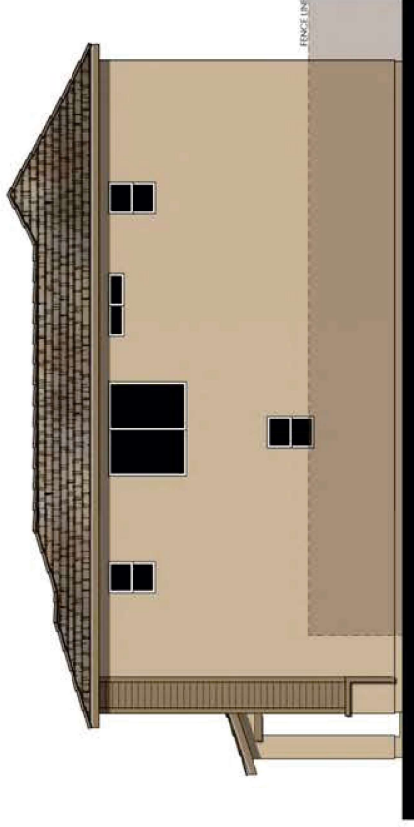
Kipari L. Orank
Architect
Inc.
PLANNING + ARCHITECTURE
#21066





© 2021 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations.

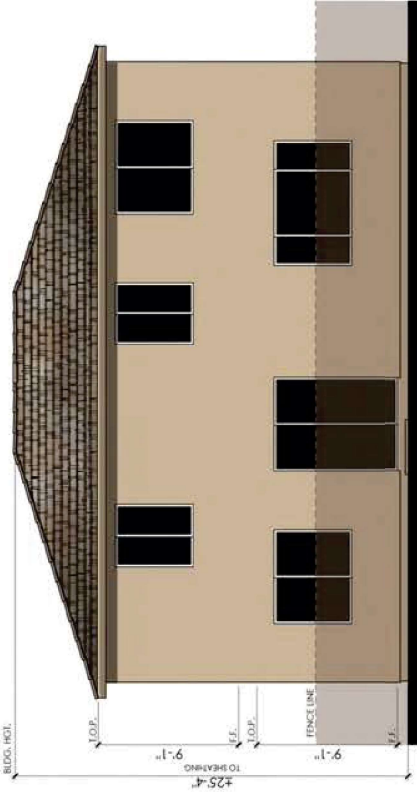
FRONT



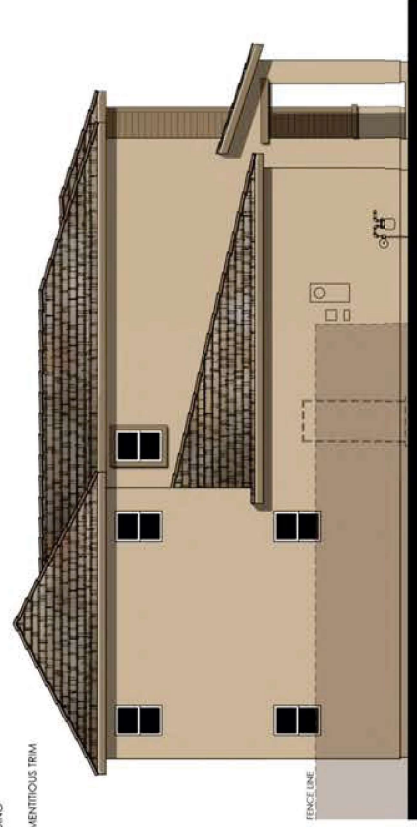
RIGHT

MATERIALS LEGEND

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- BARGE: 2x6 WOOD
- WALL: STUCCO / CEMENTITIOUS 5" LAP SIDING
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME Z7
PLAN 4022 "D"
 MODERN PRAIRIE ELEVATIONS

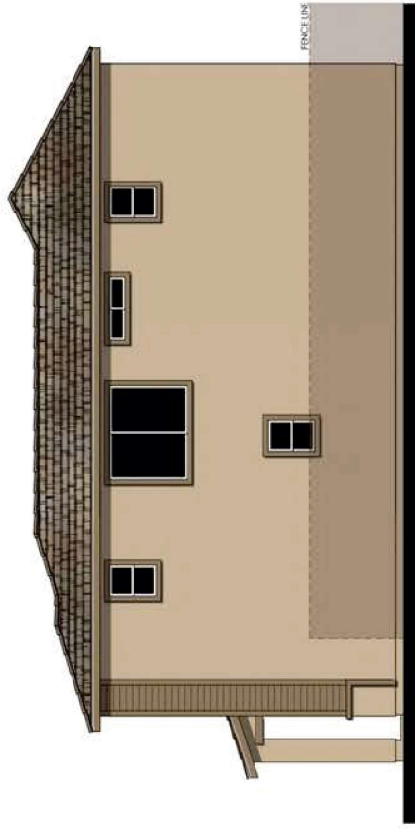


PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 2
 40' FT

10.15.2021
 A-48

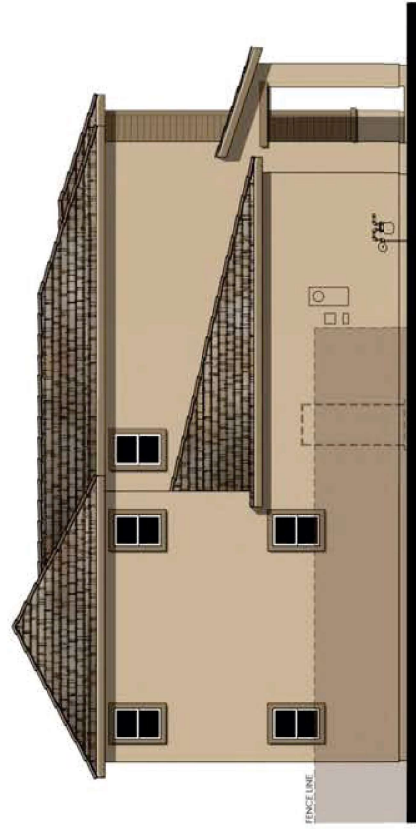
Kevin L. Crook
 Architect
 Inc.
 PLANNING + ARCHITECTURE
 #21066



RIGHT



REAR



LEFT

COLOR SCHEME Z7
PLAN 4022 "D"
 MODERN PRAIRIE ENHANCED ELEVATIONS



PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 2
 40' FT

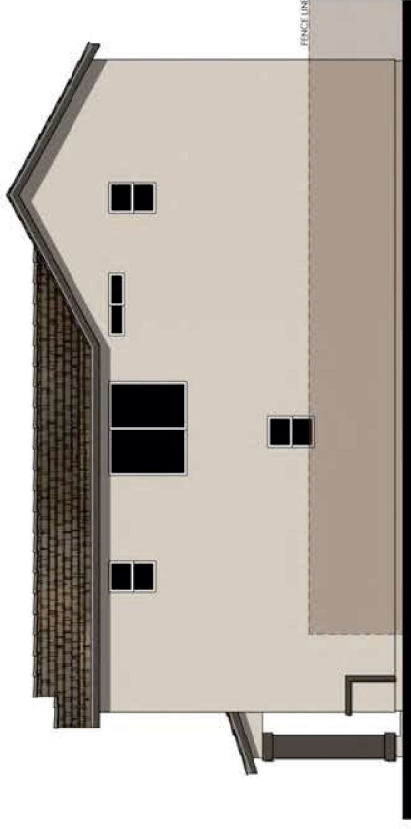
10.15.2021
 A-49

Kipari L. Orank
 Architect
 Inc.
 #21066
 PLANNING + ARCHITECTURE



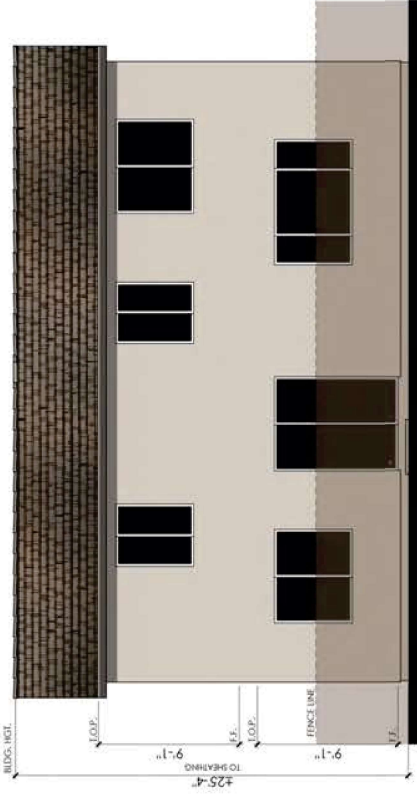
© 2021 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

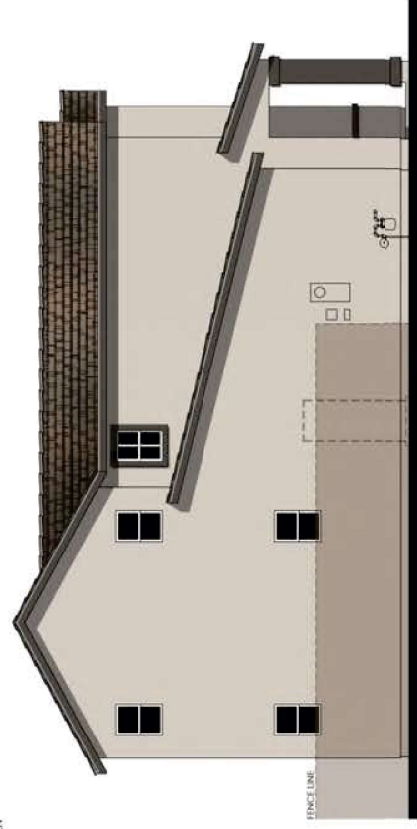


RIGHT

- MATERIALS LEGEND**
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
 - ROOF: CONCRETE FLAT TILE
 - WALLS: 2x6 WOOD
 - EAVE: 2x6 WOOD
 - GABLE: CEMENTITIOUS BOARD AND BATTEN
 - TRIM: VINYL W/ GRIDS
 - WINDOWS: SIMULATED WOOD
 - SHUTTERS: STUCCO OVER RIGID FOAM
 - TRIM: STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 30
PLAN 4022 "E"
 AMERICAN FARMHOUSE ELEVATIONS

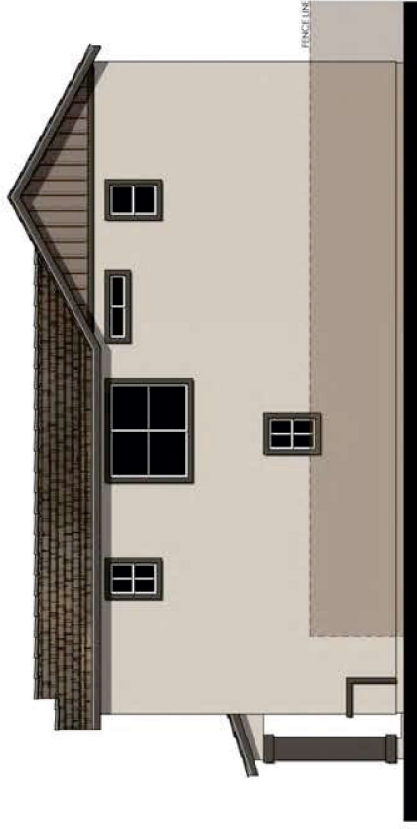


PANHANDLE • 105
 SACRAMENTO, CA

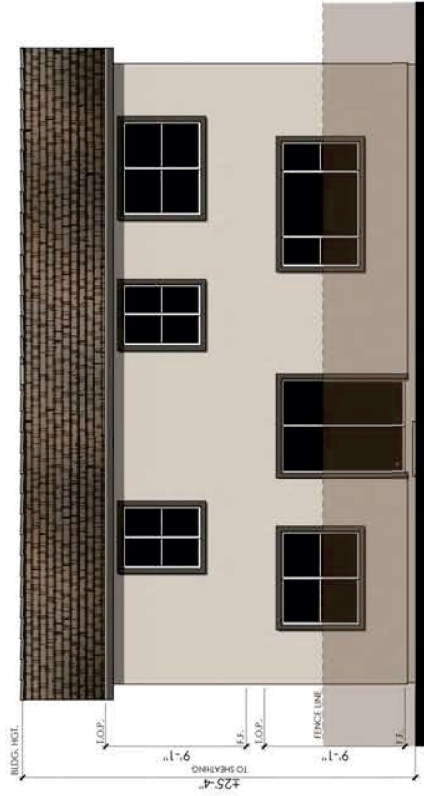
PRODUCT 2
 40' FT

10.15.2021
 A-50

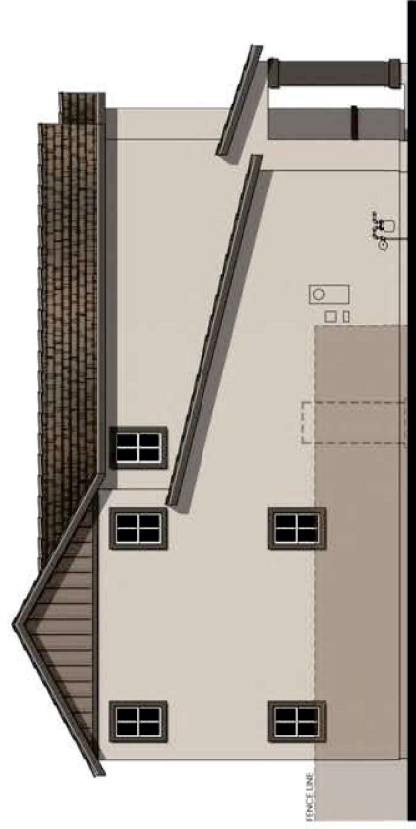
Kevin L. Crook
 Architect
 Inc.
 PLANNING + ARCHITECTURE
 #21066



RIGHT



REAR



LEFT

COLOR SCHEME 30
PLAN 4022 "E"
 AMERICAN FARMHOUSE ENHANCED ELEVATIONS

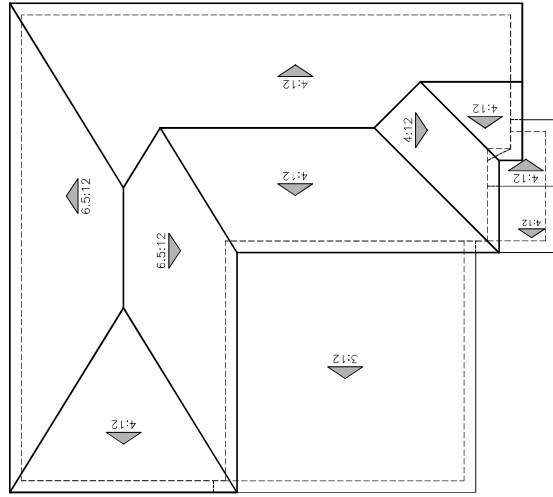


PANHANDLE • 105
 SACRAMENTO, CA

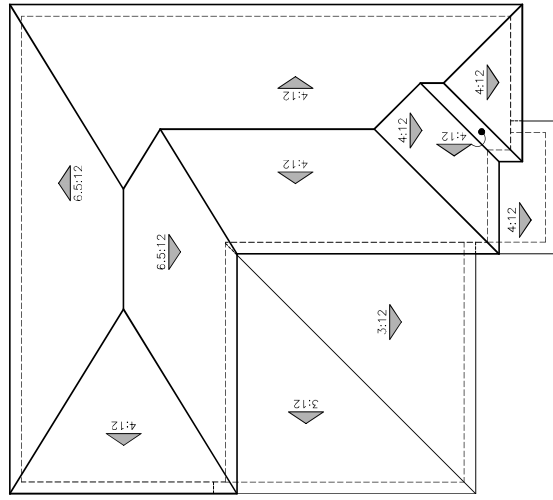
PRODUCT 2
 40' FT

10.15.2021
 A-51

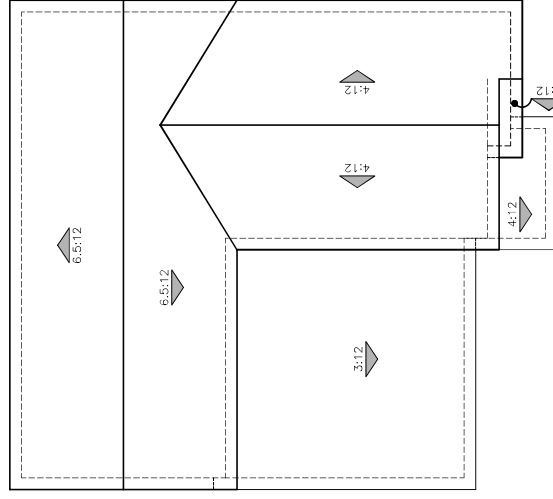
Kipari L. Orank
 Architect
 Inc.
 #21066
 PLANNING + ARCHITECTURE



"B" - SPANISH COLONIAL



"D" - MODERN PRAIRIE



"E" - AMERICAN FARMHOUSE

ROOF PLANS
PLAN 4022



PANHANDLE · 105
SACRAMENTO, CA

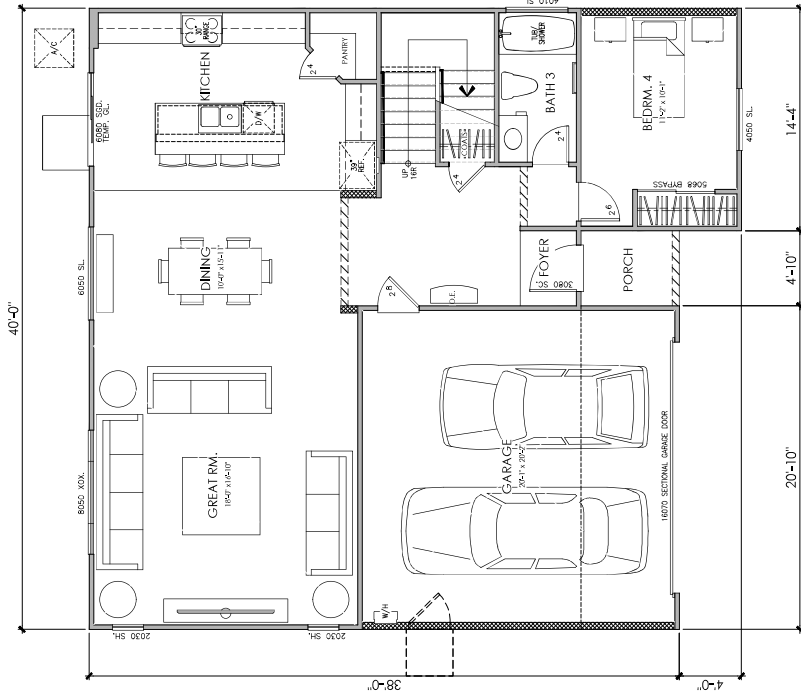
PRODUCT 2
40' FT

10.15.2021
A-52

Kipari L. Chank
Architect
Inc.

PLANNING + ARCHITECTURE

#21066

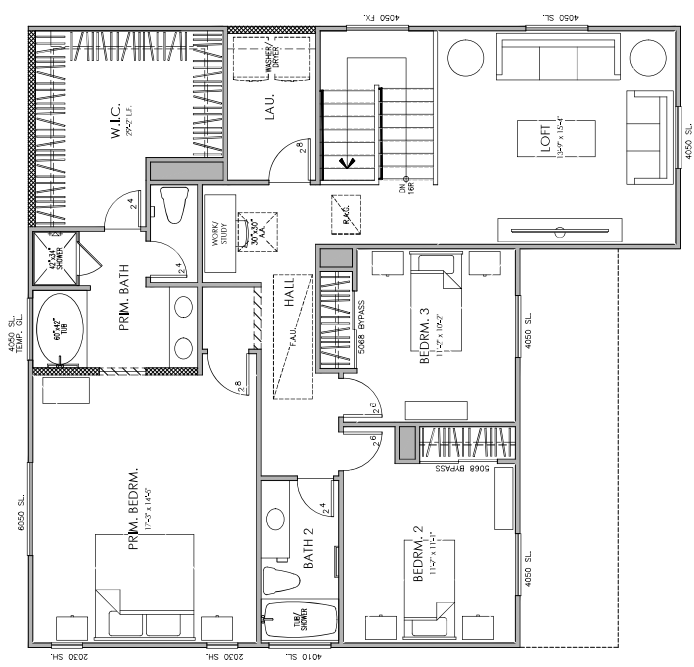


PLAN 4024
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,492 SQ. FT.
SECOND FLOOR AREA	1,245 SQ. FT.
TOTAL DWELLING	2,737 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	421 SQ. FT.
POORCH	51 SQ. FT.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLAN 4024

4 BEDROOM, 3 BATH, LOFT, OPT. BEDROOM 5

10.15.2021
A-53

Kapriel L. Crank
Architect
LLC

PLANNING + ARCHITECTURE

271066

PRODUCT 2
40' FT

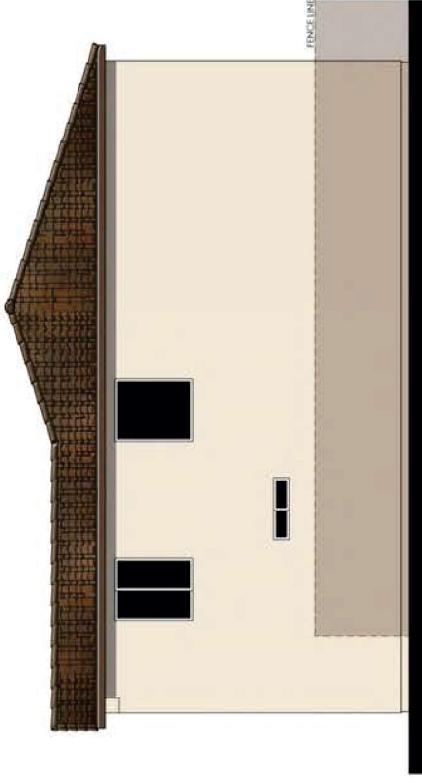
PANHANDLE · 105
SACRAMENTO, CA





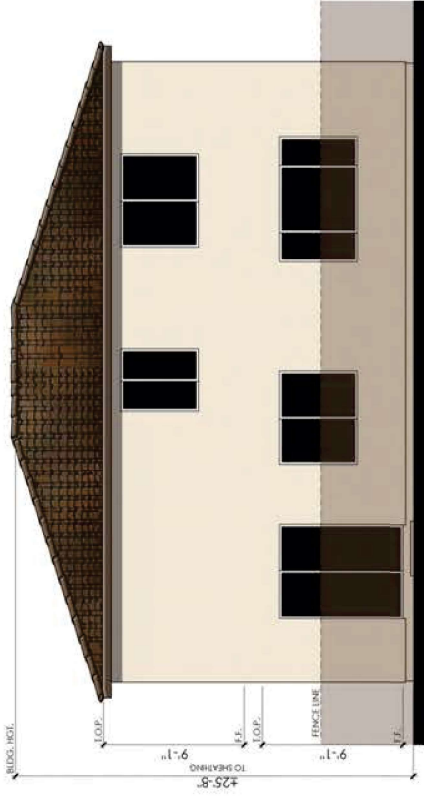
Refer to landscape drawings for wall, tree, and shrub locations.

FRONT

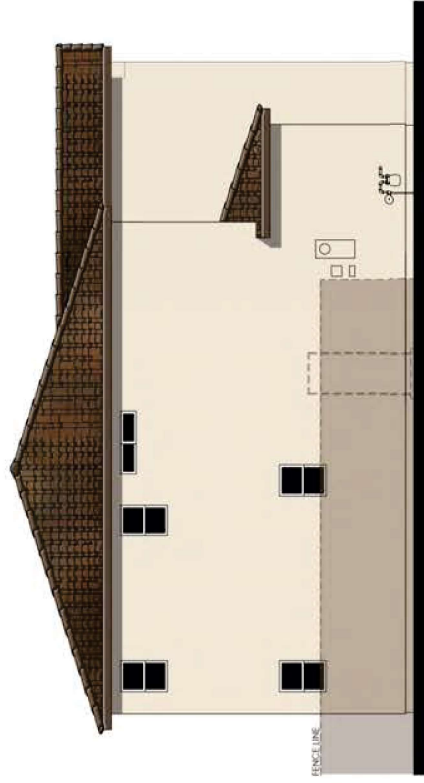


RIGHT

- MATERIALS LEGEND**
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE 3" TILE
 - WALLS: STUCCO OVER FOAM
 - BASE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - TRIM: WHITE PVC
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



REAR



LEFT



COLOR SCHEME 19
PLAN 4024 "B"
 SPANISH COLONIAL ELEVATIONS



PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 2
 40' FT

10.15.2021
 A-54





RIGHT

LEFT

REAR



COLOR SCHEME 19
PLAN 4024 "B"
 SPANISH COLONIAL ENHANCED ELEVATIONS



PANHANDLE 105
 SACRAMENTO, CA

PRODUCT 2
 40' FT

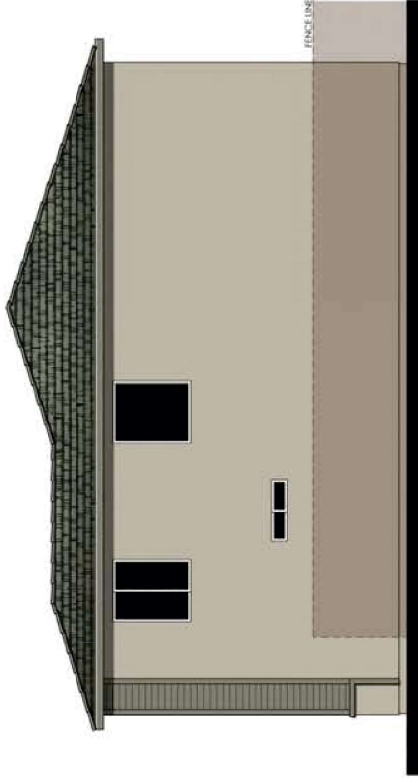
10.15.2021
 A-55

Kipari L. Orank
 Architect
 Inc.
 #21066
 PLANNING + ARCHITECTURE



© 2021 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

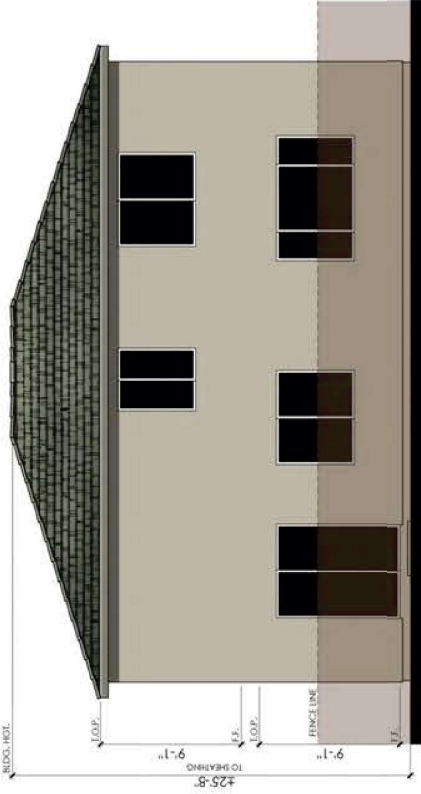
FRONT



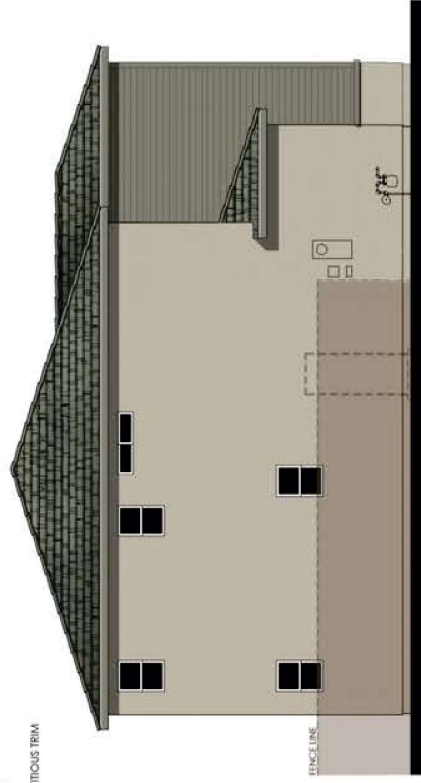
RIGHT

MATERIALS LEGEND

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- FLOOR: CONCRETE FLAT/SLAB
- CEILING: 2x6 WOOD
- BASE: STUCCO / CEMENTITIOUS 5" LAP SIDING
- WALL: SIMULATED WOOD
- WINDOWS: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM
- SHUTTERS: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM
- TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 25

PLAN 4024 "D"
MODERN PRAIRIE ELEVATIONS

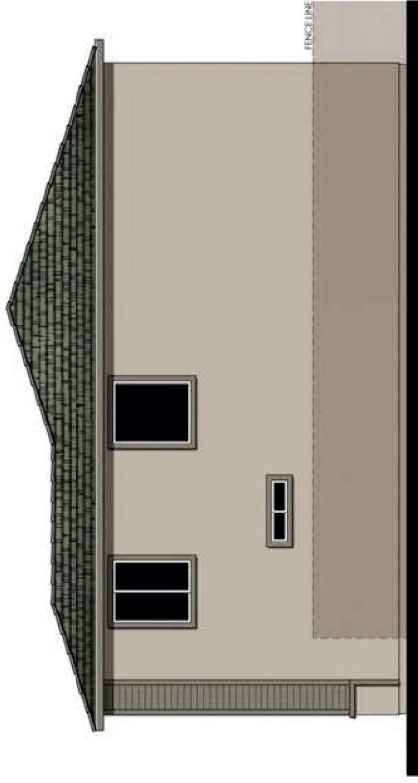


PANHANDLE • 105
SACRAMENTO, CA

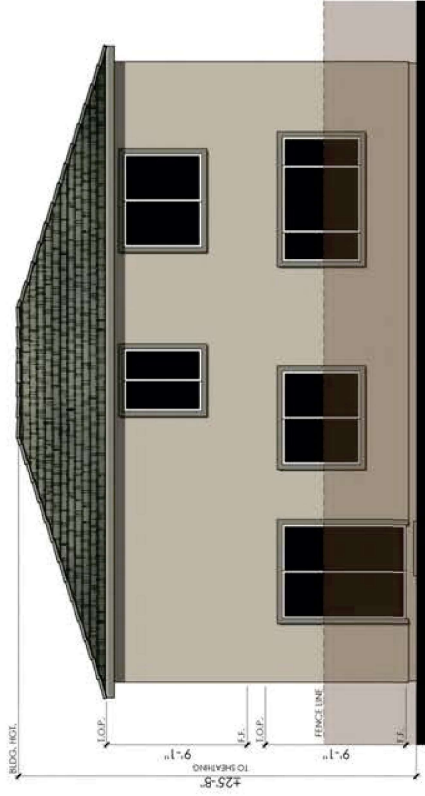
PRODUCT 2
40' FT

10.15.2021
A-56

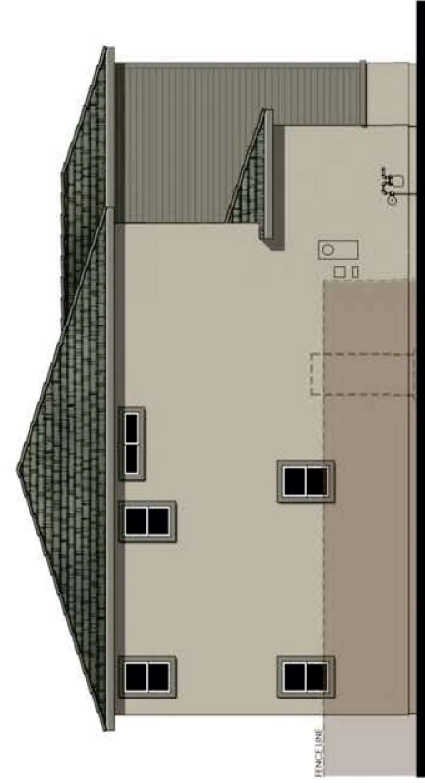




RIGHT



REAR



LEFT

COLOR SCHEME 25
PLAN 4024 "D"
 MODERN PRAIRIE ENHANCED ELEVATIONS



PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 2
 40' FT

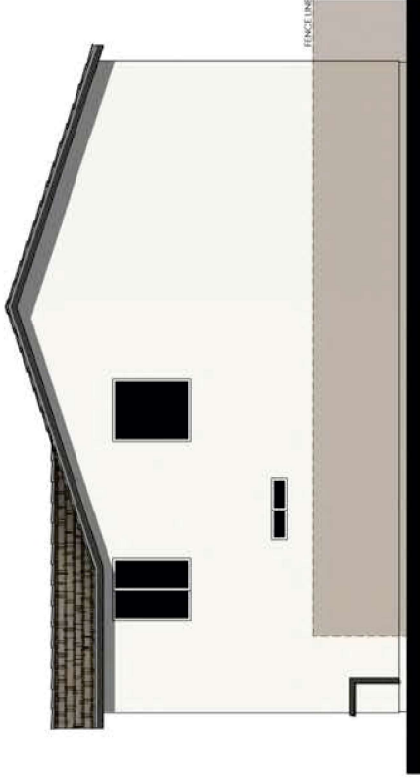
10.15.2021
 A-57

Kevin L. Crank
 Architect
 Inc.
 PLANNING + ARCHITECTURE
 #21066



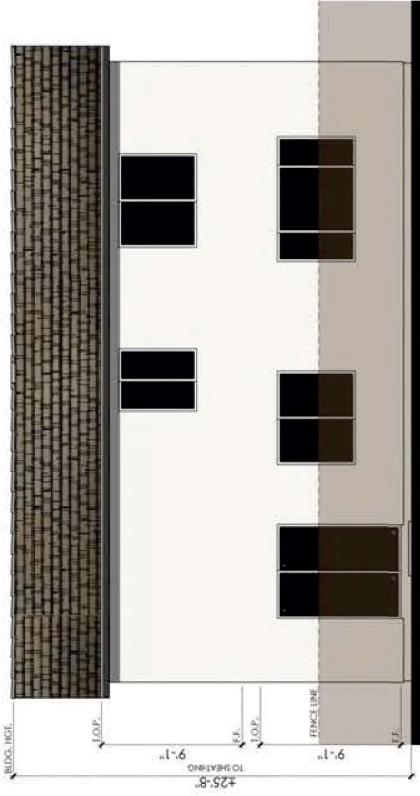
© 2021 Kevin L. Crook, Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations.

FRONT

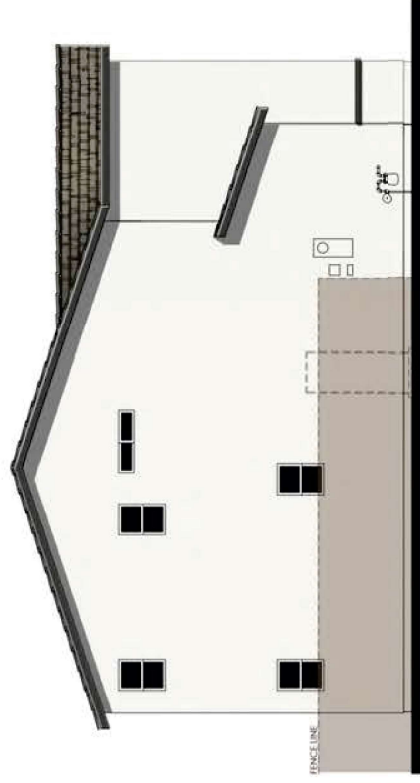


RIGHT

- MATERIALS LEGEND**
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
 - POOR: CONCRETE FLAT TILE
 - ROOF: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE: CEMENTITIOUS BOARD AND BATTEN
 - SHUTTERS: VINYL W/ GRIDS
 - WINDOWS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 28

PLAN 4024 "E"
AMERICAN FARMHOUSE ELEVATIONS

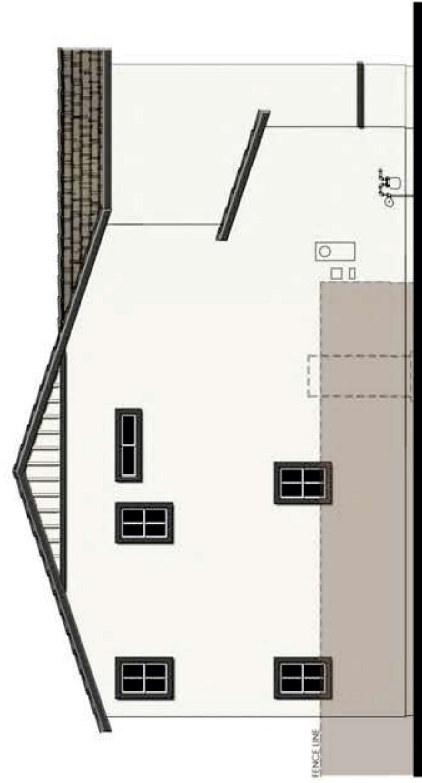
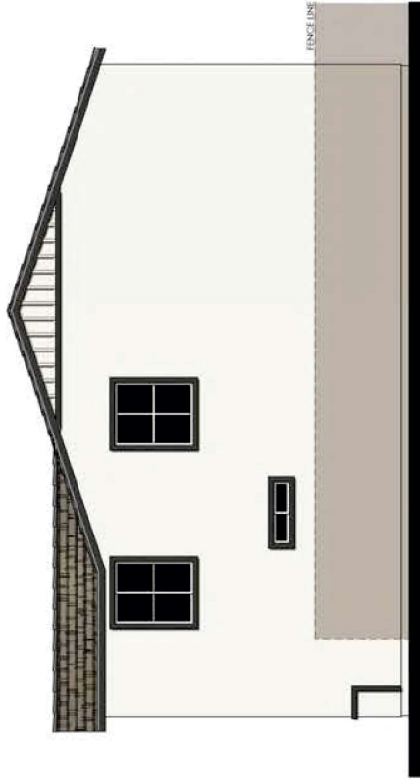


PANHANDLE • 105
SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-58





COLOR SCHEME 2B

PLAN 4024 "E"
AMERICAN FARMHOUSE ENHANCED ELEVATIONS

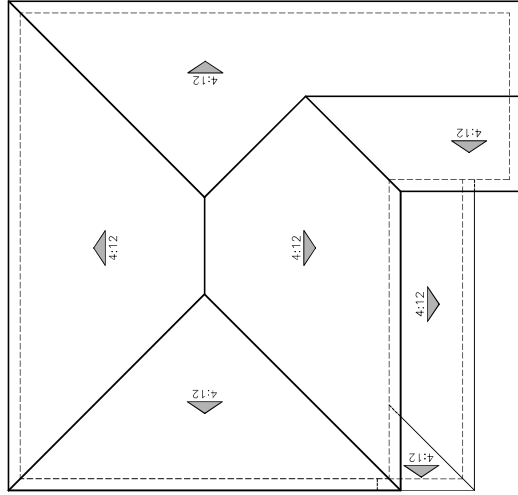


PANHANDLE • 105
SACRAMENTO, CA

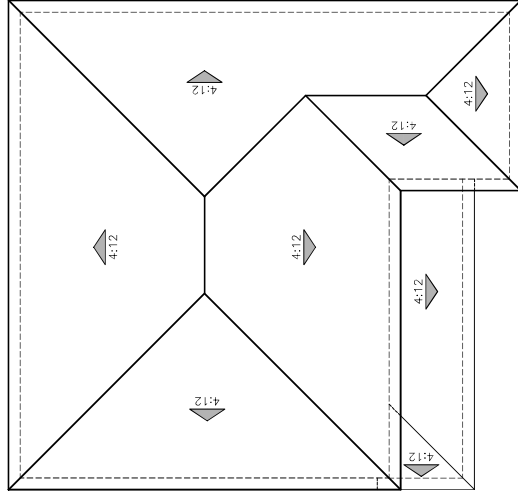
PRODUCT 2
40' FT

10.15.2021
A-59

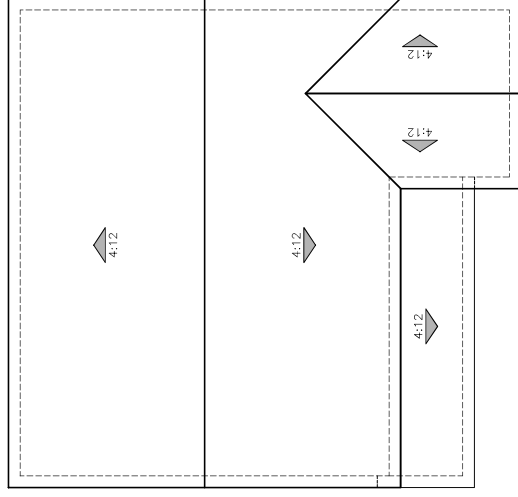
Kipari L. Crank
Architect
Inc.
PLANNING + ARCHITECTURE
#21066



"B" - SPANISH COLONIAL



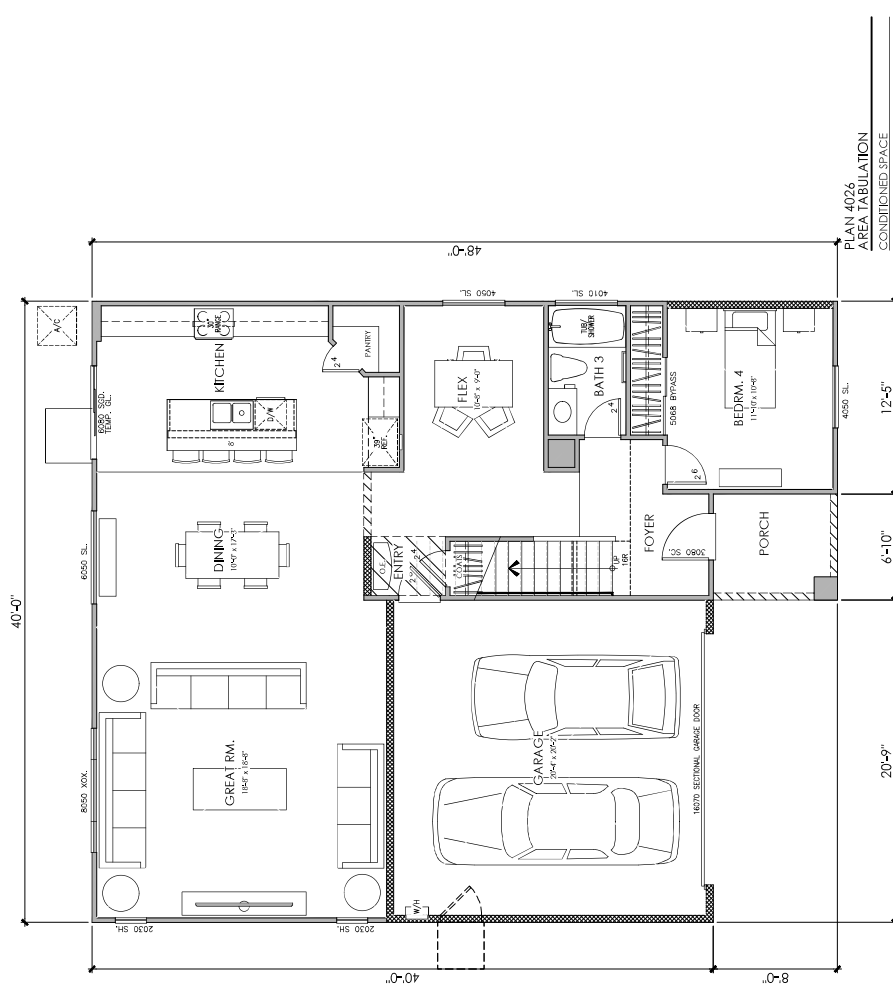
"D" - MODERN PRAIRIE



"E" - AMERICAN FARMHOUSE

ROOF PLANS
PLAN 4024





FIRST FLOOR PLAN

SECOND FLOOR PLAN

PLAN 4026
4 BEDROOM, 3 BATH, OFFICE, OPTIONAL BEDROOM 5

10.15.2021
A-61

PRODUCT 2
40' FT

PANHANDLE · 105
SACRAMENTO, CA

MLC Holdings, Inc.



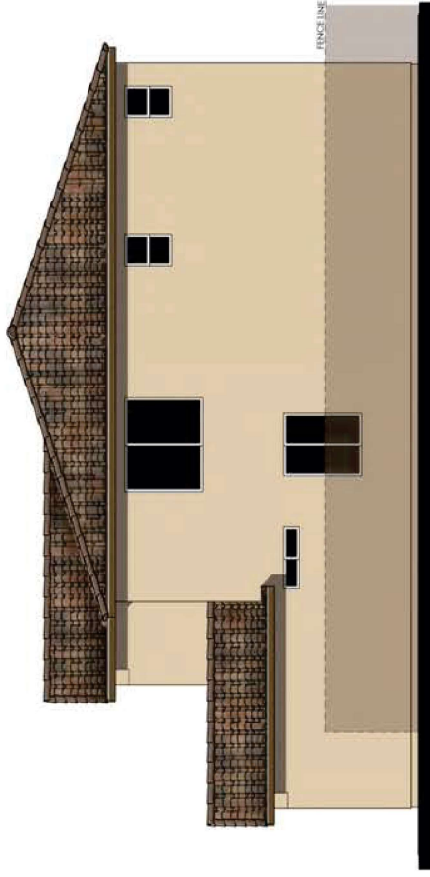
991066 #
Kipari L. Graham
Architect
LLC
PLANNING + ARCHITECTURE





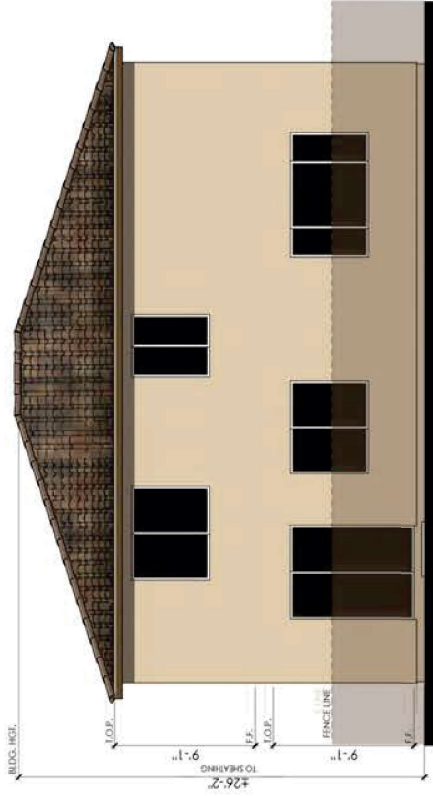
Refer to landscape drawings for wall, tree, and shrub locations.

FRONT

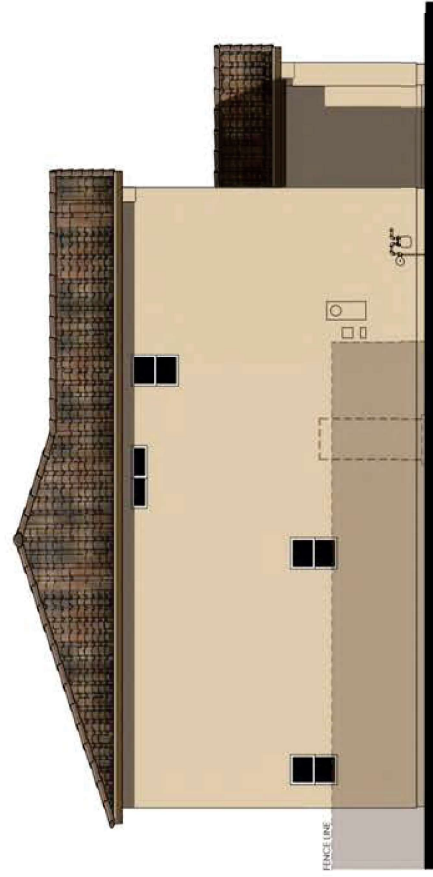


RIGHT

- MATERIALS LEGEND**
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - FLOOR: CONCRETE LOW PROFILE 3" TILE
 - WALLS: 206 WOOD
 - BARGE: 206 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 20
PLAN 4026 "B"
 SPANISH COLONIAL ELEVATIONS



PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 2
 40' FT

10.15.2021
 A-62

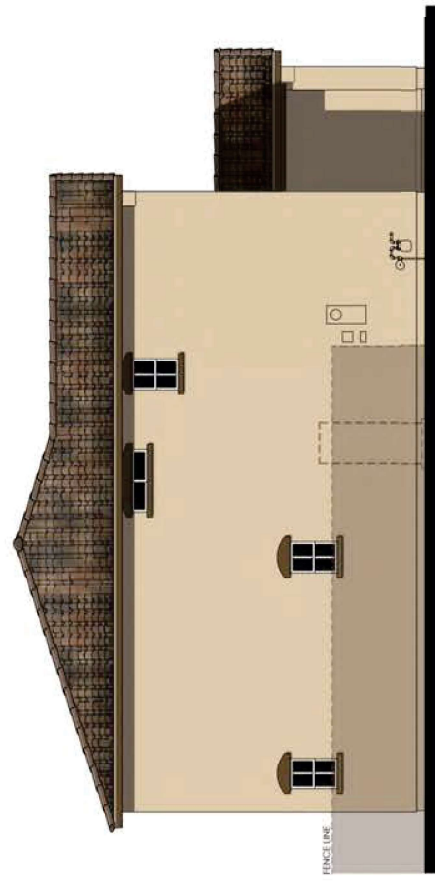
Kevin L. Crook
 Architect
 Inc.
 PLANNING + ARCHITECTURE
 #21066



RIGHT



REAR



LEFT

COLOR SCHEME 20
PLAN 4026 "B"
 SPANISH COLONIAL ENHANCED ELEVATIONS



PANHANDLE 105
 SACRAMENTO, CA

PRODUCT 2
 40' FT

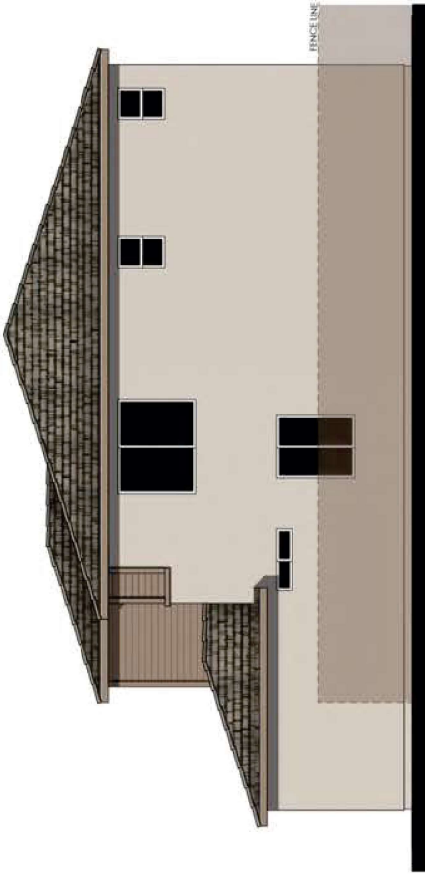
10.15.2021
 A-63

Kipari L. Orank
 Architect
 Inc.
 #21066
 PLANNING + ARCHITECTURE



© 2021 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations.

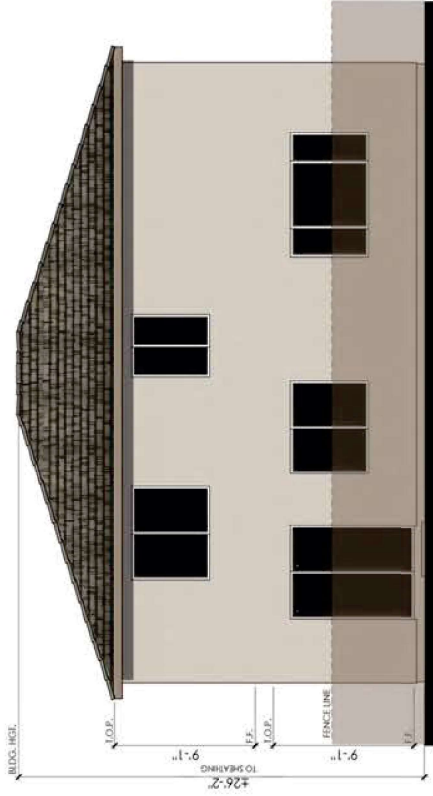
FRONT



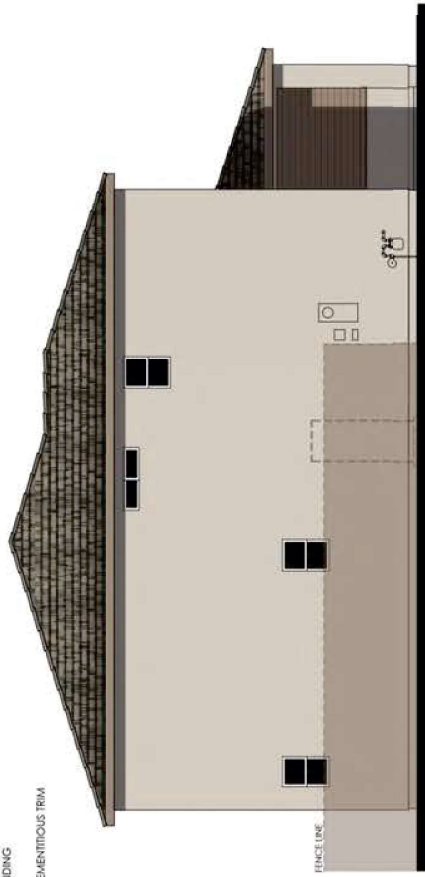
RIGHT

MATERIALS LEGEND

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- FLOOR: CONCRETE FLAT TILE
- BASE: 2x6 WOOD
- WALL: STUCCO / CEMENTITIOUS S' LAP SIDING
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 26
PLAN 4026 "D"
 MODERN PRAIRIE ELEVATIONS

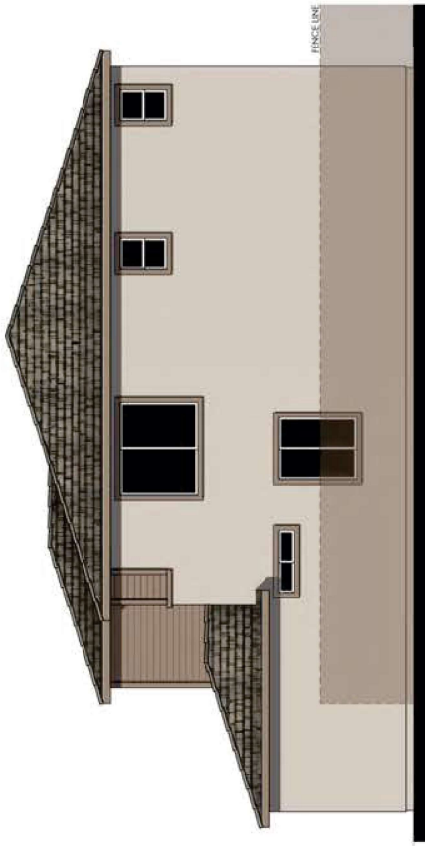


PANHANDLE • 105
 SACRAMENTO, CA

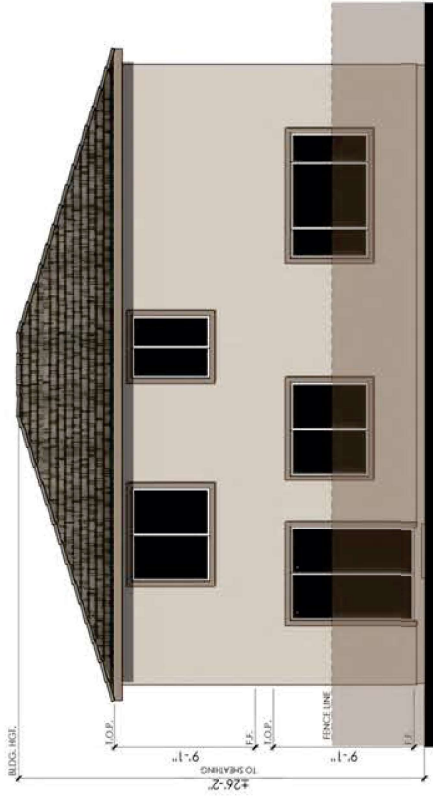
PRODUCT 2
 40' FT

10.15.2021
 A-64

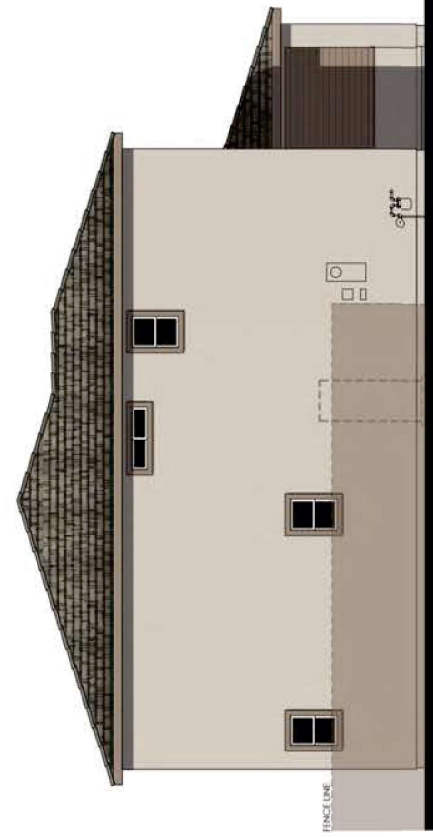
Kevin L. Crook
 Architect
 Inc.
 PLANNING + ARCHITECTURE
 #21066



RIGHT



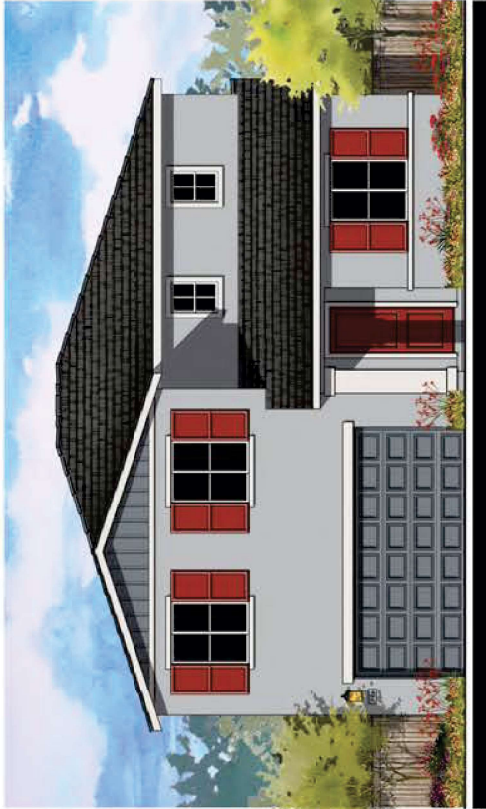
REAR



LEFT

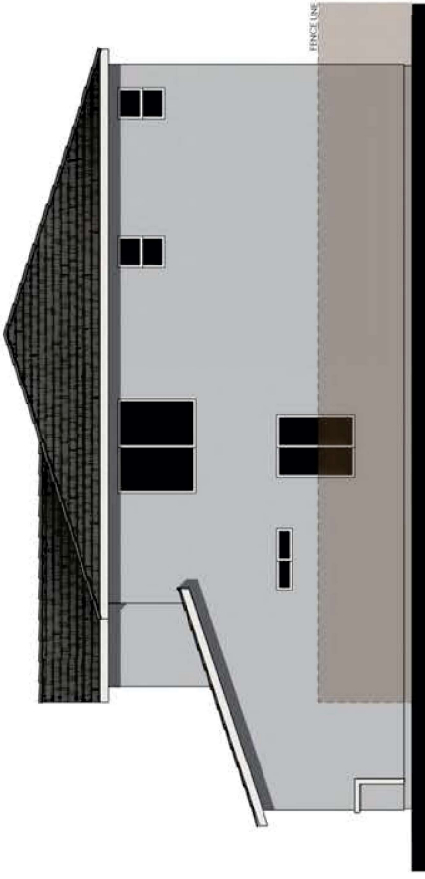
COLOR SCHEME 26
PLAN 4026 "D"
 MODERN PRAIRIE ENHANCED ELEVATIONS





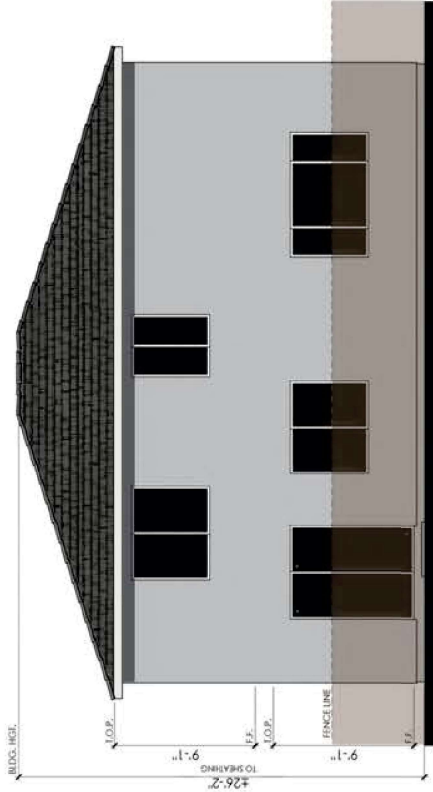
Refer to landscape drawings for wall, tree, and shrub locations.

FRONT

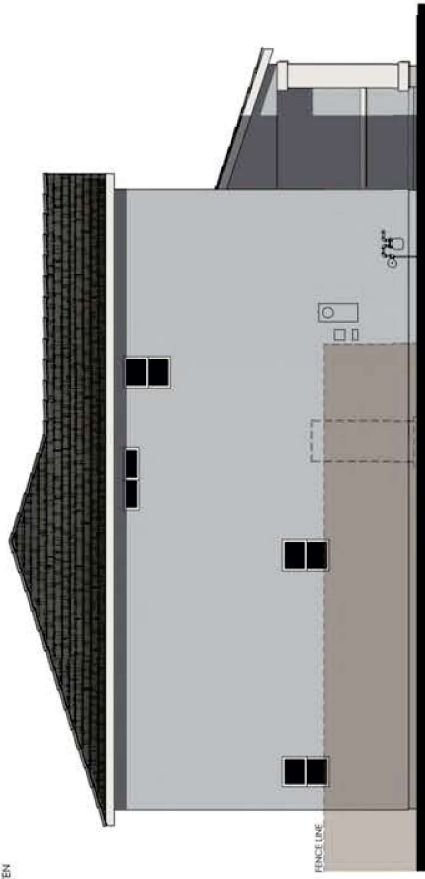


RIGHT

- MATERIALS LEGEND**
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
 - POOR: CONCRETE FLAT TILE
 - ROOF: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE: CEMENTITIOUS BOARD AND BATTEN
 - WALLS: STUCCO OVER RIGID FOAM
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 29
PLAN 4026 "E"
 AMERICAN FARMHOUSE ELEVATIONS

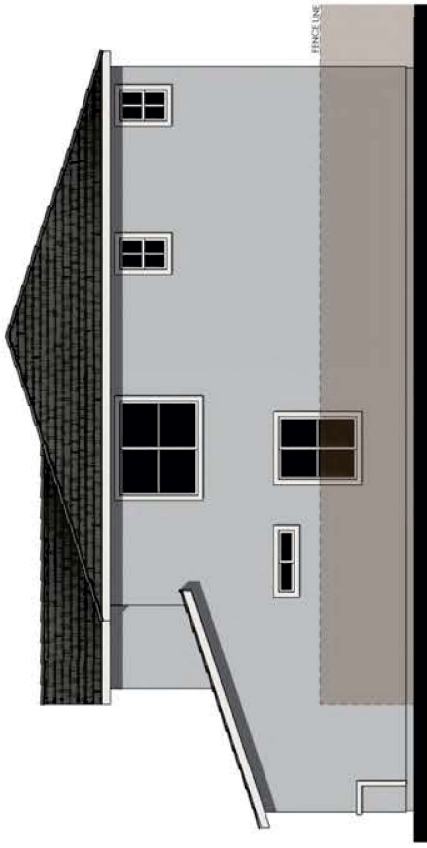


PANHANDLE • 105
 SACRAMENTO, CA

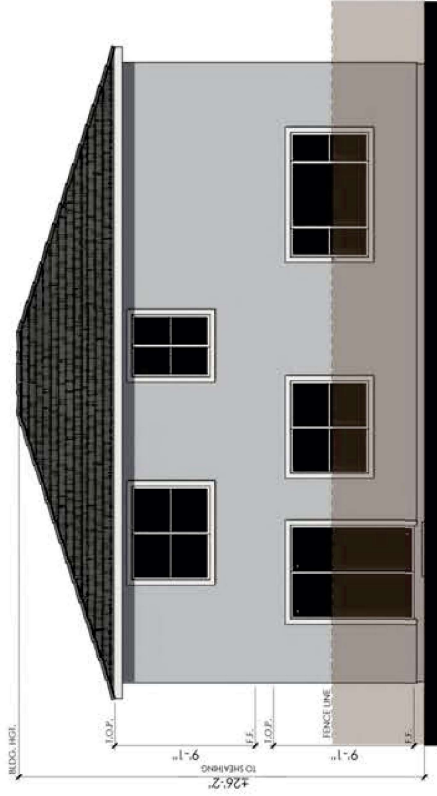
PRODUCT 2
 40' FT

10.15.2021
 A-66

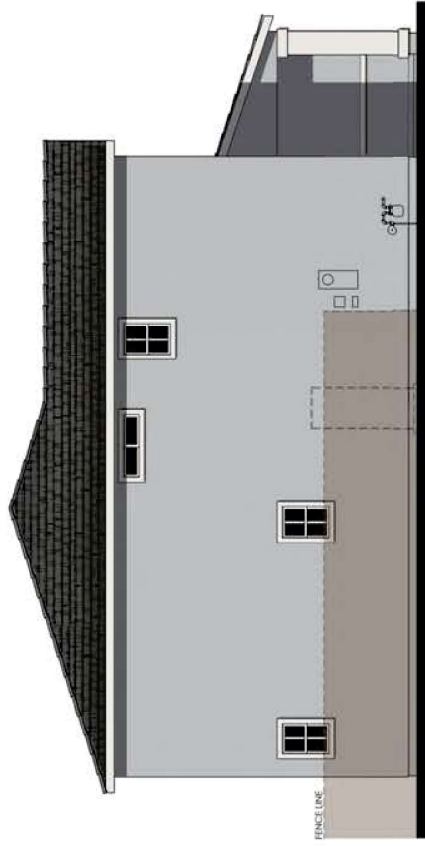
Kevin L. Crook
 Architect
 Inc.
 PLANNING + ARCHITECTURE
 #21066



RIGHT



REAR



LEFT

COLOR SCHEME 29
PLAN 4026 "E"
 AMERICAN FARMHOUSE ENHANCED ELEVATIONS

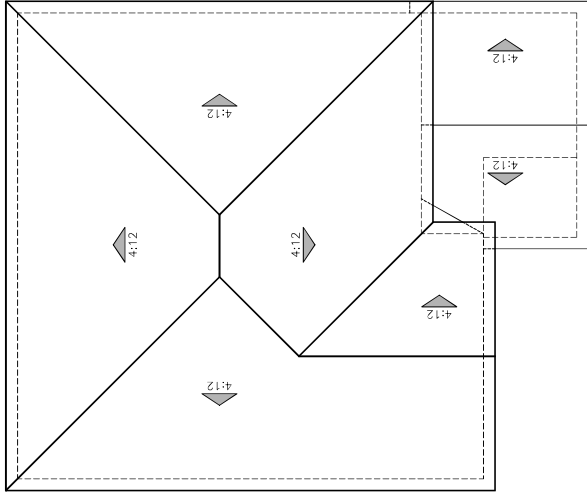


PANHANDLE 105
 SACRAMENTO, CA

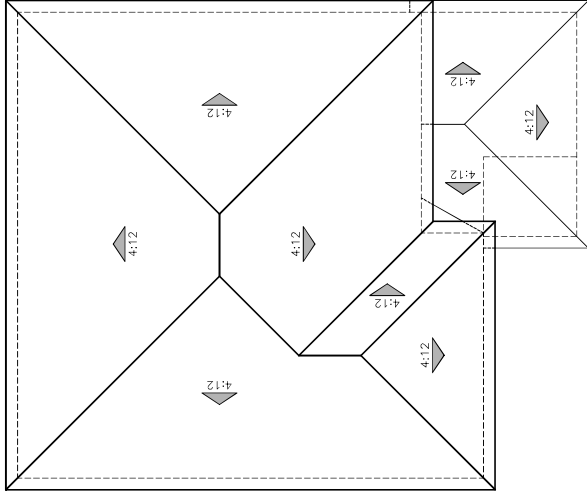
PRODUCT 2
 40' FT

10.15.2021
 A-67

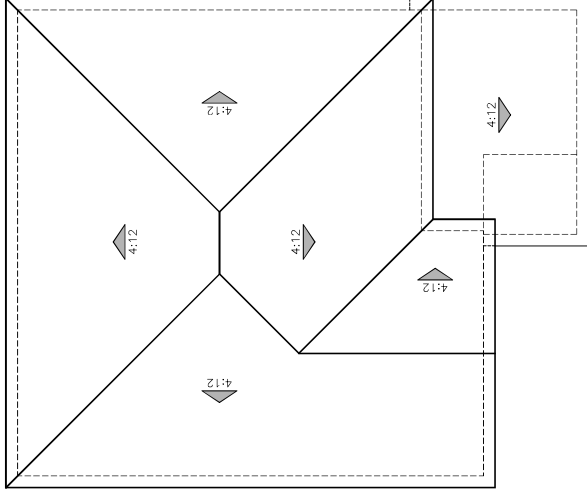
Kipari L. Orank
 Architect
 Inc.
 PLANNING + ARCHITECTURE
 #21066



"B" - SPANISH COLONIAL



"D" - MODERN PRAIRIE



"E" - AMERICAN FARMHOUSE

ROOF PLANS
PLAN 4026



PH PANHANDLE • 105

SACRAMENTO, CA

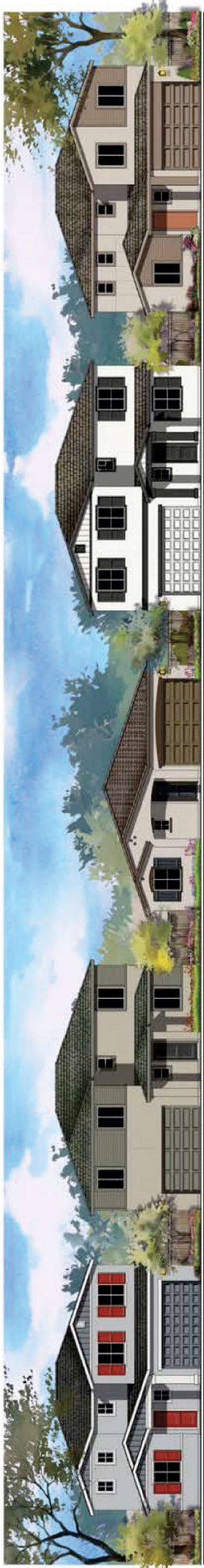
PRODUCT 3 / 45' FT



10.15.2021
A-69

Kevin L. Crook
Architect
Inc.

#21066



45' STREET SCENE



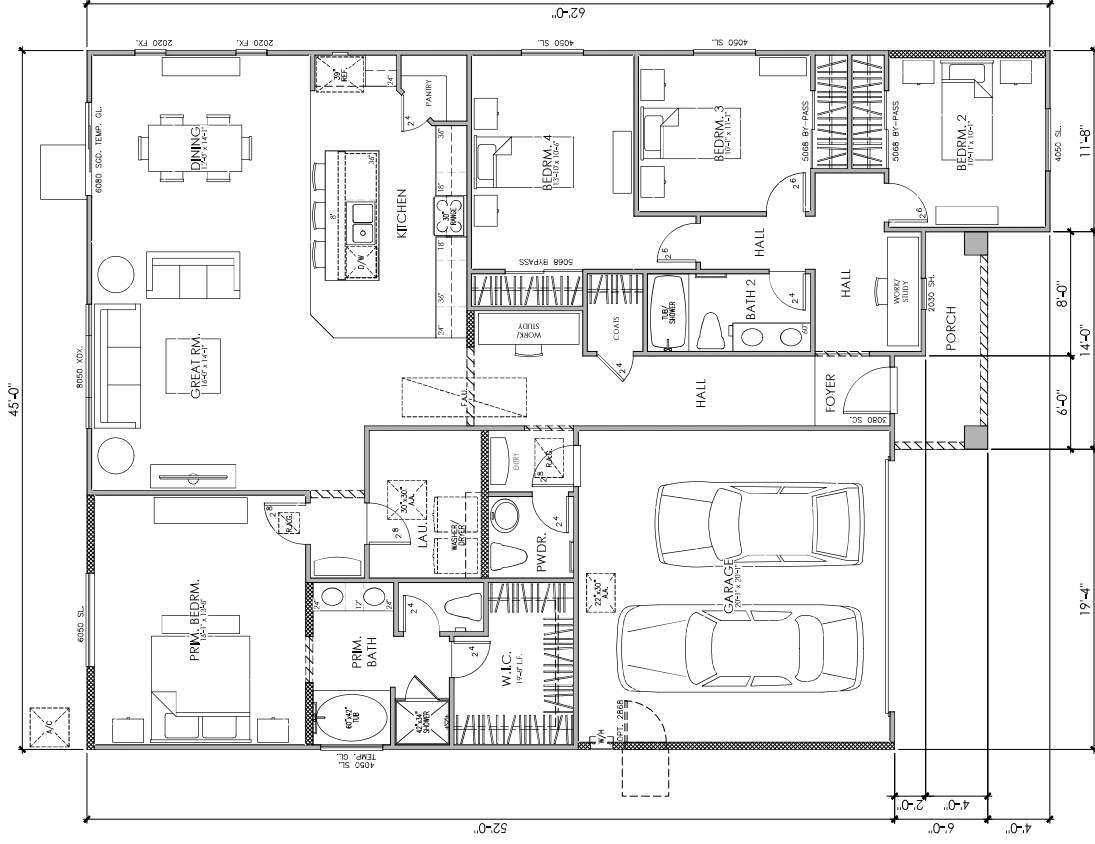
PANHANDLE • 105
SACRAMENTO, CA

PRODUCT 3
45' FT

10.15.2021
A-70

Kevin L. Crook
Architect
Inc.

#21066



FLOOR PLAN
PLAN 4514
 4 BEDROOM, 2.5 BATH

PLAN 4514	
AREA TABULATION	
CONDITIONED SPACE	
FLOOR AREA	2,054 SQ. FT.
TOTAL DWELING	2,054 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	419 SQ. FT.
PATIO	68 SQ. FT.



10/15/2021
 A-71

PRODUCT 3
 45' FT

PANHANDLE · 105
 SACRAMENTO, CA

MLC Holdings, Inc.



Kevin L. Crook
Architect
 Inc.

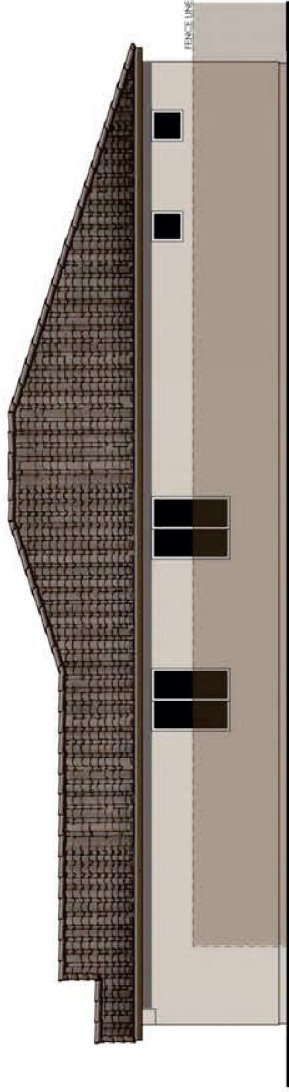
#21066



© 2021 Kevin L. Crook Architect, Inc.

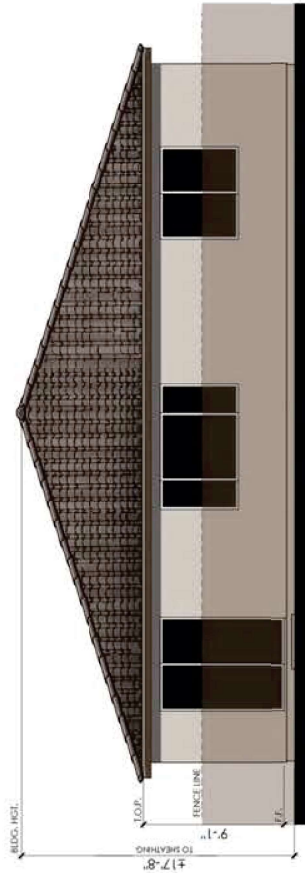
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

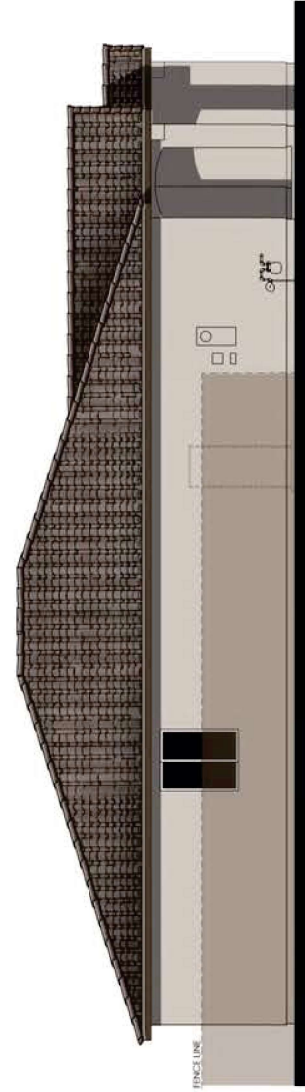


RIGHT

- MATERIALS LEGEND**
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE 3" TILE
 - BASE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALLS: STUCCO OVER FOAM
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 21
PLAN 4514 "B"
 SPANISH COLONIAL ELEVATIONS

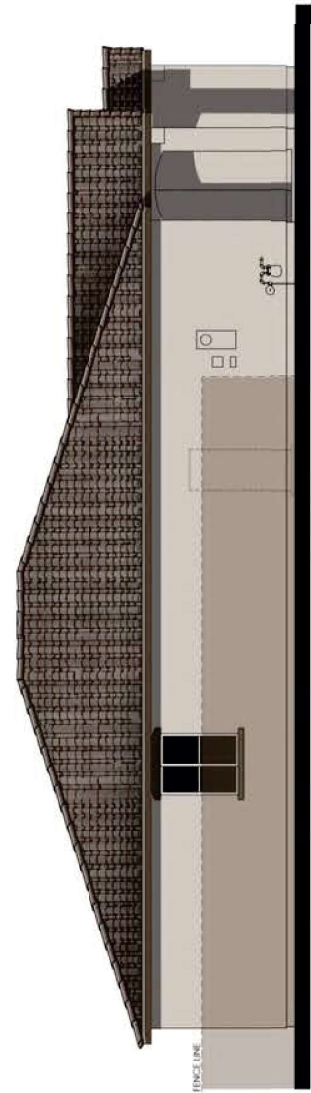
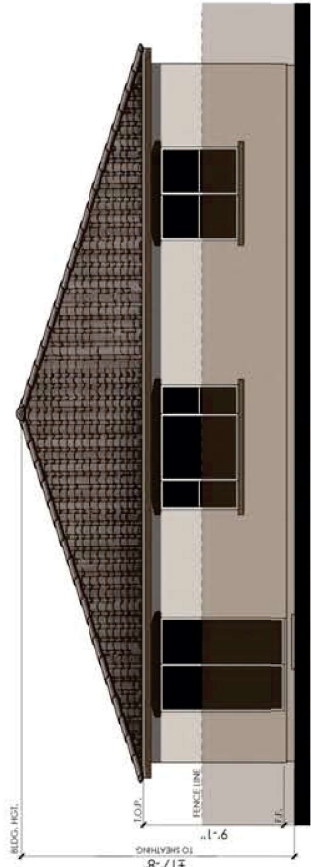
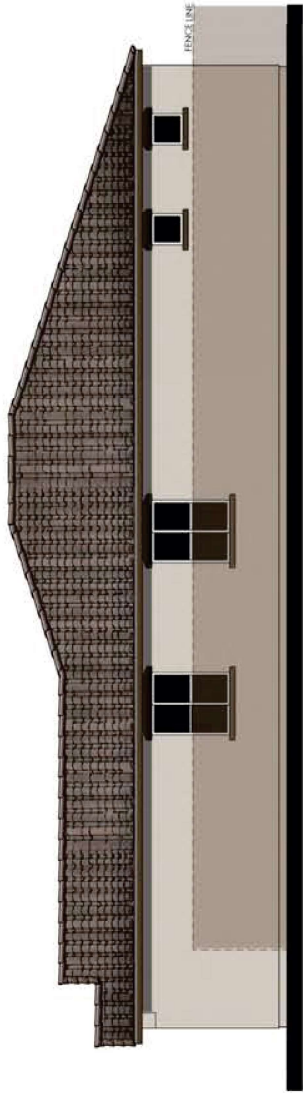


PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 3
 45' FT

10.15.2021
 A-72

Kevin L. Crook
Architect
 Inc.
 #21066



COLOR SCHEME 21

PLAN 4514 "B"

SPANISH COLONIAL ENHANCED ELEVATIONS

0 2 4 8 12

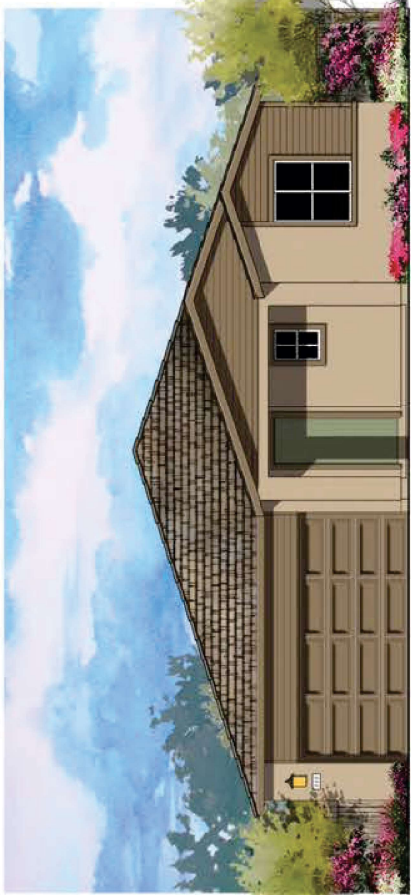
Meritage Homes MLC Holdings, Inc.

PANHANDLE • 105 SACRAMENTO, CA

PRODUCT 3 45' FT

10.15.2021 A-73

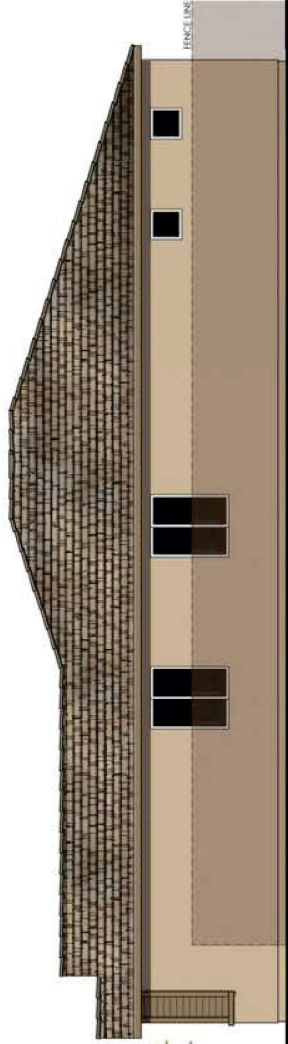
Kevin L. Crook Architect Inc. #21066



© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

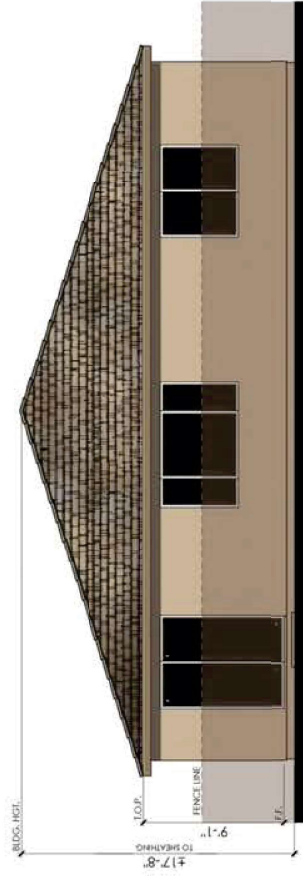
FRONT



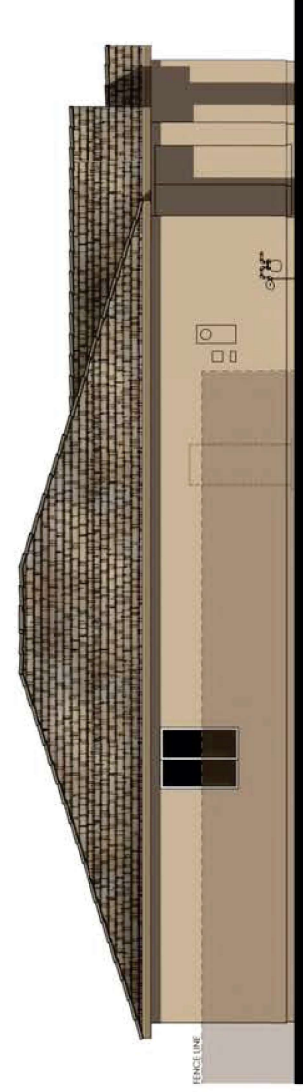
RIGHT

MATERIALS LEGEND

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- BASE: 2x6 WOOD
- WALL: STUCCO / CEMENTITIOUS 5" LAP SIDING
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



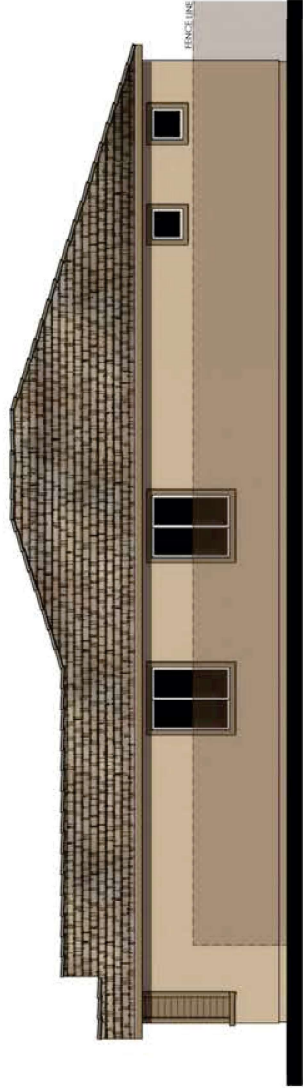
REAR



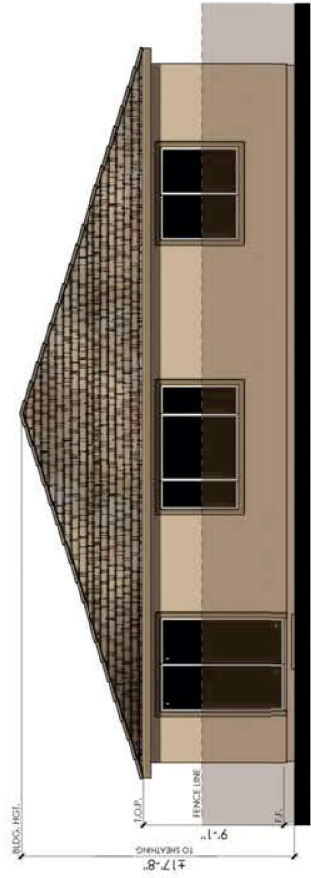
LEFT

COLOR SCHEME 27
PLAN 4514 "D"
 MODERN PRAIRIE ELEVATIONS

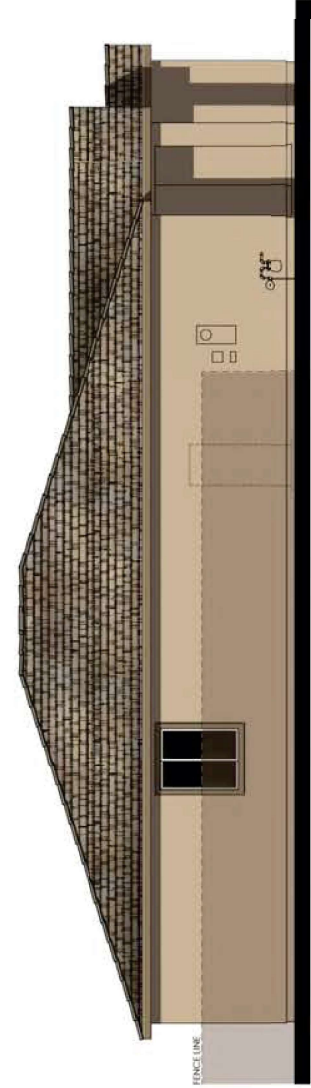




RIGHT



REAR



LEFT

COLOR SCHEME 27
PLAN 4514 "D"
 MODERN PRAIRIE ENHANCED ELEVATIONS

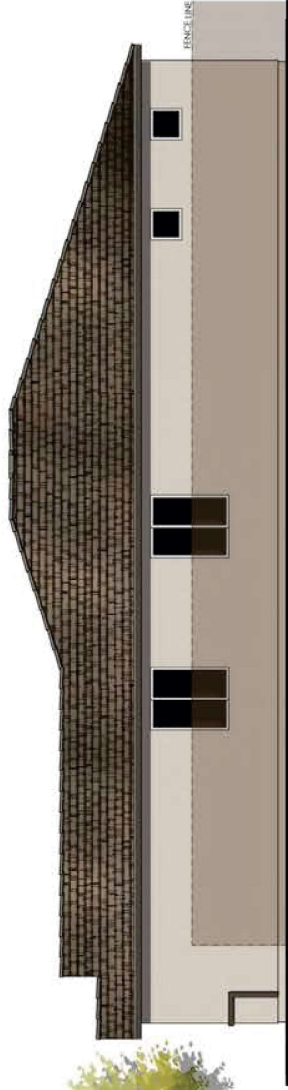




© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

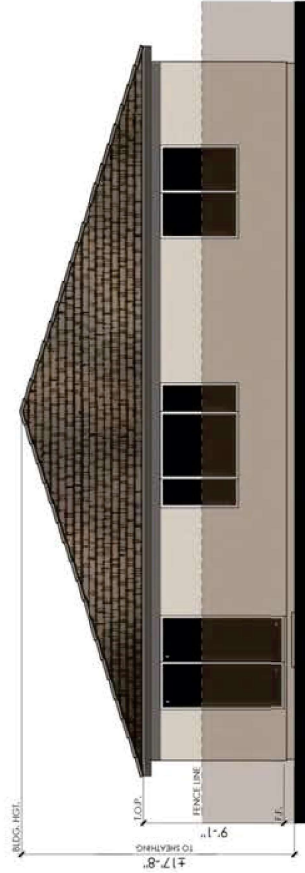
FRONT



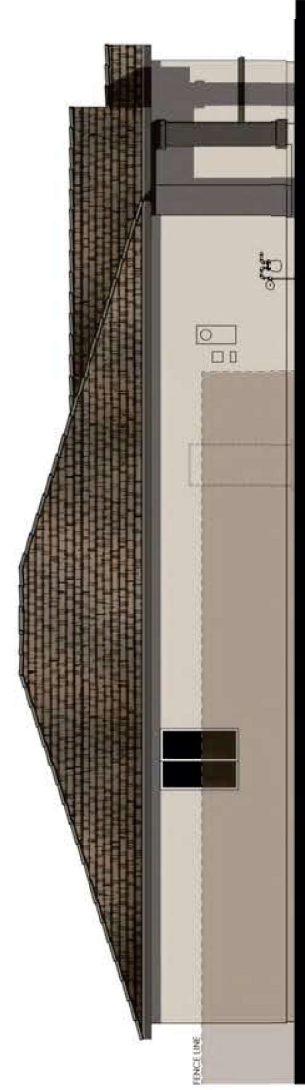
RIGHT

MATERIALS LEGEND

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
- POOR: CONCRETE FLAT TILE
- ROOF: 26 WOOD SHAKES
- BARGE: 2x6 WOOD
- GABLE: CEMENTITIOUS BOARD AND BATTEN
- SHUTTERS: VINYL W/ GREYS
- WINDOWS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 30

PLAN 4514 "E"
AMERICAN FARMHOUSE ELEVATIONS



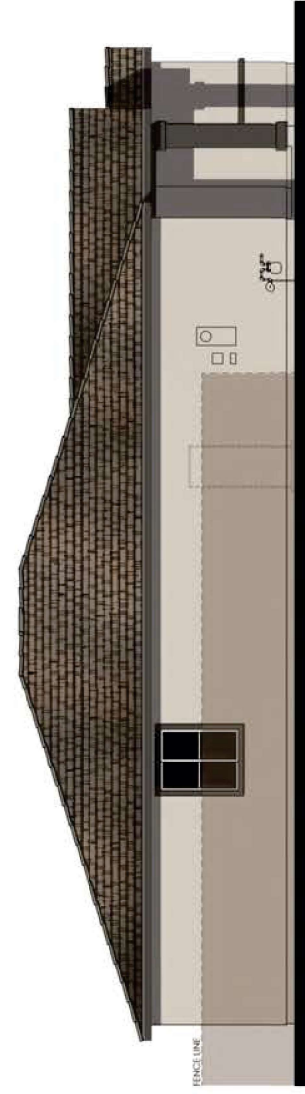
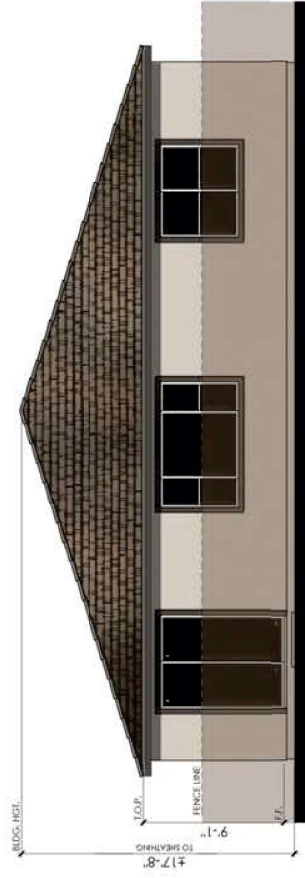
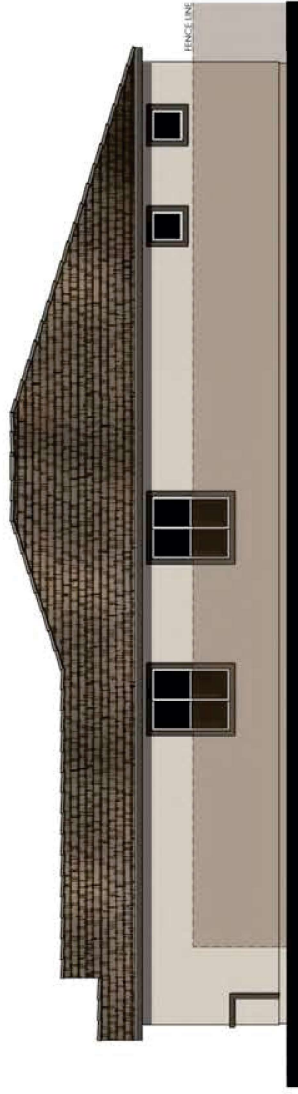
PANHANDLE 105
SACRAMENTO, CA

PRODUCT 3
45' FT

10.15.2021
A-76

Kevin L. Crook
Architect
Inc.

#21066



COLOR SCHEME 30
PLAN 4514 "E"
 AMERICAN FARMHOUSE ENHANCED ELEVATIONS

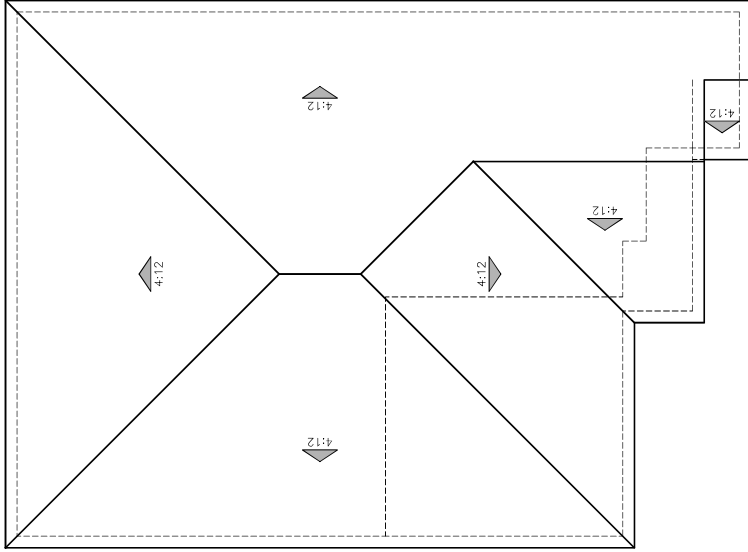


PRODUCT 3
 45' FT

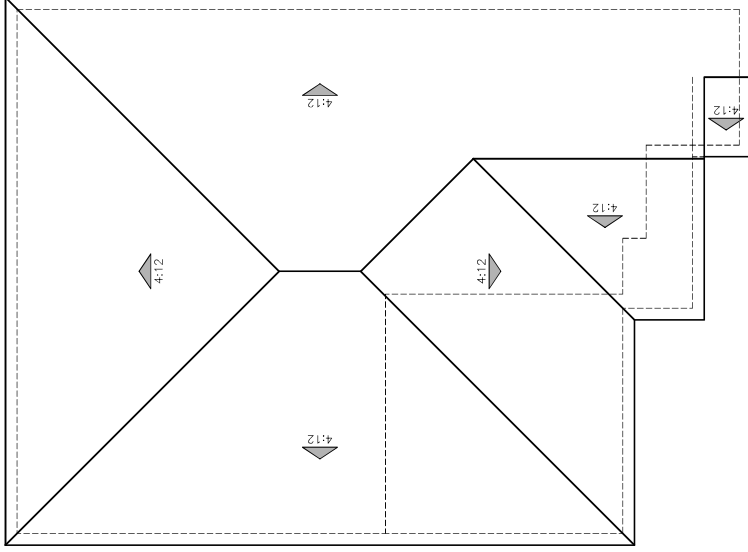
PANHANDLE • 105
 SACRAMENTO, CA

10.15.2021
 A-77

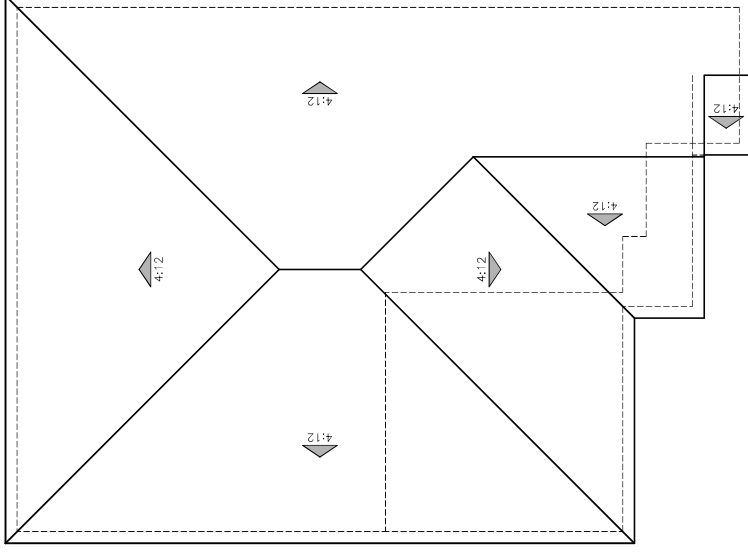
Kevin L. Crook
Architect
 Inc.
 #21066



"B" - SPANISH COLONIAL



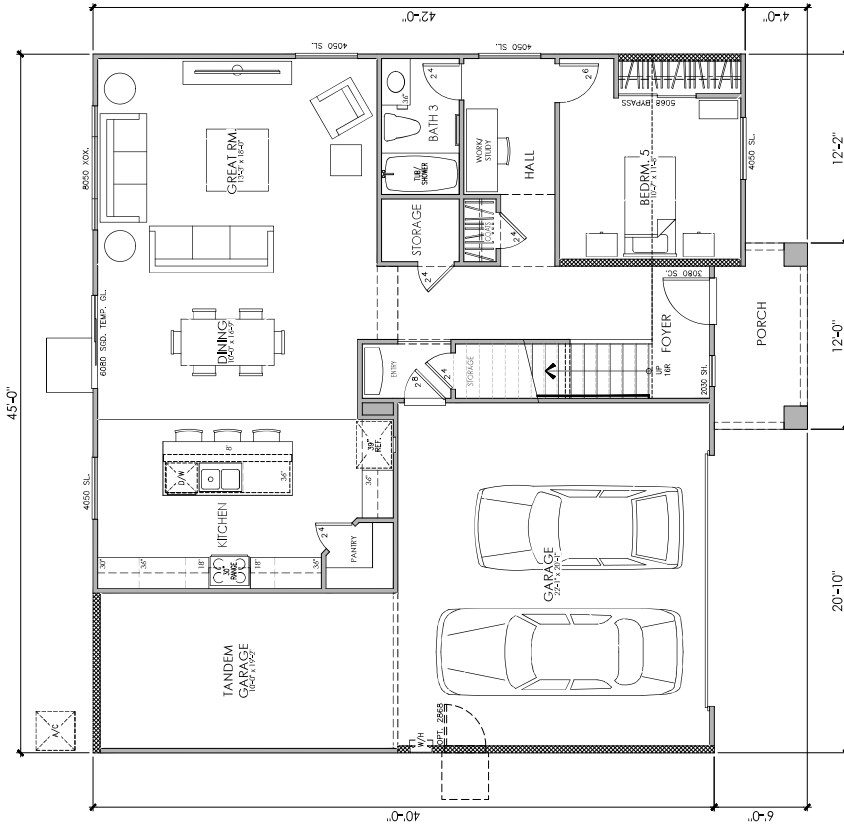
"D" - MODERN PRAIRIE



"E" - AMERICAN FARMHOUSE

ROOF PLANS
PLAN 4514

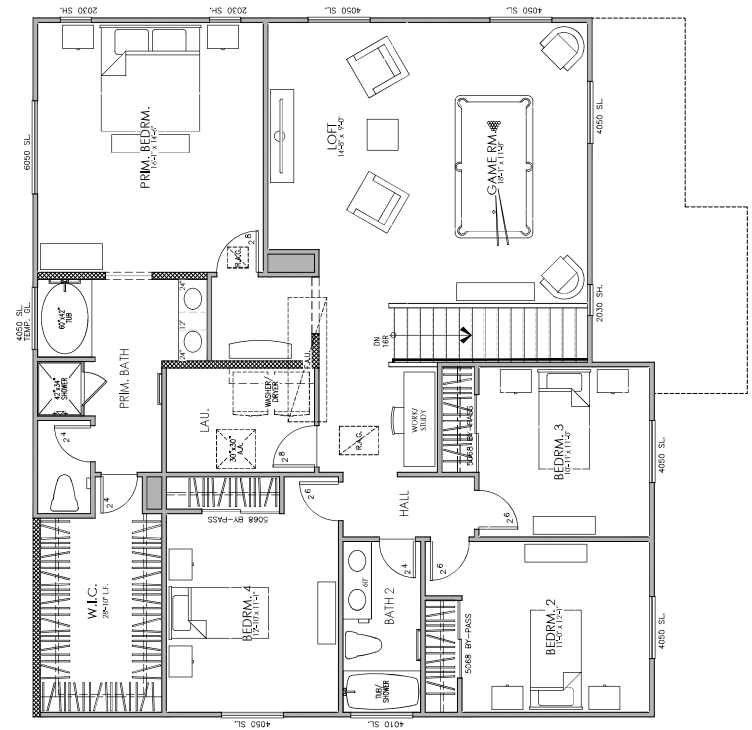




**PLAN 4524
AREA TABULATION**

CONDITIONED SPACE	
FIRST FLOOR AREA	1,166 SQ. FT.
SECOND FLOOR AREA	1,667 SQ. FT.
TOTAL DWELLING	2,833 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	661 SQ. FT.
PATIO	37 SQ. FT.

FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLAN 4524
5 BEDROOM, 3 BATH, LOFT, GAME ROOM

PANHANDLE • 105
SACRAMENTO, CA

PRODUCT 3
45' FT

10.15.2021
A-79

Kevin L. Crook
Architect
Inc

#210166

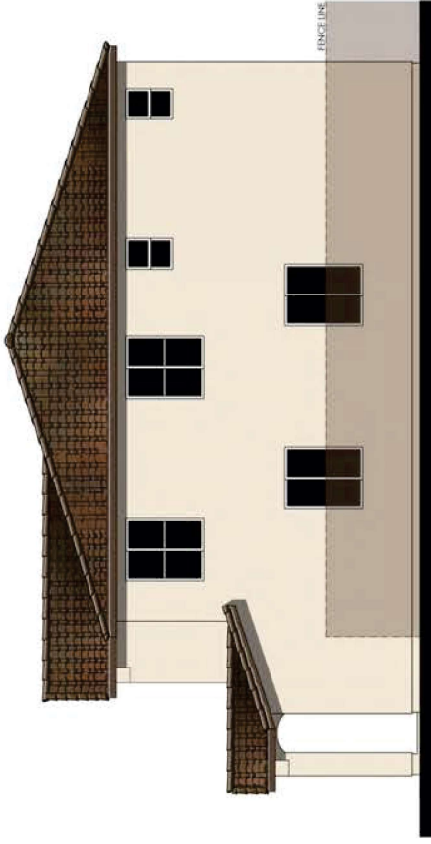




© 2021 Kevin L. Crook Architect, Inc.

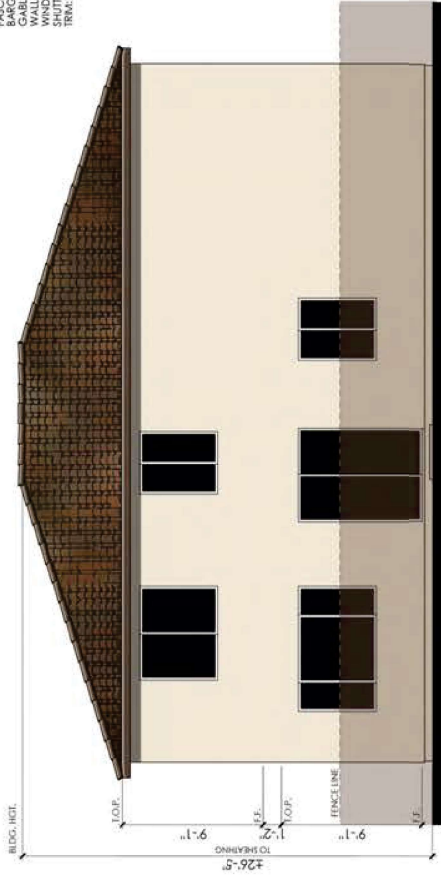
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

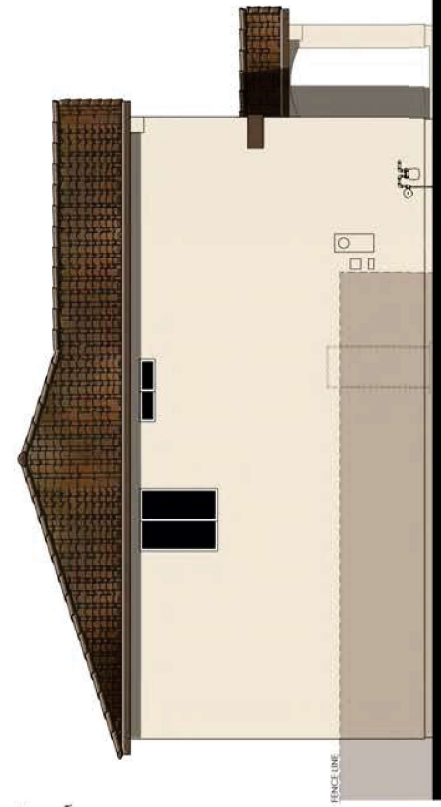


RIGHT

- MATERIALS LEGEND**
- FIBERGLASS
 - FRONT DOOR: METAL SECTIONAL
 - GARAGE DOOR: CONCRETE LOW PROFILE 3" TILE
 - ROOF: 26X WOOD SHAKES
 - BARGE: 26X WOOD SHAKES
 - GABLE END: SIMULATED CLAY TILE
 - WALLS: STUCCO OVER FOAM
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 19
 PLAN 4524 "B"
 SPANISH COLONIAL ELEVATIONS

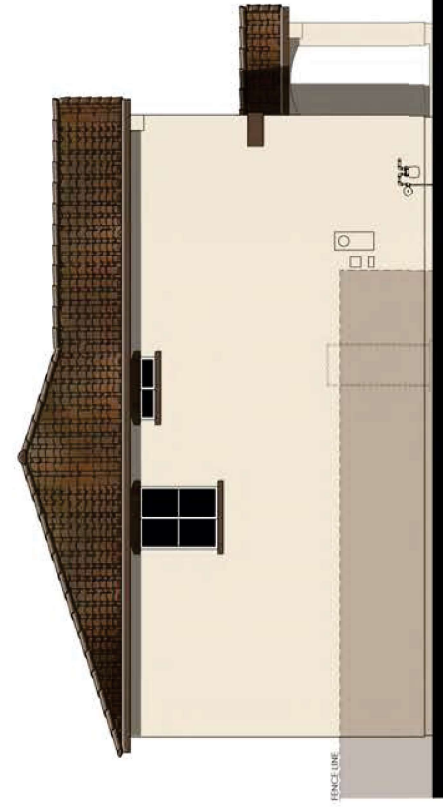




RIGHT



REAR



LEFT

COLOR SCHEME 19
 PLAN 4524 "B"
 SPANISH COLONIAL ENHANCED ELEVATIONS

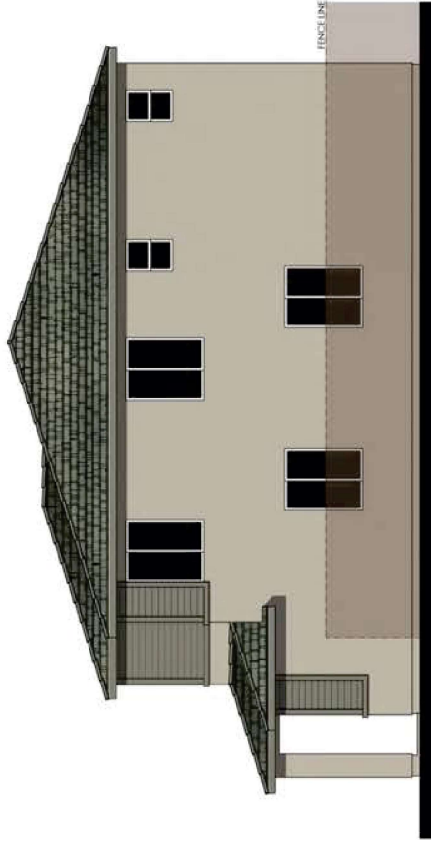




© 2021 Kevin L. Cook Architect, Inc.

Refer to landscape drawings for walk, tree, and shrub locations.

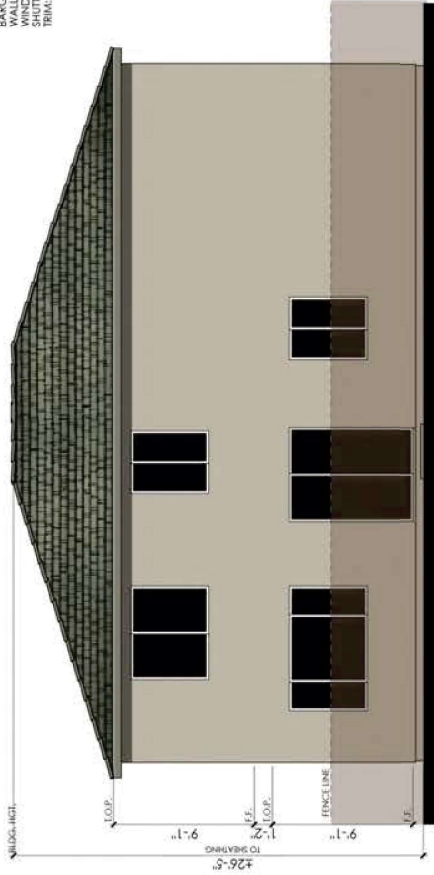
FRONT



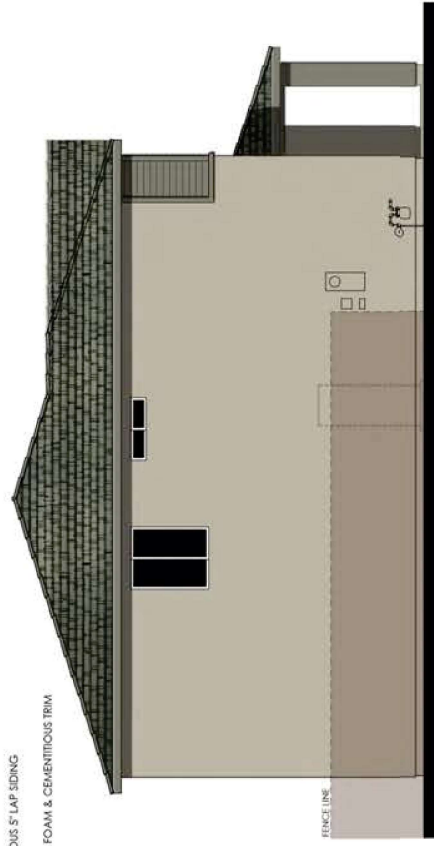
RIGHT

MATERIALS LEGEND

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- CEILING: 2x6 WOOD
- BASE: 2x6 WOOD
- WALL: STUCCO / CEMENTITIOUS 5" LAP SIDING
- TRIM: SIMULATED WOOD
- SHUTTERS: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 25
PLAN 4524 "D"
 MODERN PRAIRIE ELEVATIONS



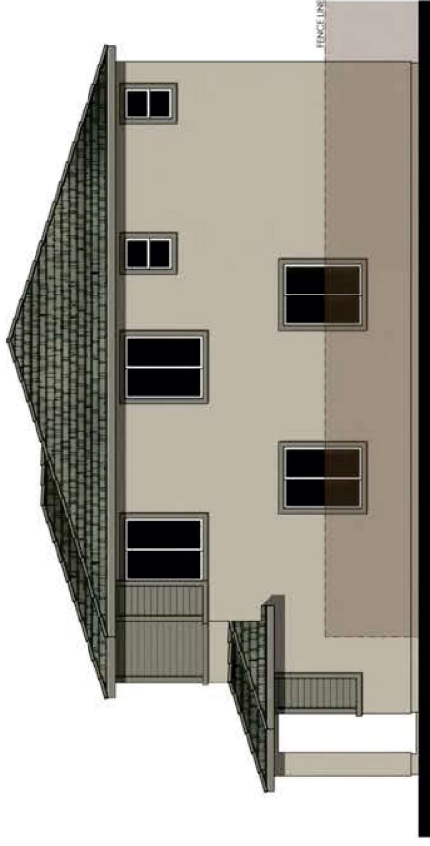
PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 3
 45' FT

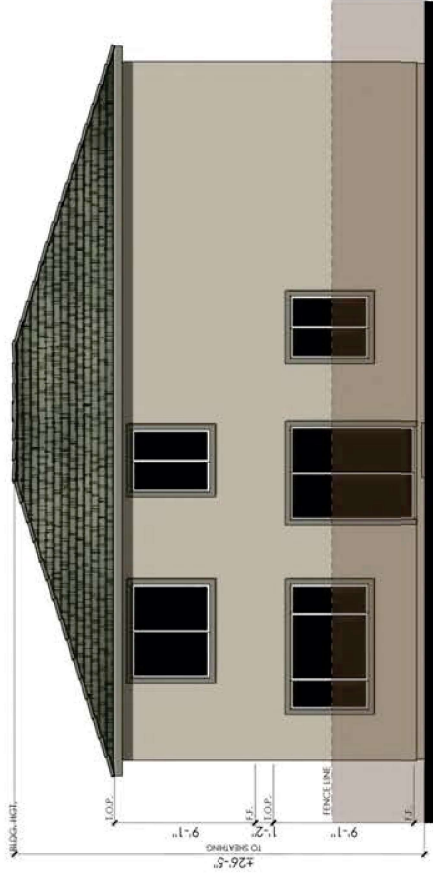
10.15.2021
 A-82

Kevin L. Cook
Architect
 Inc.

#21066



RIGHT



REAR



LEFT

COLOR SCHEME 25
PLAN 4524 "D"
 MODERN PRAIRIE ENHANCED ELEVATIONS



PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 3
 45' FT

10.15.2021
 A-83

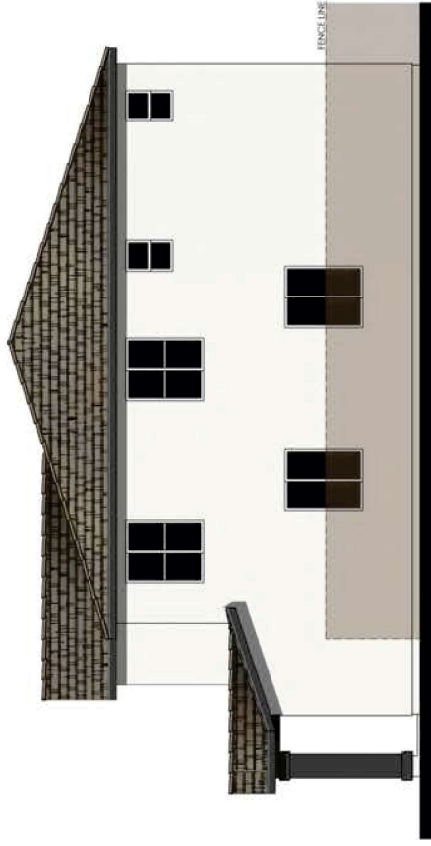
Kevin L. Crook
Architect
 Inc.
 #21066



© 2021 Kevin L. Crook Architect, Inc.

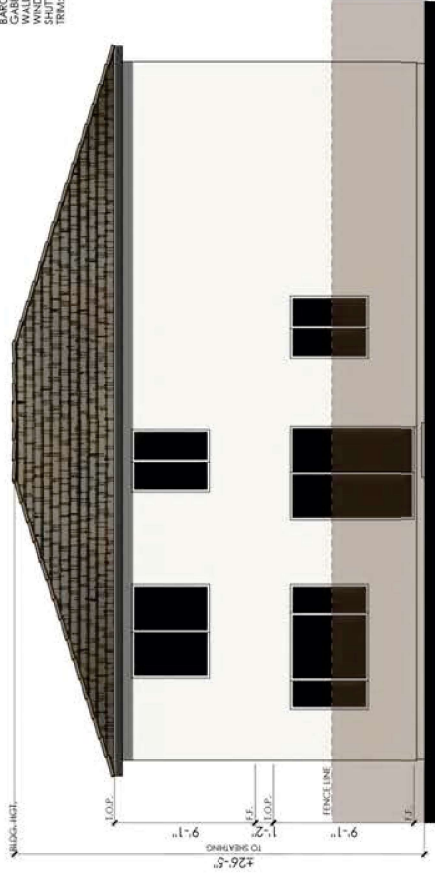
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

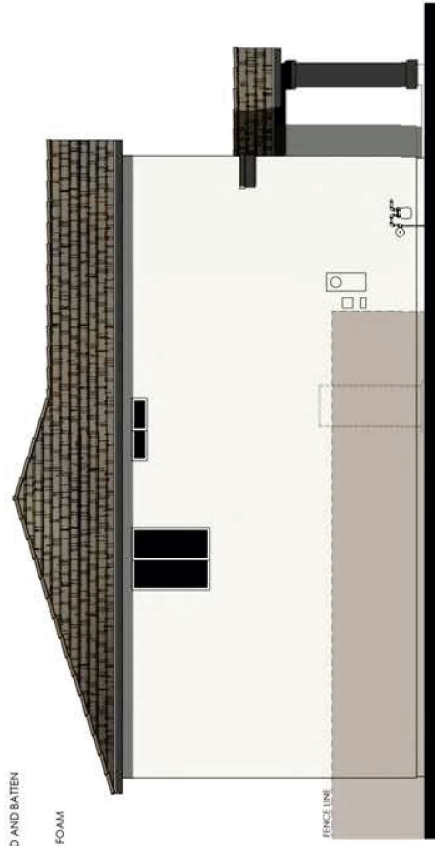


RIGHT

- MATERIALS LEGEND**
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
 - POOR: CONCRETE FLAT TILE
 - ROOF: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE: CEMENTITIOUS BOARD AND BATTEN
 - SHUTTERS: VINYL W/ GRIDS
 - WINDOWS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 28
PLAN 4524 "E"
 AMERICAN FARMHOUSE ELEVATIONS



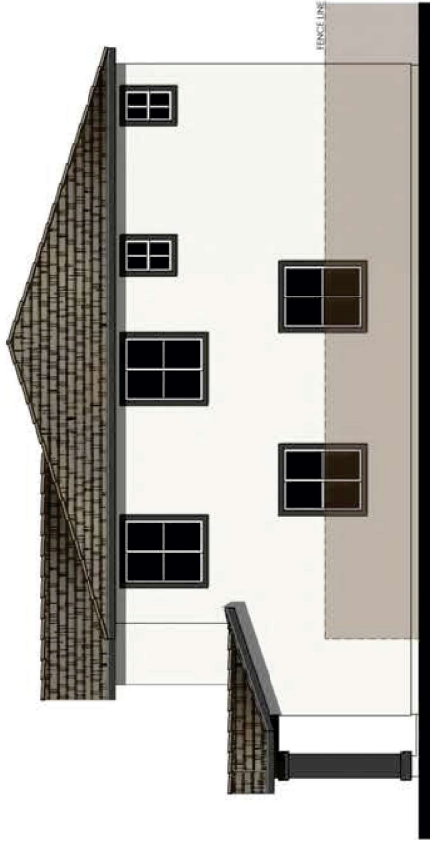
PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 3
 45' FT

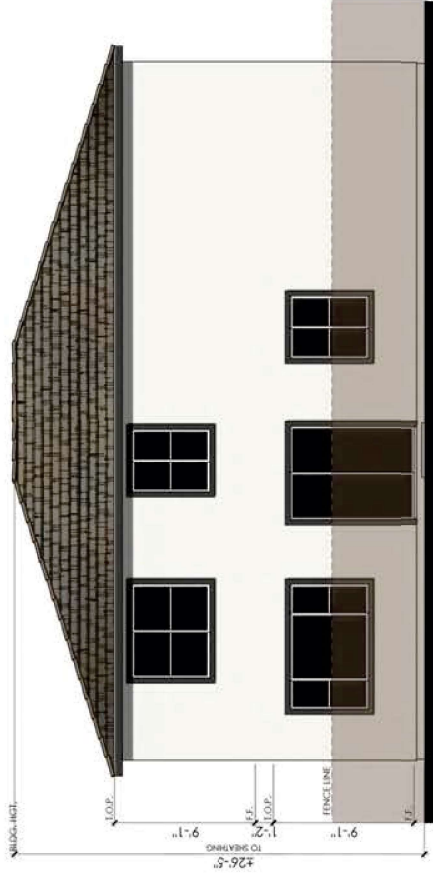
10.15.2021
 A-84

Kevin L. Crook
Architect
 Inc.

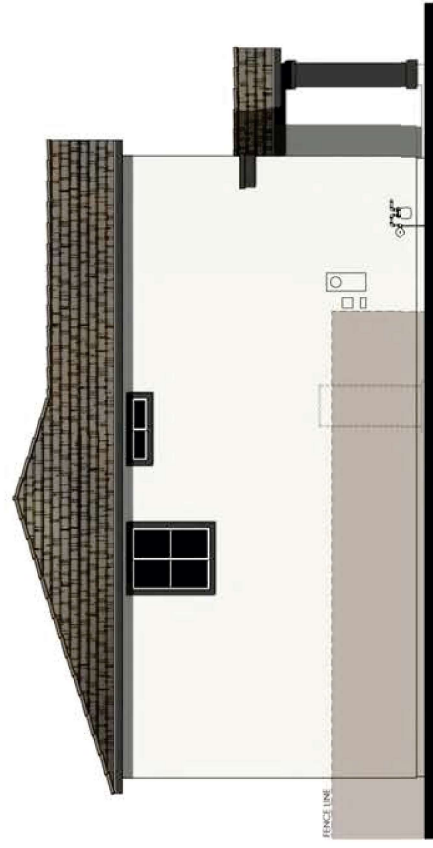
#21066



RIGHT



REAR



LEFT

COLOR SCHEME 28
PLAN 4524 "E"
 AMERICAN FARMHOUSE ENHANCED ELEVATIONS

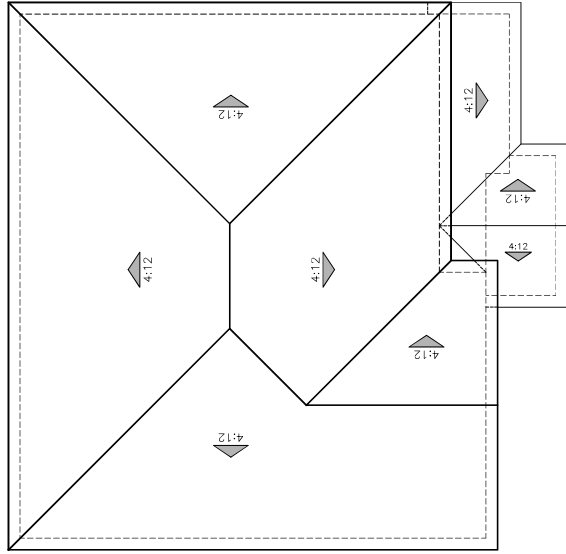


PANHANDLE • 105
 SACRAMENTO, CA

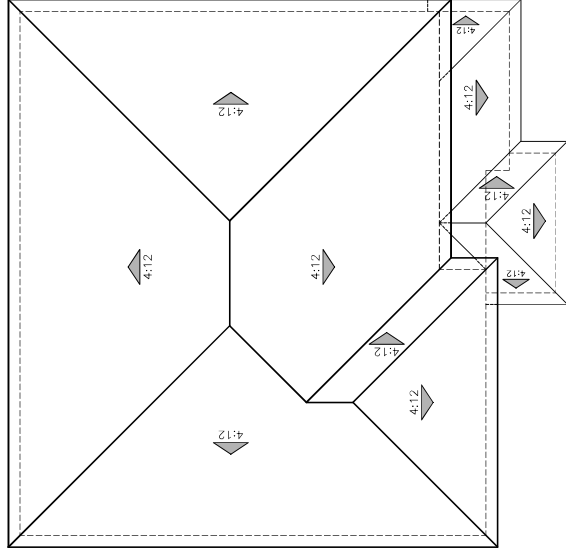
PRODUCT 3
 45' FT

10.15.2021
 A-85

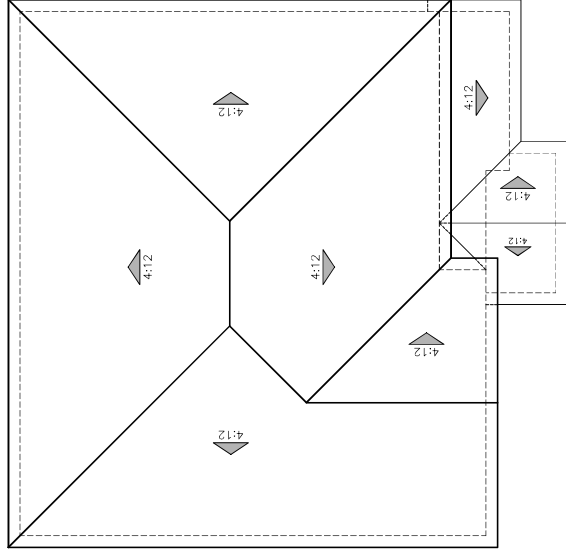
Kevin L. Crook
Architect
 Inc.
 #21066



"B" - SPANISH COLONIAL



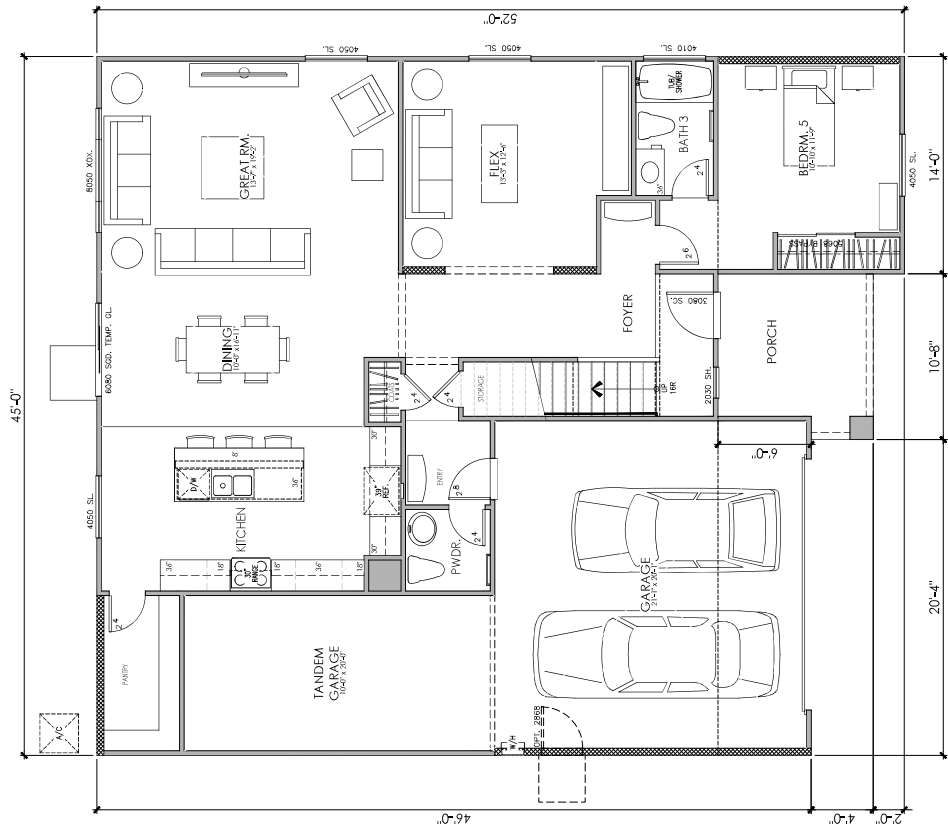
"D" - MODERN PRAIRIE



"E" - AMERICAN FARMHOUSE

ROOF PLANS
PLAN 4524



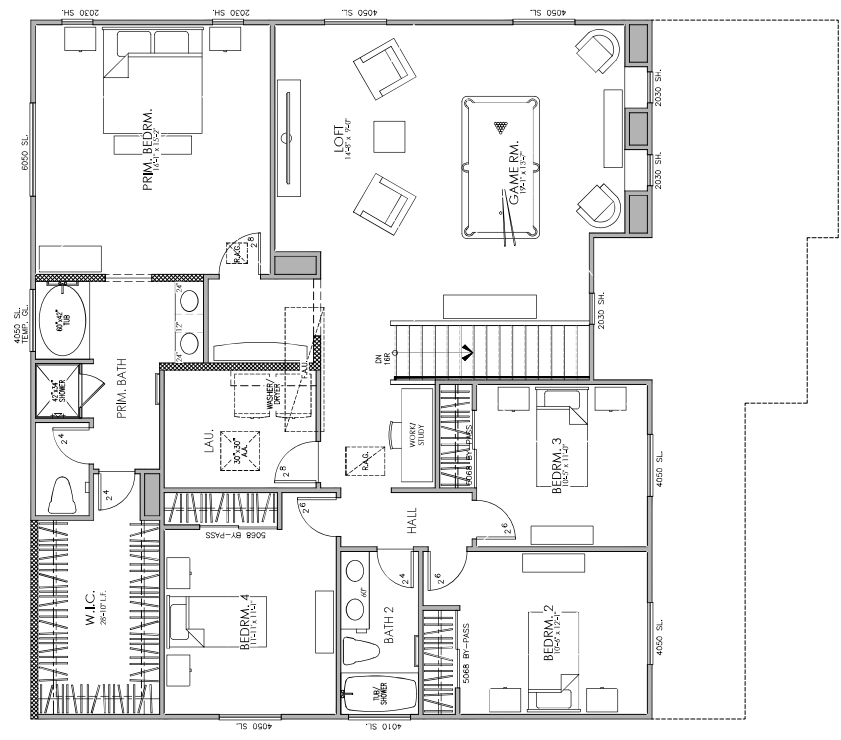


**PLAN 4528
AREA TABULATION**

CONDITIONED SPACE	
FIRST FLOOR AREA	1,453 SQ. FT.
SECOND FLOOR AREA	1,709 SQ. FT.
TOTAL DWELLING	3,163 SQ. FT.
UNCONDITIONED SPACE	
CARPACE	648 SQ. FT.
PATIO	98 SQ. FT.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLAN 4528
5 BEDROOM, 3.5 BATH, FLEX, LOFT, GAME ROOM

21066

Kevin L. Crook
Architect
Inc.

10.15.2021
A-87

PRODUCT 3
45' FT

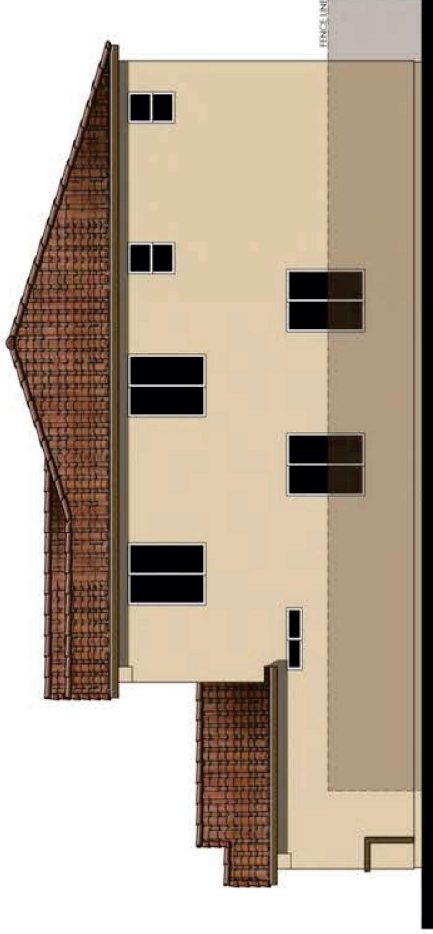
PANHANDLE · 105
SACRAMENTO, CA



© 2021 Kevin L. Crook Architect, Inc.

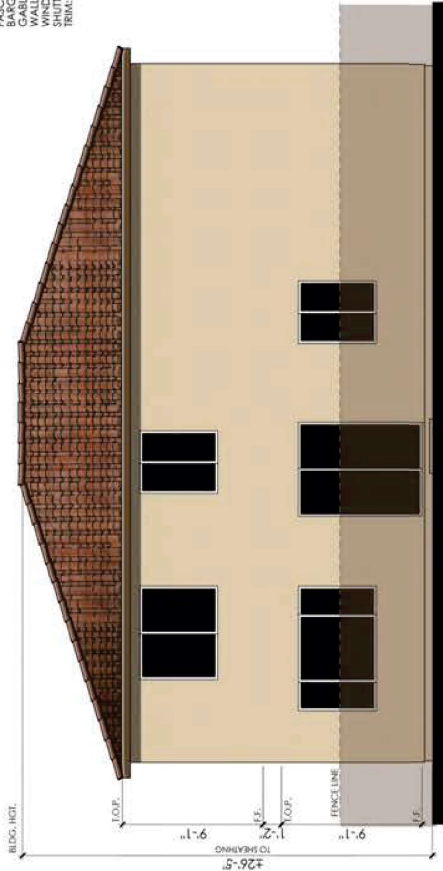
Refer to landscape drawings for walk, tree, and shrub locations.

FRONT



RIGHT

- MATERIALS LEGEND**
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE 3" TILE
 - BASE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALLS: VINYL / GRIDS
 - WINDOWS: SIMULATED WOOD SHUTTERS
 - TRIM: STUCCO OVER FOAM



REAR



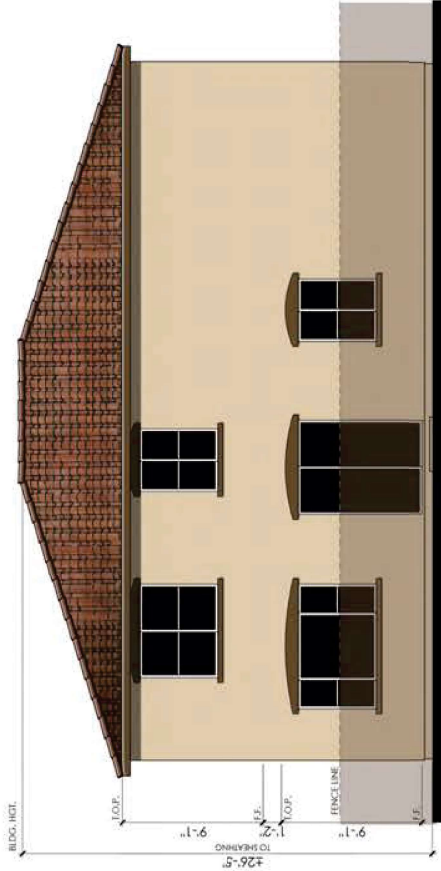
LEFT

COLOR SCHEME 20
PLAN 4528 "B"
 SPANISH COLONIAL ELEVATIONS





RIGHT



REAR



LEFT

COLOR SCHEME 20
PLAN 4528 "B"
 SPANISH COLONIAL ENHANCED ELEVATIONS



PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 3
 45' FT

10.15.2021
 A-89

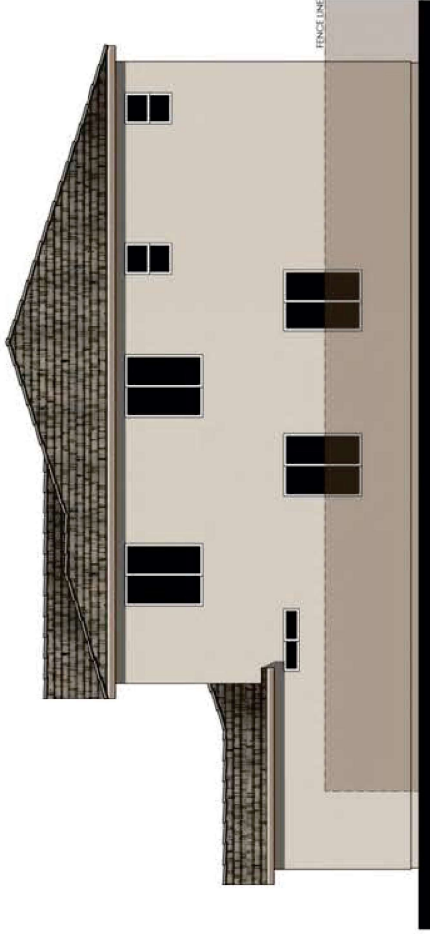
Kevin L. Crook
Architect
 Inc.
 #21066



© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

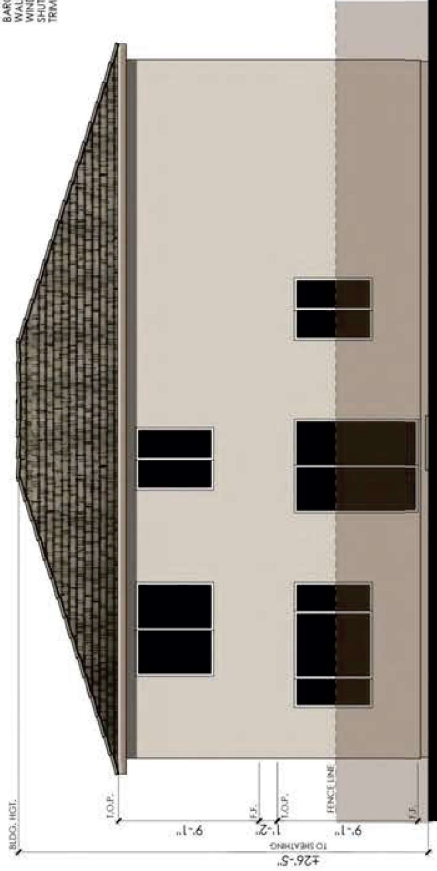
FRONT



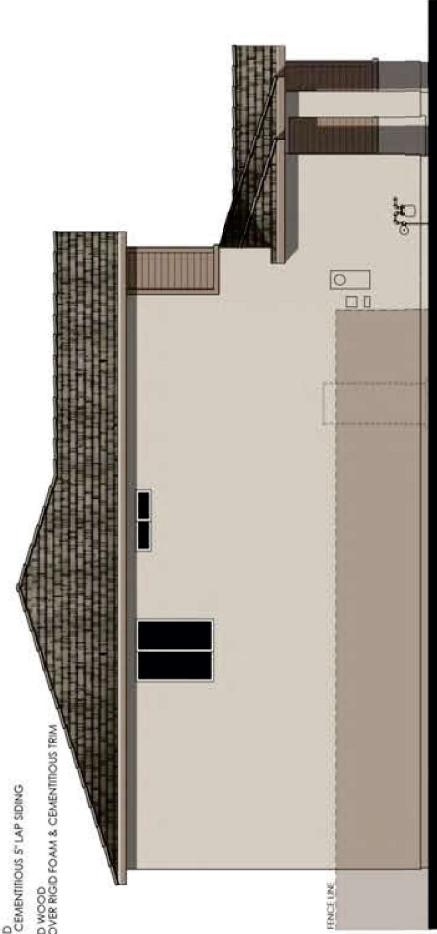
RIGHT

MATERIALS LEGEND

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- FLOOR: CONCRETE FLAT TILE
- ROOF: 266 WOOD SHAKES
- BARGE: 266 WOOD
- WALLS: STUCCO / CEMENTITIOUS S' LAP SIDING
- TRIM: SIMULATED WOOD
- SHUTTERS: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR

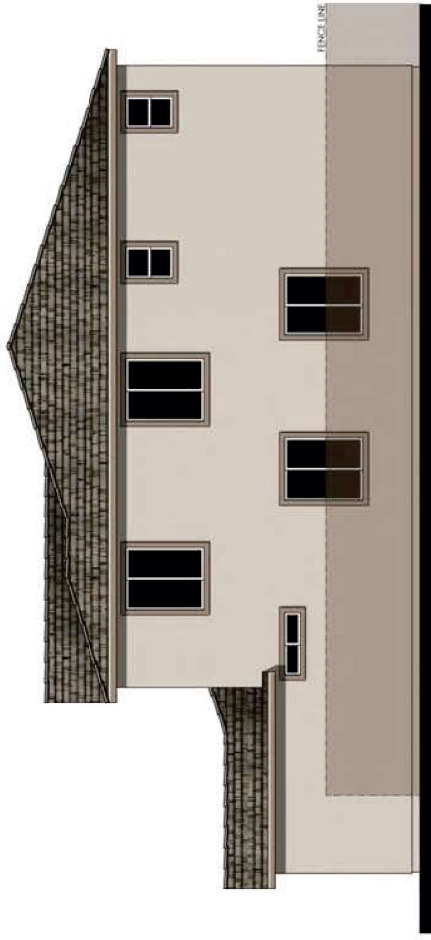


LEFT

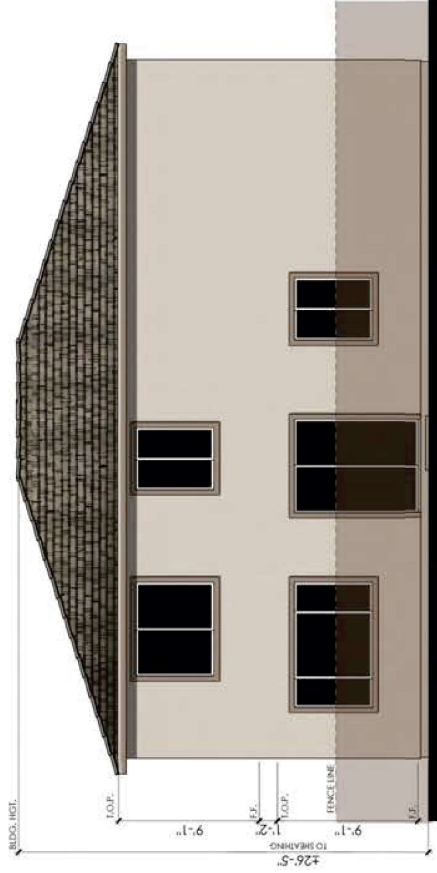
COLOR SCHEME 26

PLAN 4528 "D"
MODERN PRAIRIE ELEVATIONS





RIGHT



REAR



LEFT

COLOR SCHEME 26

PLAN 4528 "D"

MODERN PRAIRIE ENHANCED ELEVATIONS



PANHANDLE • 105
SACRAMENTO, CA

PRODUCT 3
45' FT

10.15.2021
A-91

Kevin L. Crook
Architect
Inc.

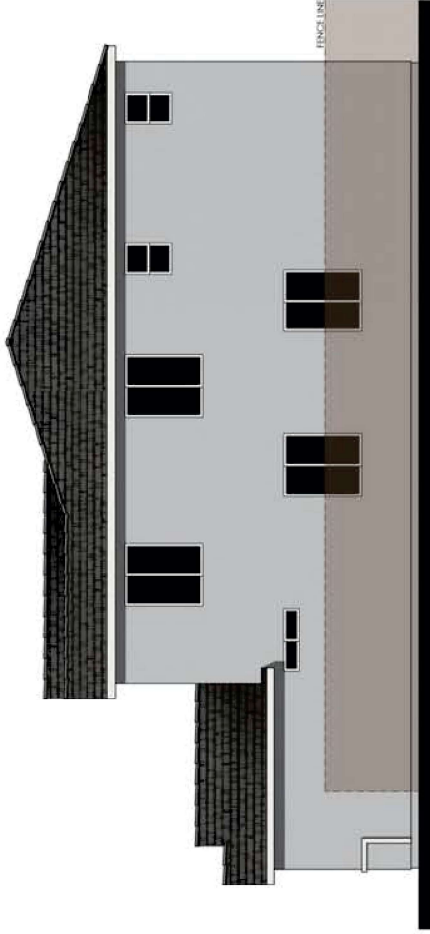
#21066



© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

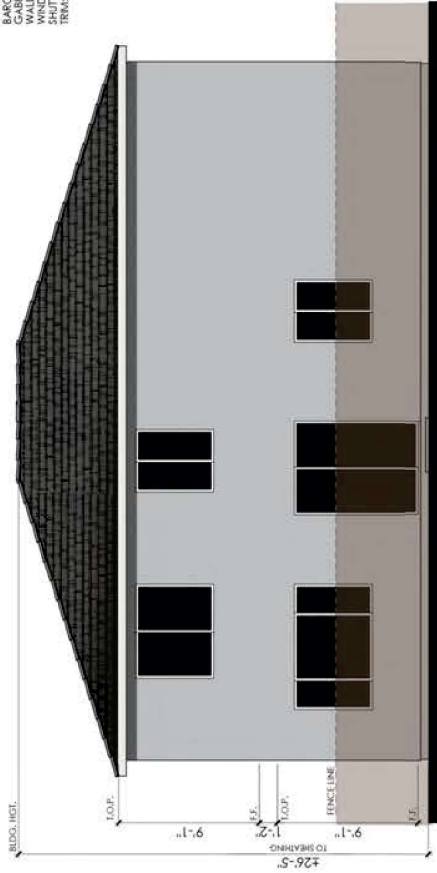
FRONT



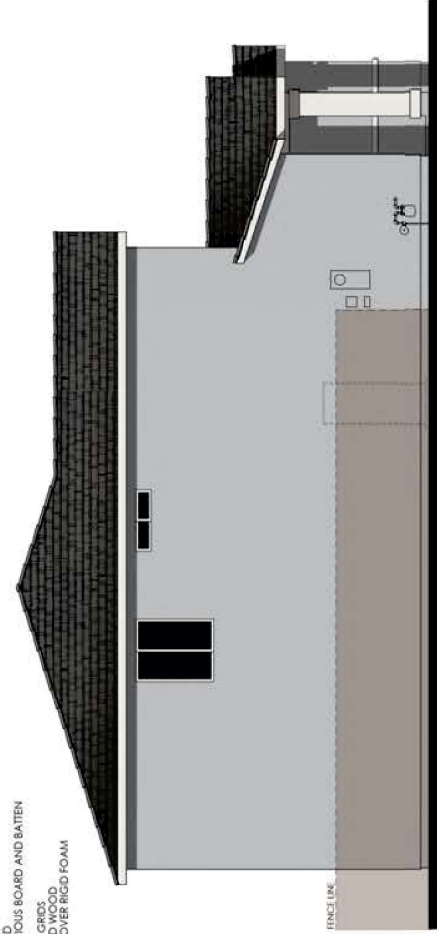
RIGHT

MATERIALS LEGEND

- FIBERGLASS
- FRONT DOOR: METAL SECTIONAL W/ WINDOWS
- GARAGE DOOR: CONCRETE FLAT TILE
- ROOF: 2x6 WOOD
- SILLING: 2x6 WOOD
- BASE: CEMENTITIOUS BOARD AND BATTEN
- SHUTTERS: VINYL W/ GRIDS
- WINDOWS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 29
 PLAN 4528 "E"
 AMERICAN FARMHOUSE ELEVATIONS



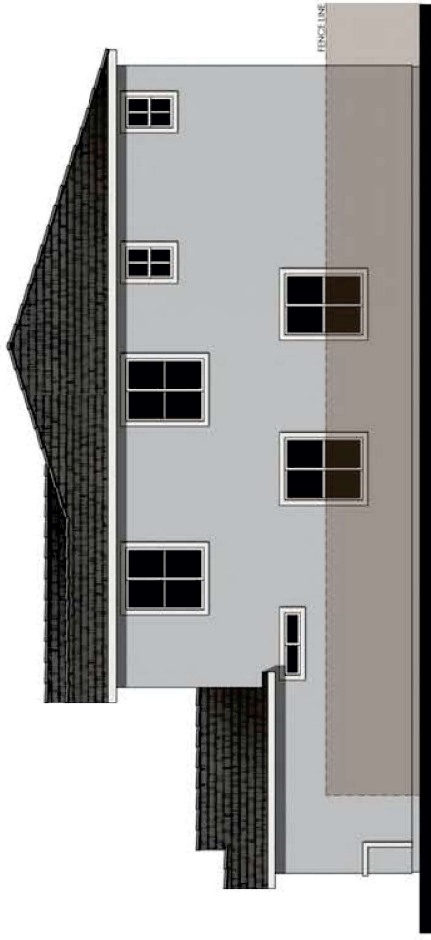
PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 3
 45' FT

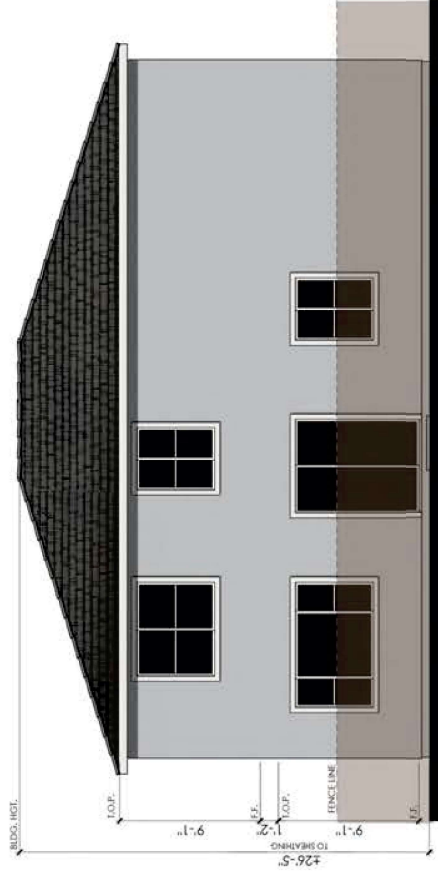
10.15.2021
 A-92

Kevin L. Crook
 Architect
 Inc.

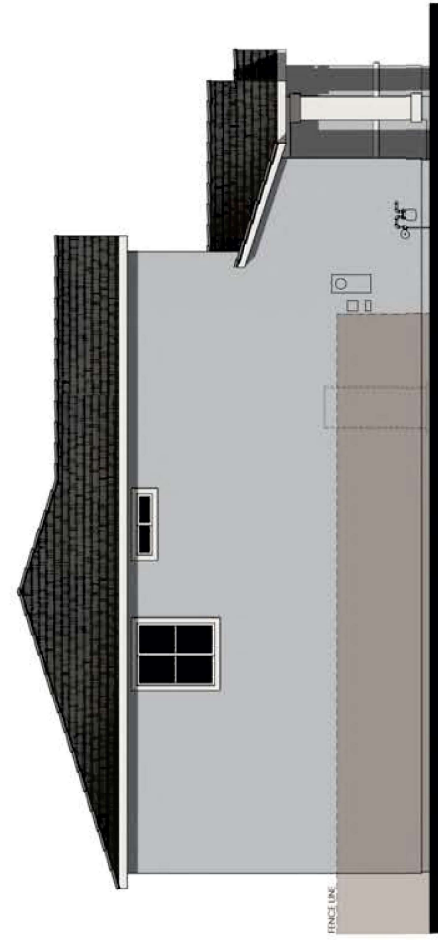
21066



RIGHT



REAR



LEFT

COLOR SCHEME 29

PLAN 4528 "E"

AMERICAN FARMHOUSE ENHANCED ELEVATIONS



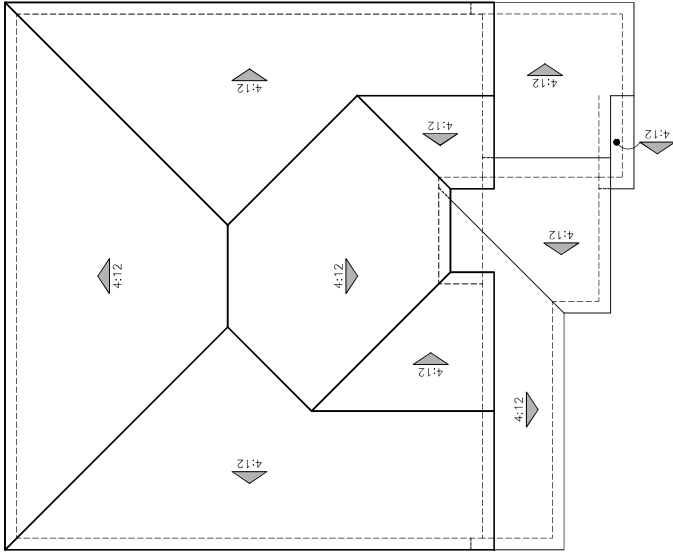
PANHANDLE • 105
SACRAMENTO, CA

PRODUCT 3
45' FT

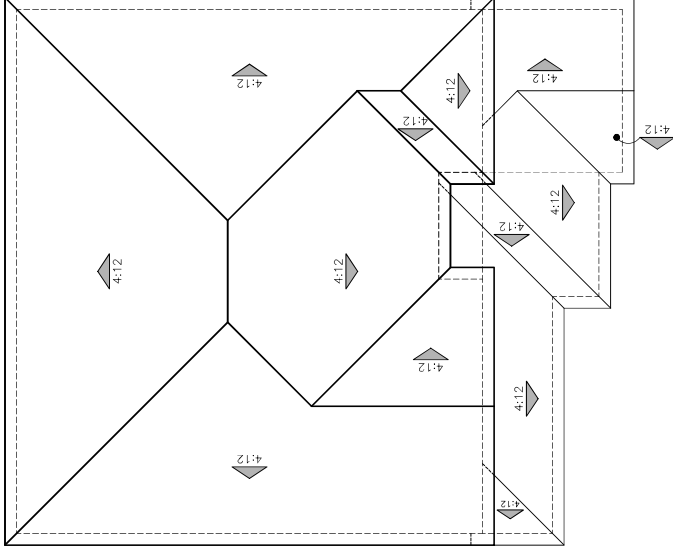
10.15.2021
A-93

Kevin L. Crook
Architect
Inc.

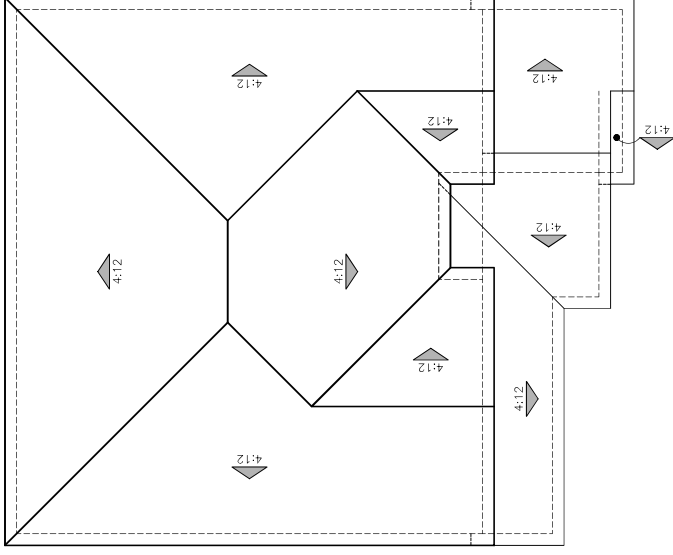
#21066



"B" - SPANISH COLONIAL

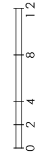


"D" - MODERN PRAIRIE



"E" - AMERICAN FARMHOUSE

ROOF PLANS
PLAN 4528

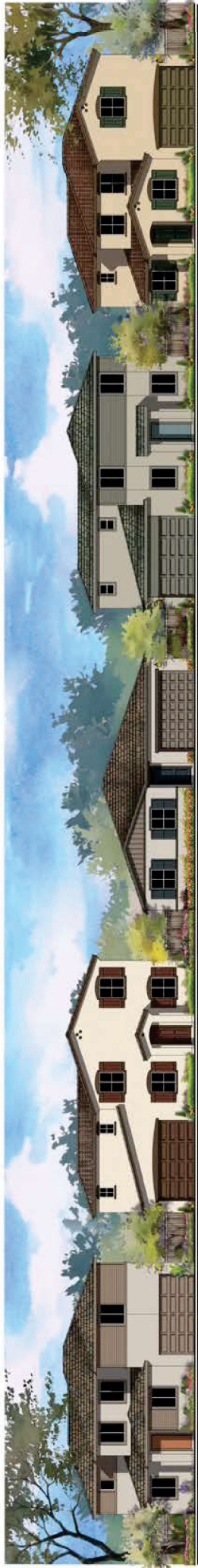


PH

PANHANDLE•105

SACRAMENTO, CA

PRODUCT 4 / 50' FT



50' STREET SCENE



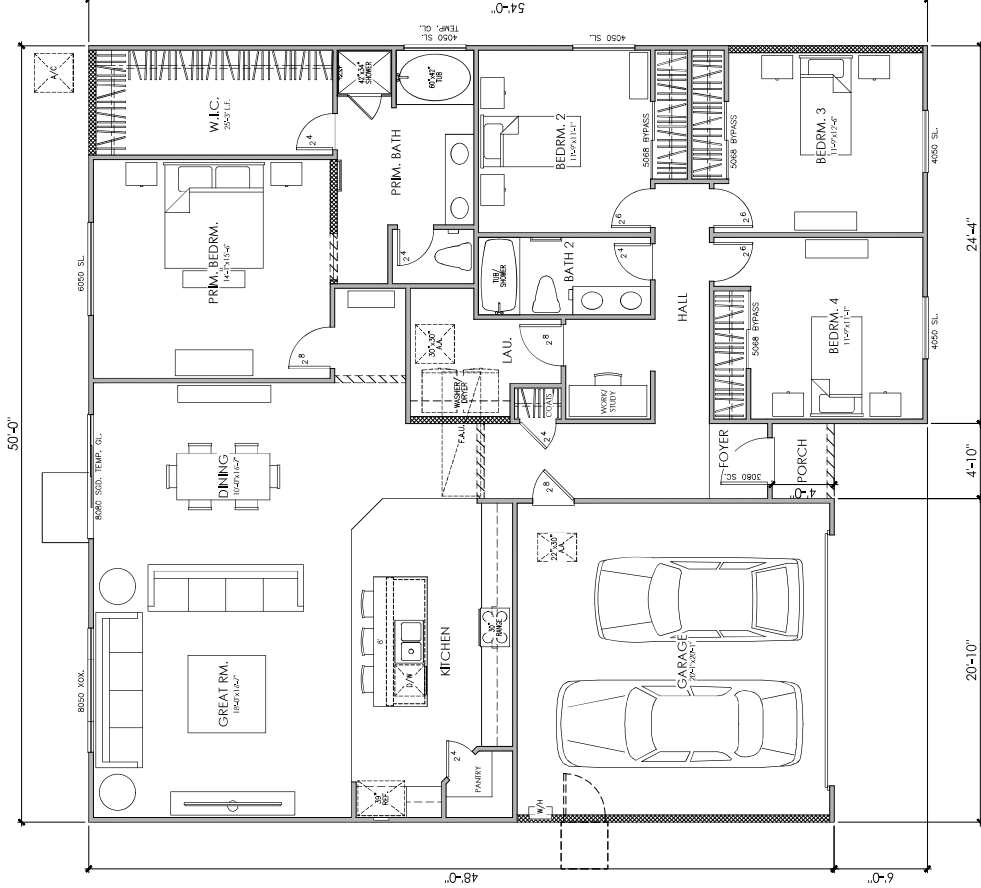
PANHANDLE • 105
SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-96

Kevin L. Crook
Architect
Inc.
PLANNING + ARCHITECTURE

#21066



PLAN 5012
AREA TABULATION

CONDITIONED SPACE	2,106 SQ. FT.
FLOOR AREA	2,106 SQ. FT.
TOTAL DWELLING	2,106 SQ. FT.
UNCONDITIONED SPACE	419 SQ. FT.
WALK-OUT PORCH	19 SQ. FT.



FLOOR PLAN
PLAN 5012
4 BEDROOM, 2 BATH

Kevin L. Crook
Architect
Inc

10.15.2021
A-97

PRODUCT 4
50' FT

PANHANDLE • 105
SACRAMENTO, CA

MLC Holdings, Inc.



#21066

PLANNING + ARCHITECTURE



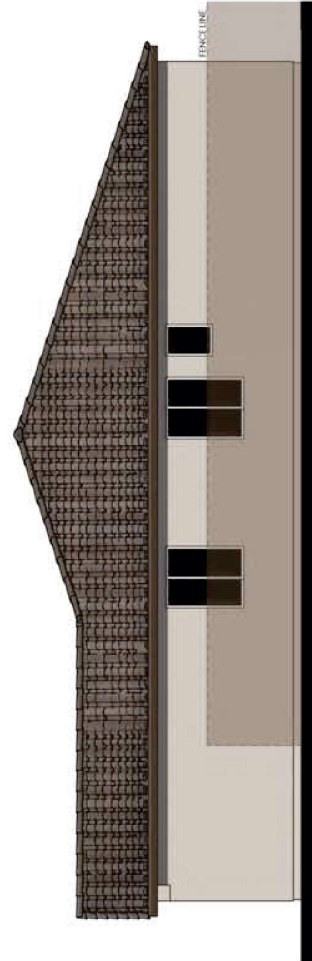
Refer to landscape drawings for wall, tree, and shrub locations

© 2021 Kevin L. Crook Architect, Inc.

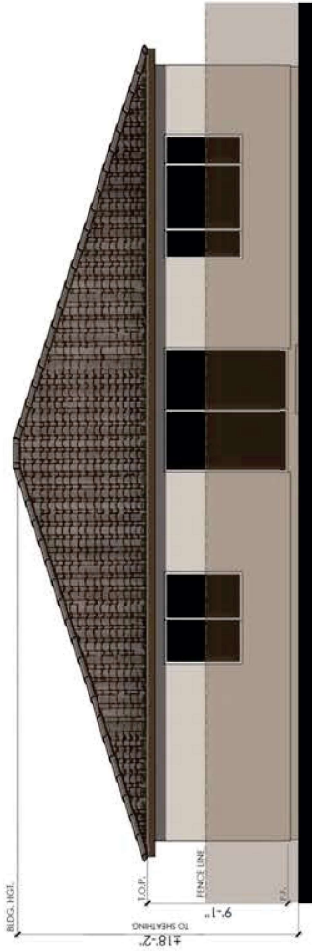
FRONT

- MATERIALS LEGEND**
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE 3" TILE
 - EAVE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALLS: STUCCO OVER FOAM
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM

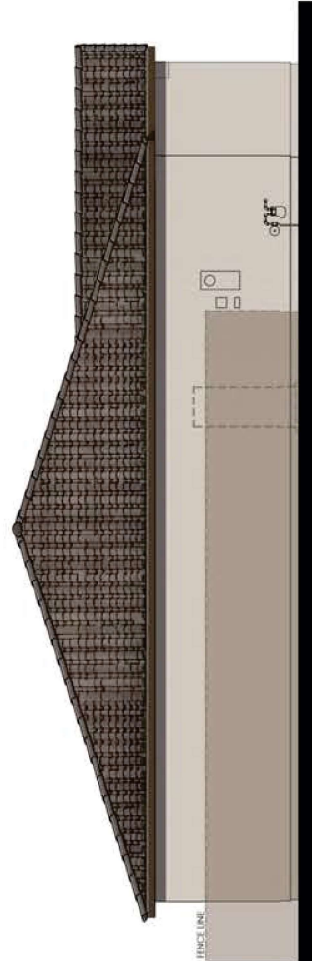
RIGHT



LEFT



REAR



LEFT

COLOR SCHEME 21

PLAN 5012 "B"
SPANISH COLONIAL ELEVATIONS

PANHANDLE • 105
SACRAMENTO, CA



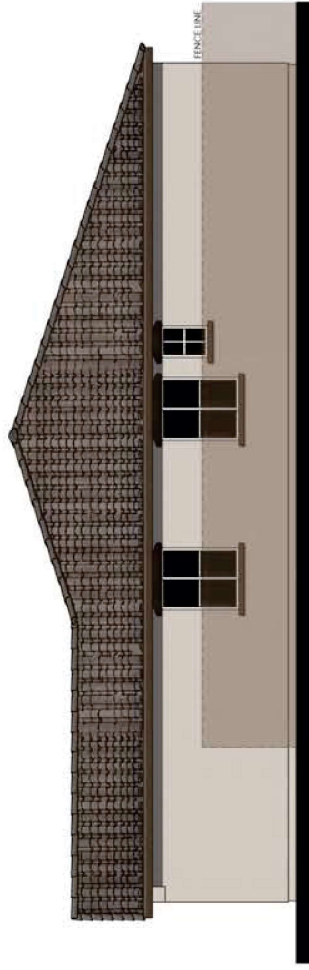
PRODUCT 4
50' FT

10.15.2021
A-98

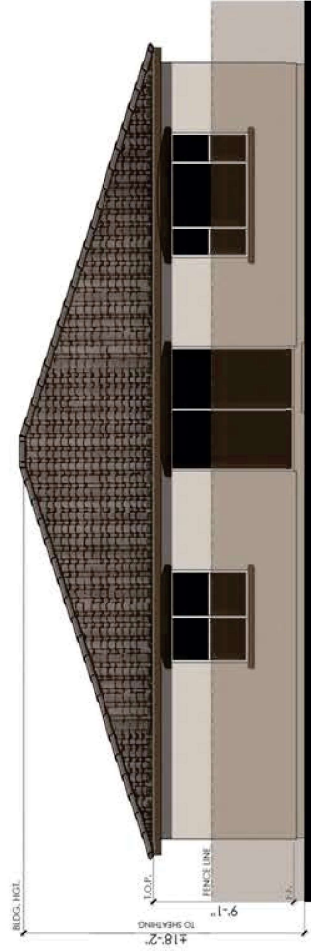
Kevin L. Crook
Architect
Inc.
PLANNING + ARCHITECTURE

21066





RIGHT



REAR

COLOR SCHEME 21
 PLAN 5012 "B"
 SPANISH COLONIAL ENHANCED ELEVATIONS



PANHANDLE • 105
 SACRAMENTO, CA

10.15.2021
 A-99

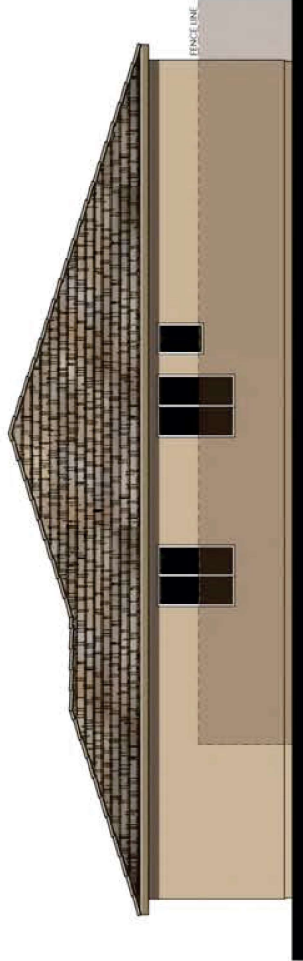
PRODUCT 4
 50' FT

Kevin L. Crook
Architect
 Inc.
 PLANNING + ARCHITECTURE
 #21066



FRONT

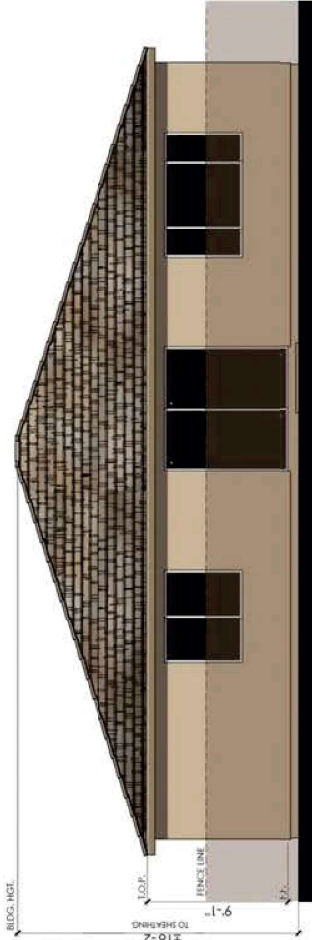
© 2021 Kevin L. Crook Architect, Inc.
Refer to landscape drawings for wall, tree, and shrub locations.



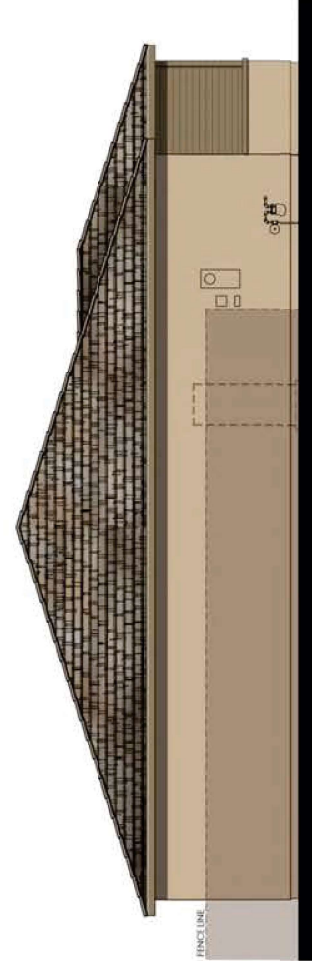
RIGHT

MATERIALS LEGEND

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- FLOOR: CONCRETE FLAT TILE
- ROOF: 266 WOOD SHINGLES
- BARGE: 2x6 WOOD
- WALL: STUCCO / CEMENTITIOUS S' LAP SIDING
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 27
PLAN 5012 "D"
MODERN PRAIRIE ELEVATIONS

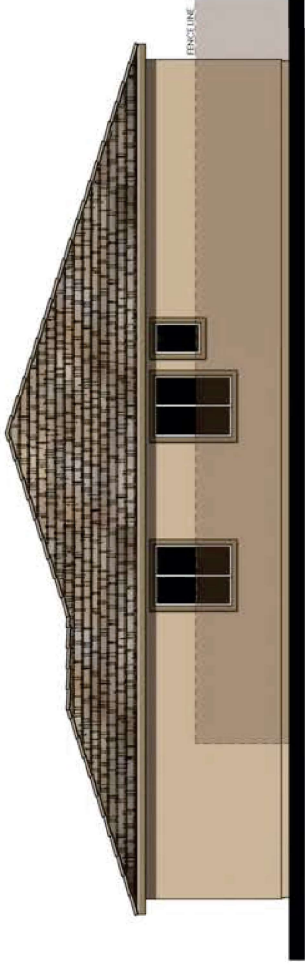


PANHANDLE • 105
SACRAMENTO, CA

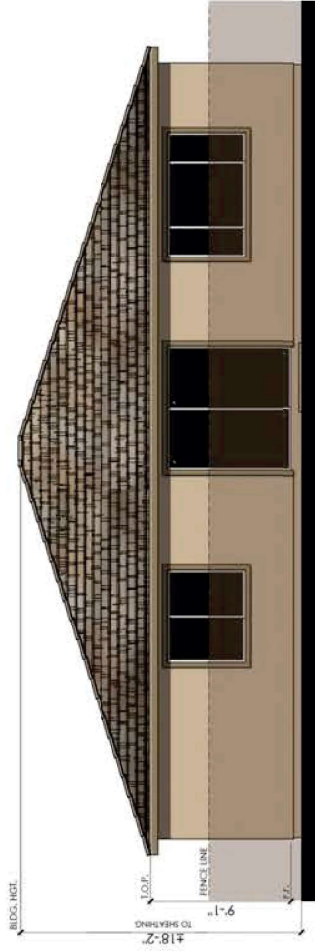
PRODUCT 4
50' FT

10.15.2021
A-100

Kevin L. Crook
Architect
Inc.
PLANNING + ARCHITECTURE
#21066



RIGHT



REAR

COLOR SCHEME 27
PLAN 5012 "D"
 MODERN PRAIRIE ENHANCED ELEVATIONS

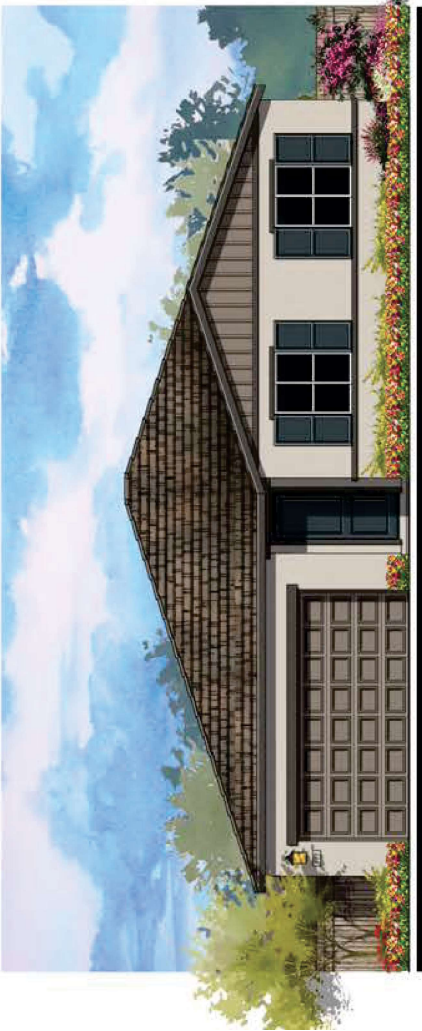


PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 4
 50' FT

10.15.2021
 A-101

Kevin L. Crook
Architect
 Inc.
 #21066
 PLANNING + ARCHITECTURE



Refer to landscape drawings for wall, tree, and shrub locations.

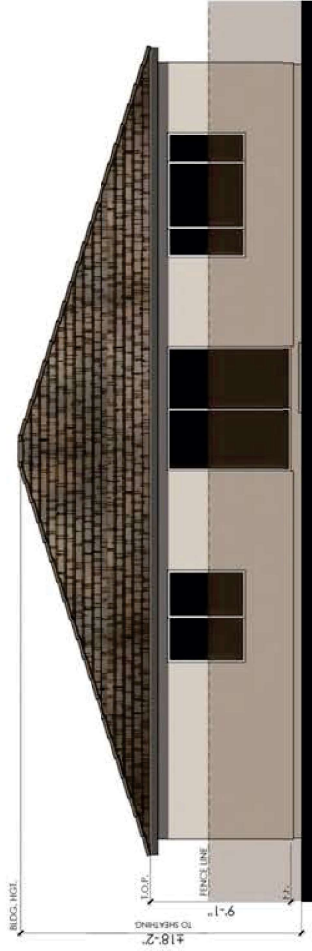
© 2021 Kevin L. Crook Architect, Inc.

FRONT

RIGHT

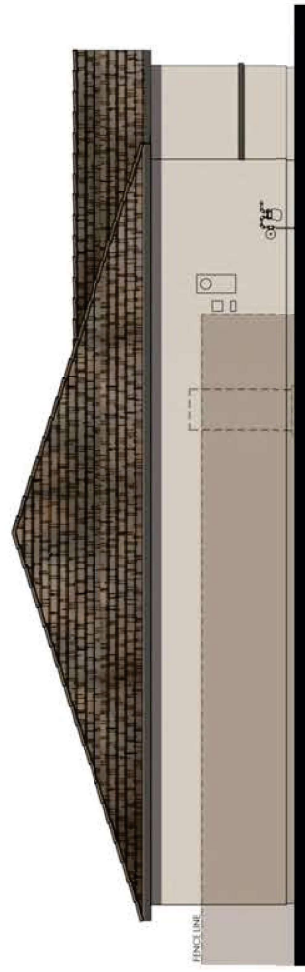
MATERIALS LEGEND

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
- ROOF: CONCRETE FLAT TILE
- WALLS: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE: CEMENTITIOUS BOARD AND BATTEN
- SHUTTERS: VINYL W/ GREYS
- WINDOWS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM



REAR

LEFT



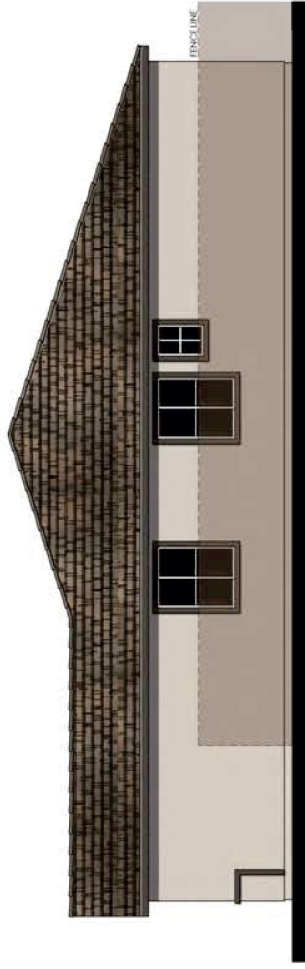
COLOR SCHEME 30
PLAN 5012 "E"
 AMERICAN FARMHOUSE ELEVATIONS



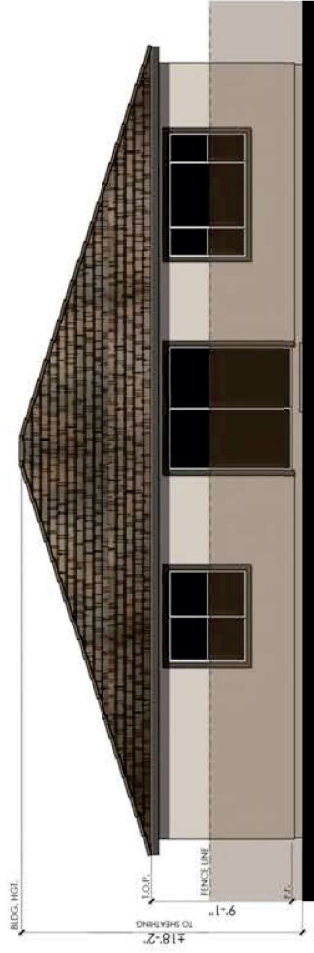
PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 4
 50' FT

10.15.2021
 A-102
 Kevin L. Crook
 Architect
 Inc.
 #21066
 PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 30
PLAN 5012 "E"
 AMERICAN FARMHOUSE ENHANCED ELEVATIONS

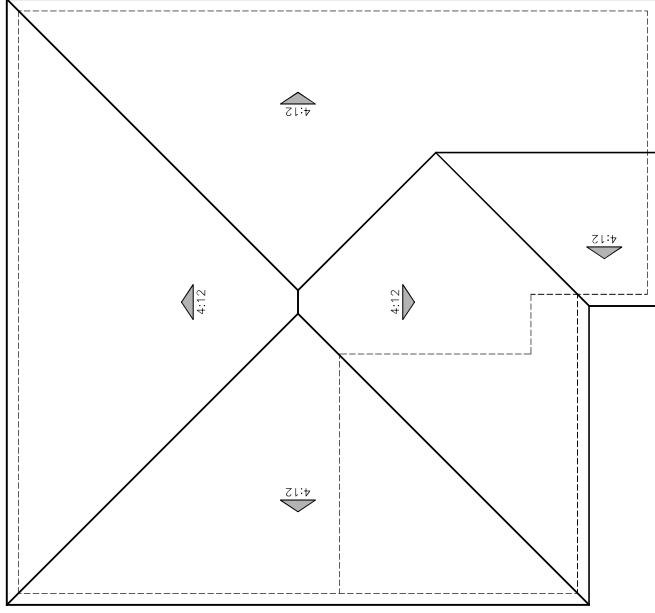


PANHANDLE • 105
 SACRAMENTO, CA

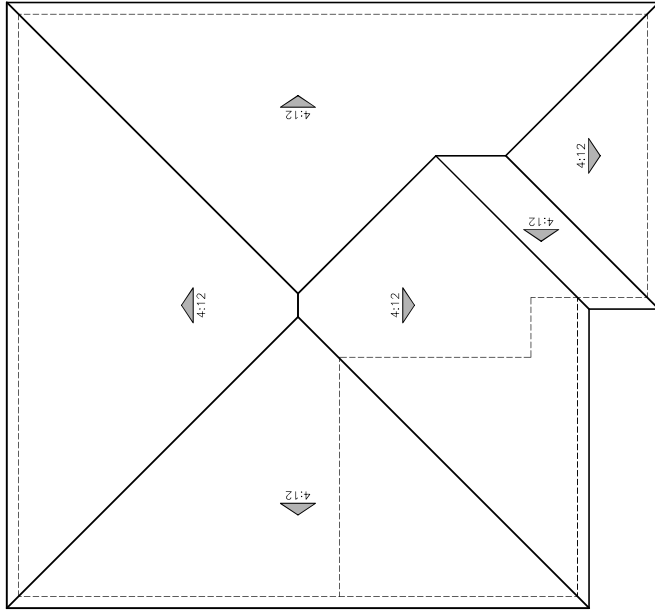
PRODUCT 4
 50' FT

10.15.2021
 A-103

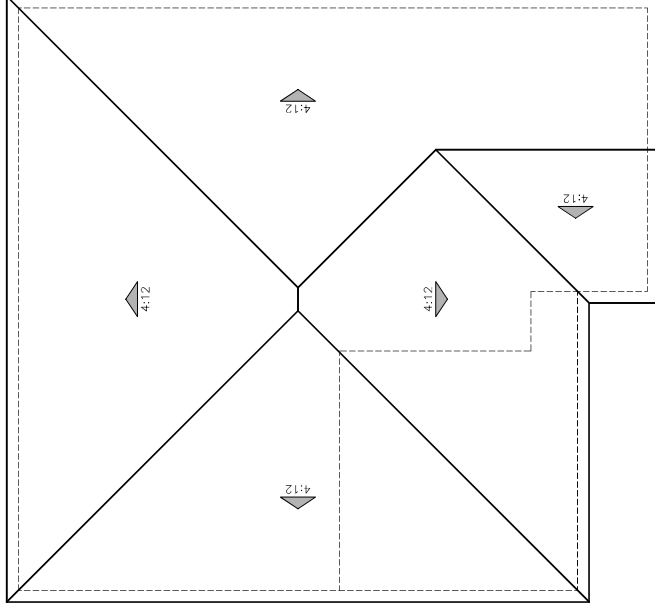
Kevin L. Crook
Architect
 Inc.
 #21066
 PLANNING + ARCHITECTURE



"B" - SPANISH COLONIAL

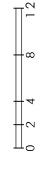


"D" - MODERN PRAIRIE



"E" - AMERICAN FARMHOUSE

ROOF PLANS
PLAN 5012



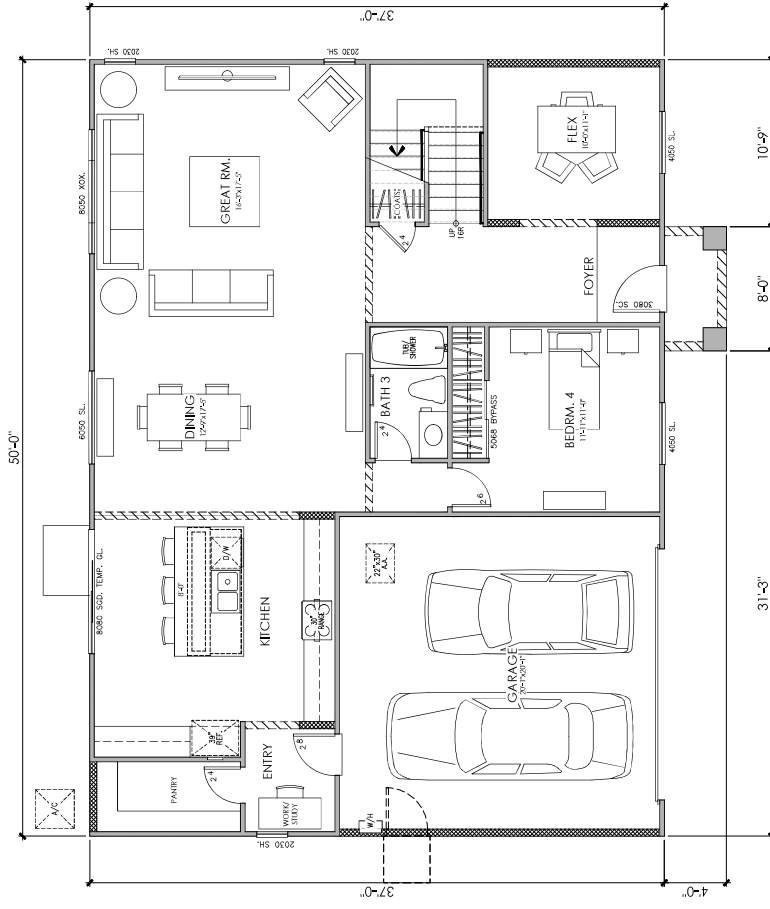
PANHANDLE · 105
SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-104

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

#21066

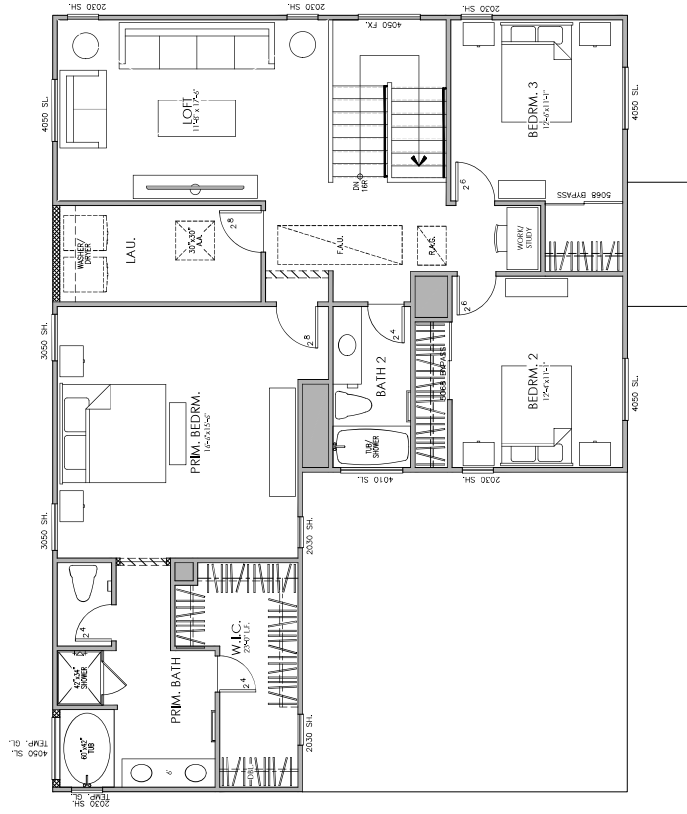


PLAN 5023
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,419 SQ. FT.
SECOND FLOOR AREA	1,419 SQ. FT.
TOTAL DWELLING	2,838 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	430 SQ. FT.
POURCH	158 SQ. FT.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLAN 5023
4 BEDROOM, 3 BATH, FLEX, LOFT, OPTIONAL BEDROOM 5

PANHANDLE • 105
SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-105

Kevin L. Crook
Architect
Inc.

PLANNING + ARCHITECTURE

#21066

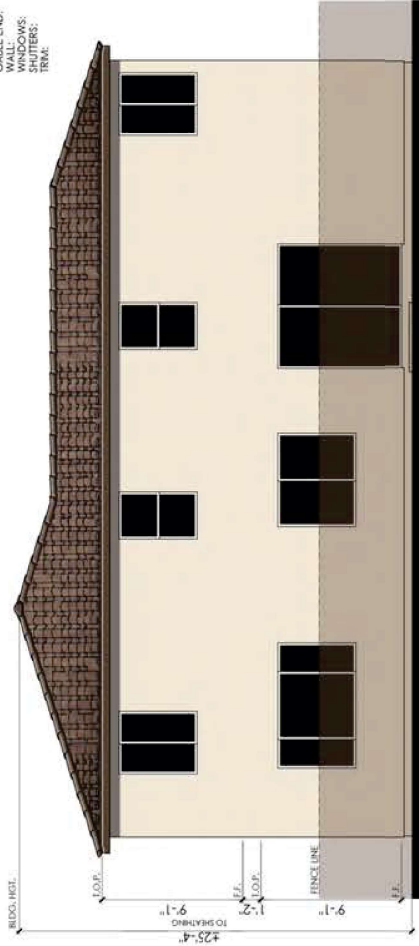


Refer to landscape drawings for wall, tree, and shrub locations

© 2021 Kevin L. Crook Architect, Inc.

FRONT

- MATERIALS LEGEND**
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE 3" TILE
 - WALLS: STUCCO OVER FOAM
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - SHUTTERS: VINYL
 - WINDOWS: VINYL W/ GREYS
 - TRIM: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



REAR

COLOR SCHEME 19

PLAN 5023 "B"
SPANISH COLONIAL ELEVATIONS

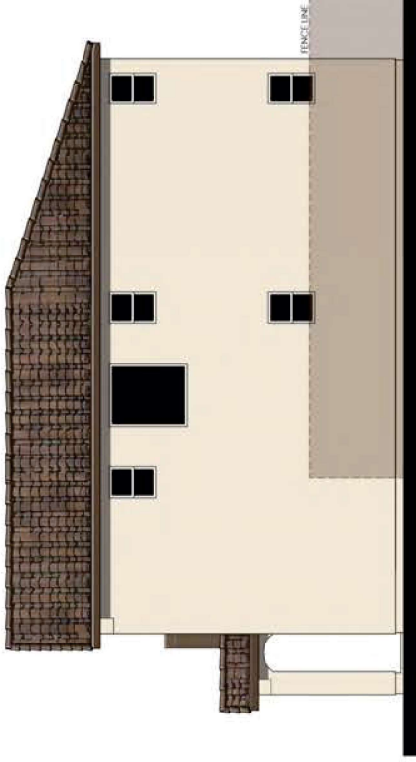


PANHANDLE • 105
SACRAMENTO, CA

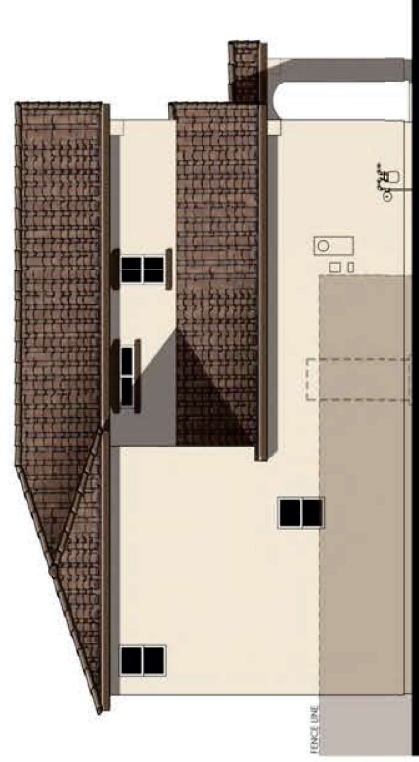
PRODUCT 4
50' FT

10.15.2021
A-106

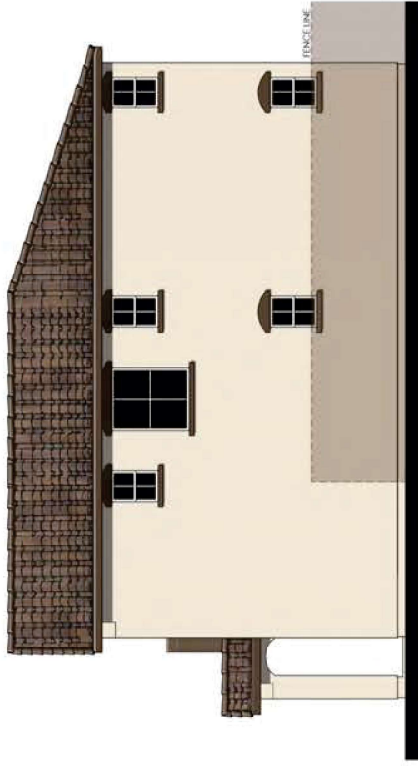
Kevin L. Crook
Architect
Inc.
PLANNING + ARCHITECTURE
#21066



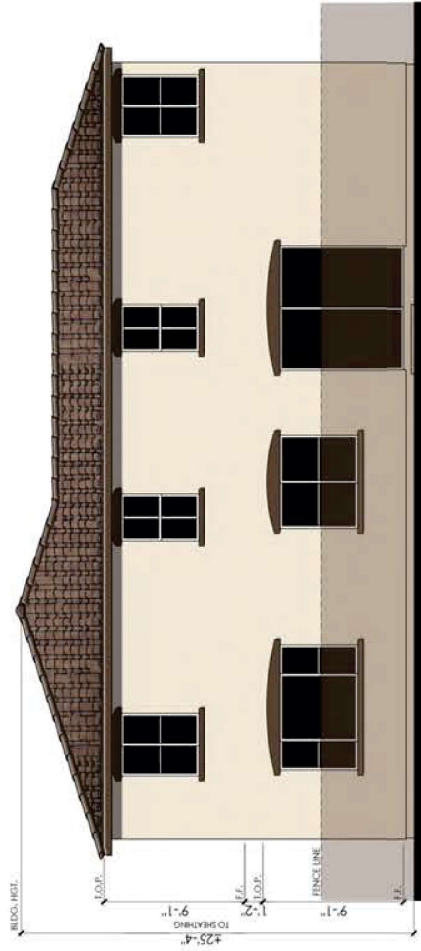
RIGHT



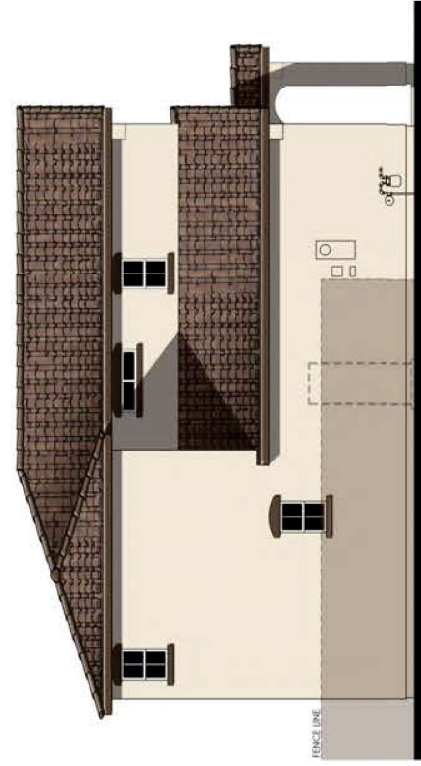
LEFT



RIGHT



REAR



LEFT

COLOR SCHEME 19

PLAN 5023 "B"
SPANISH COLONIAL ENHANCED ELEVATIONS



PANHANDLE • 105
SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-107

Kevin L. Crook
Architect
Inc.
PLANNING + ARCHITECTURE
#21066

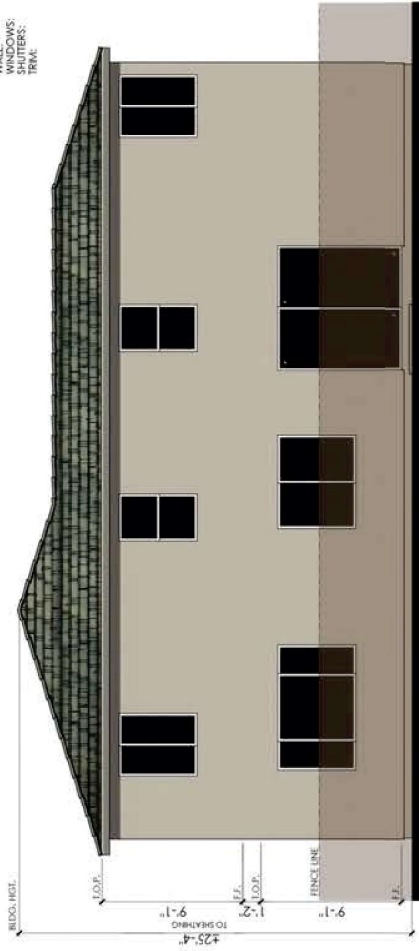


Refer to landscape drawings for wall, tree, and shrub locations

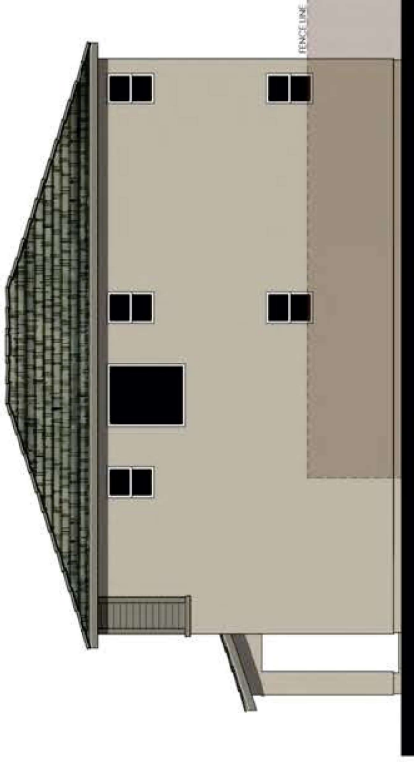
© 2021 Kevin L. Crook Architect, Inc.

FRONT

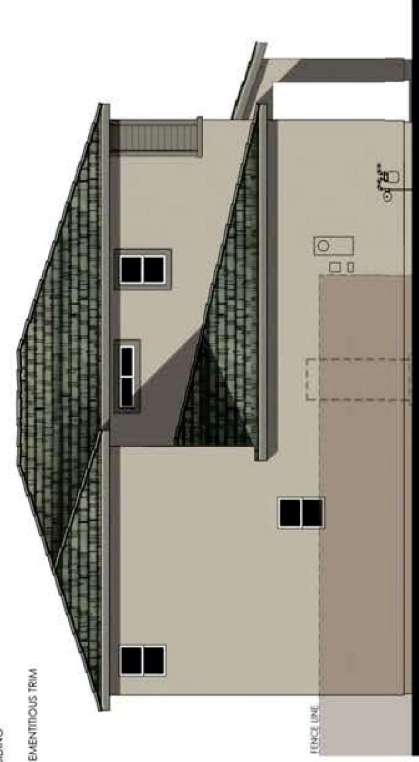
- MATERIALS LEGEND**
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - FLOOR: CONCRETE FLAT TILE
 - ROOF: 266 WOOD SHAKES
 - BARGE: 266 WOOD
 - WALL: STUCCO / CEMENTITIOUS S' LAP SIDING
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



RIGHT



LEFT

COLOR SCHEME 25
 PLAN 5023 "D"
 MODERN PRAIRIE ELEVATIONS



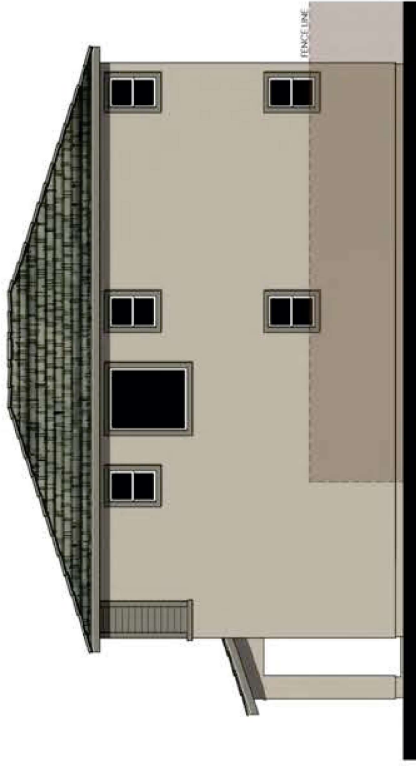
PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 4
 50' FT

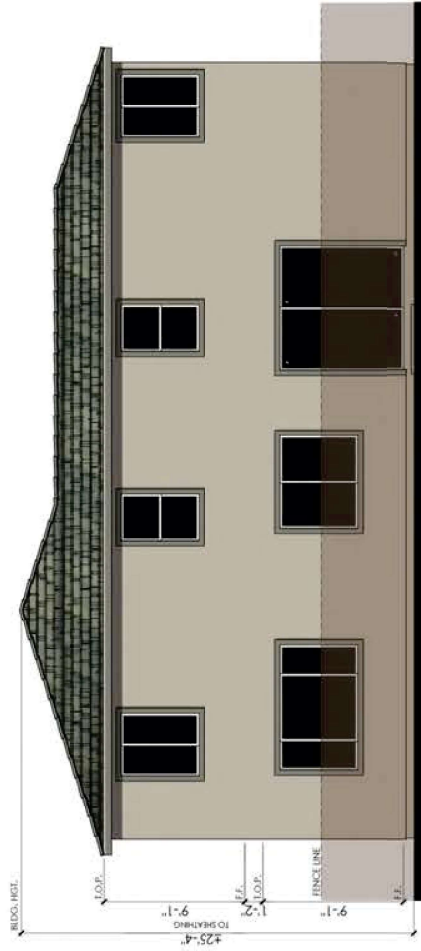
10.15.2021
 A-108

Kevin L. Crook
Architect
 Inc.
 PLANNING + ARCHITECTURE

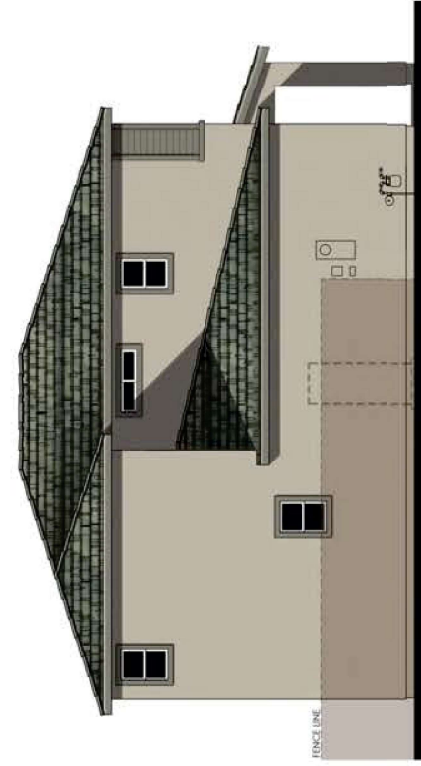
#21066



RIGHT



REAR



LEFT

COLOR SCHEME 25

PLAN 5023 "D"
MODERN PRAIRIE ENHANCED ELEVATIONS

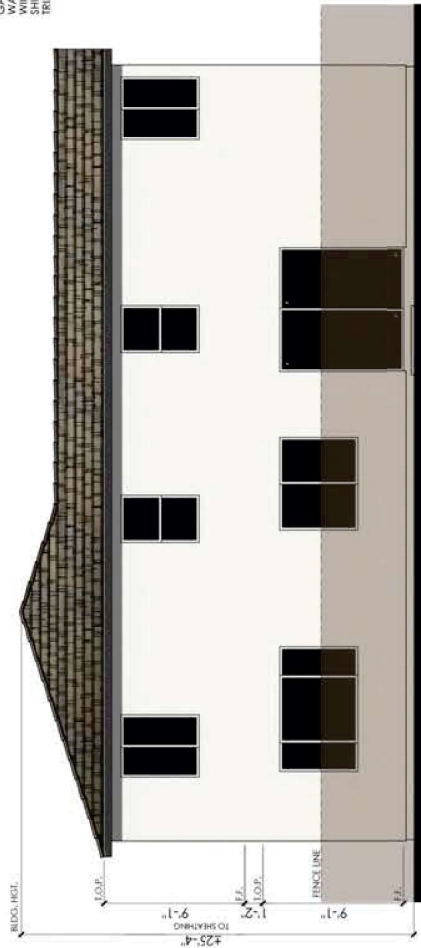




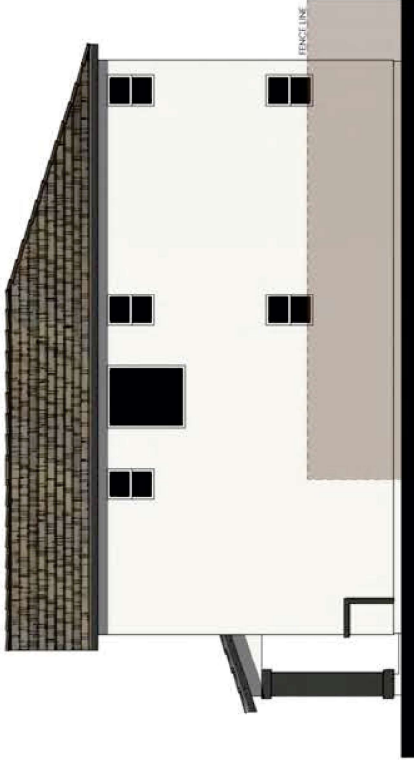
Refer to landscape drawings for wall, tree, and shrub locations.

© 2021 Kevin L. Crook, Architect, Inc.

FRONT

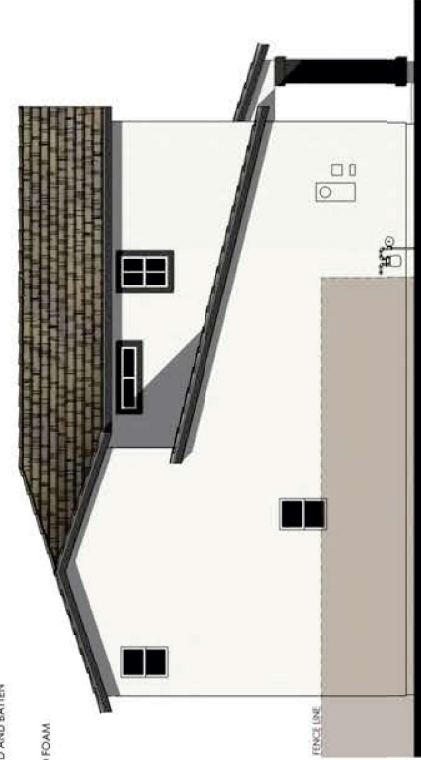


REAR



RIGHT

- MATERIALS LEGEND**
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
 - ROOF: CONCRETE FLAT TILE
 - EAVES: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE: CEMENTITIOUS BOARD AND BATTEN
 - TRIM: STUCCO OVER RIGID FOAM
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM



LEFT

COLOR SCHEME 28
PLAN 5023 "E"
 AMERICAN FARMHOUSE ELEVATIONS

PANHANDLE • 105
 SACRAMENTO, CA

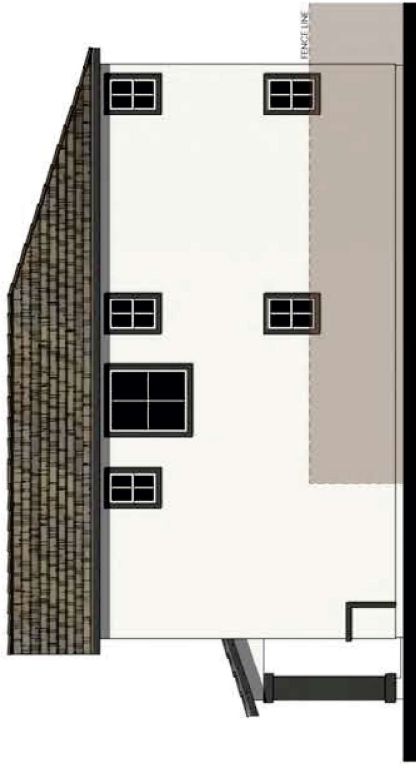
PRODUCT 4
 50' FT

10/15/2021
 A-110

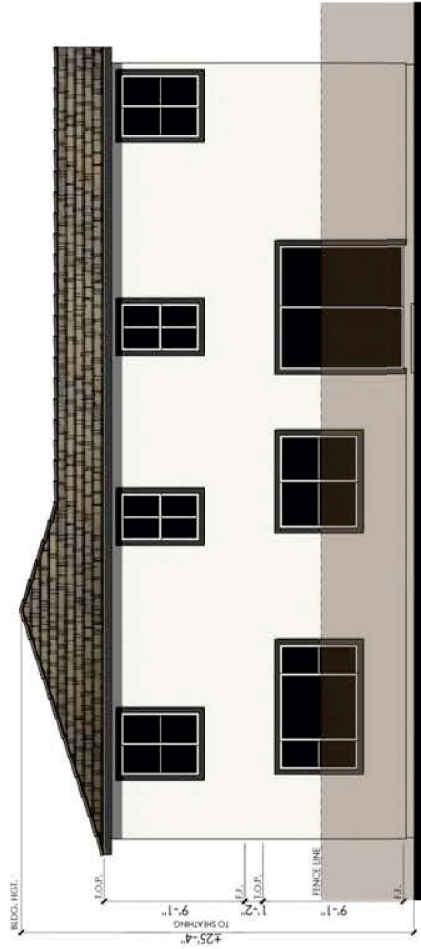
Kevin L. Crook
Architect
 Inc.
 PLANNING + ARCHITECTURE



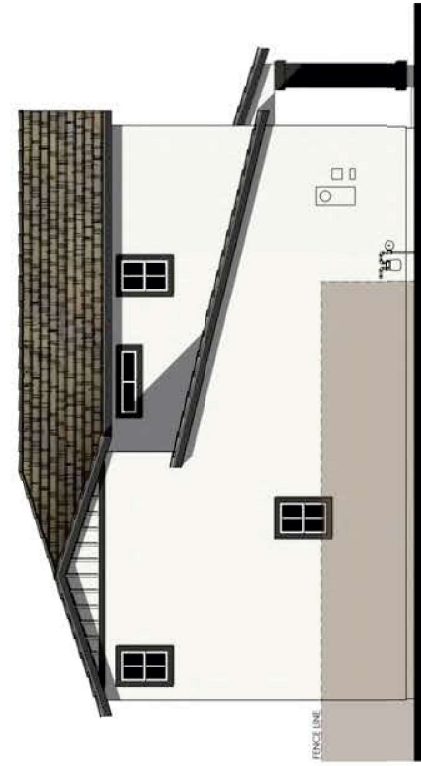
#21066



RIGHT



REAR



LEFT

COLOR SCHEME 28
PLAN 5023 "E"
 AMERICAN FARMHOUSE ENHANCED ELEVATIONS

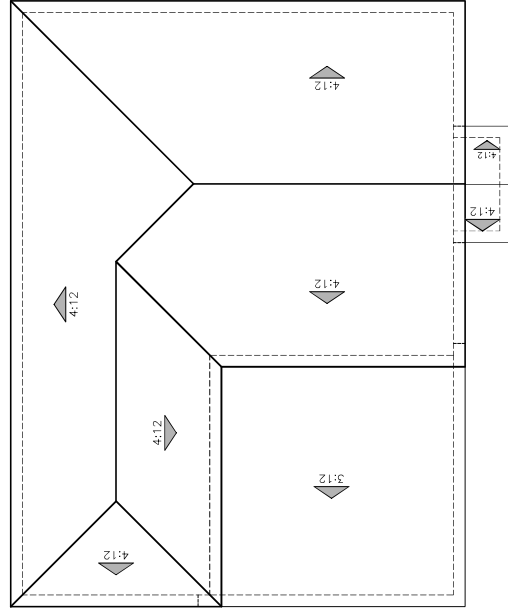


PANHANDLE • 105
 SACRAMENTO, CA

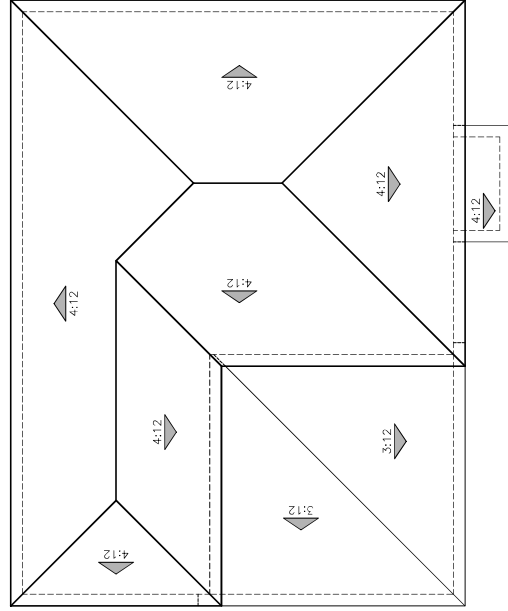
PRODUCT 4
 50' FT

10.15.2021
 A-111

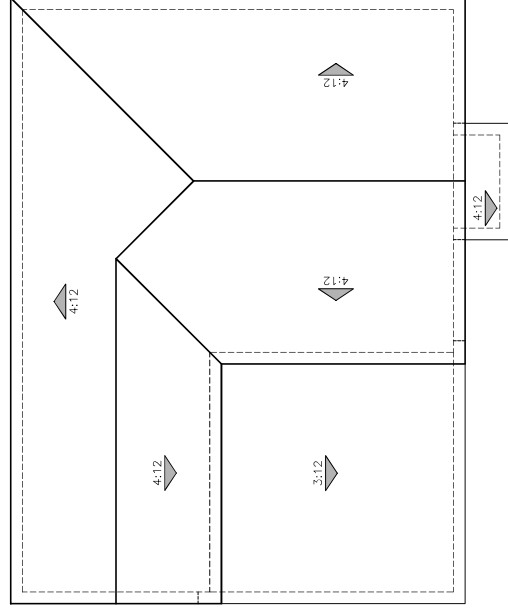
Kevin L. Crook
Architect
 Inc.
 PLANNING + ARCHITECTURE
 #21066



"B" - SPANISH COLONIAL



"D" - MODERN PRAIRIE



"E" - AMERICAN FARMHOUSE

ROOF PLANS
PLAN 5023





PLAN 5028
AREA TABULATION

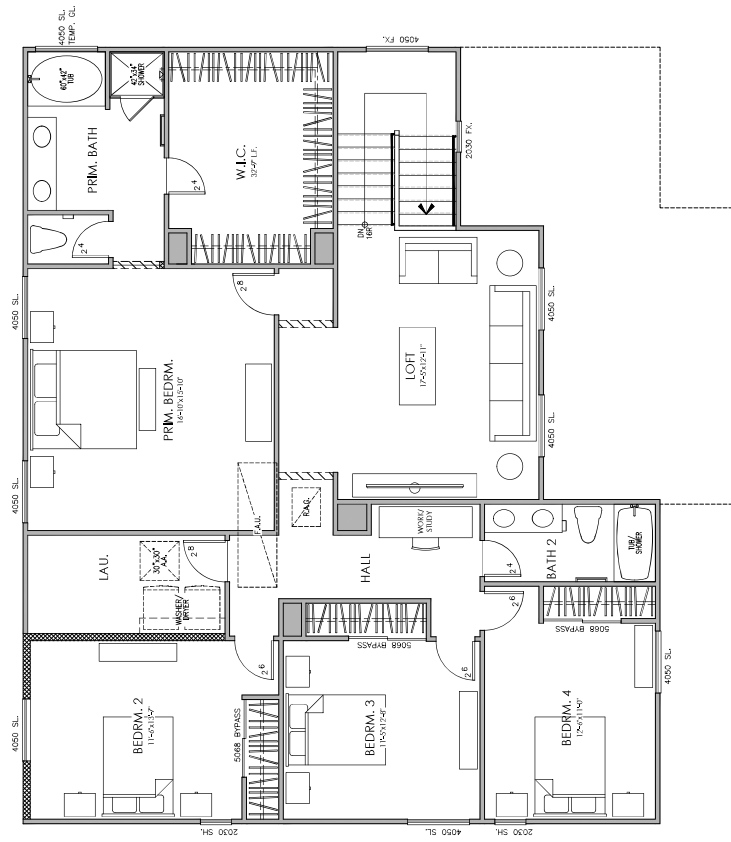
CONDITIONED SPACE	
FIRST FLOOR AREA	1,877 SQ. FT.
SECOND FLOOR AREA	1,770 SQ. FT.
TOTAL DWELLING	3,247 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	635 SQ. FT.
PORCH	33 SQ. FT.



FIRST FLOOR PLAN

PLAN 5028
5 BEDROOM, 3.5 BATH, OFFICE, LOFT

SECOND FLOOR PLAN



MLC Holdings, Inc.

PANHANDLE • 105
SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-113

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

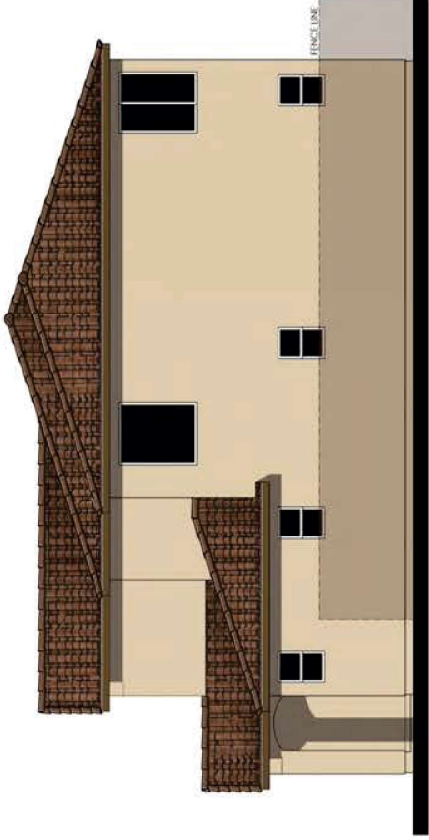
#21066



© 2021 Kevin L. Crook Architect, Inc.

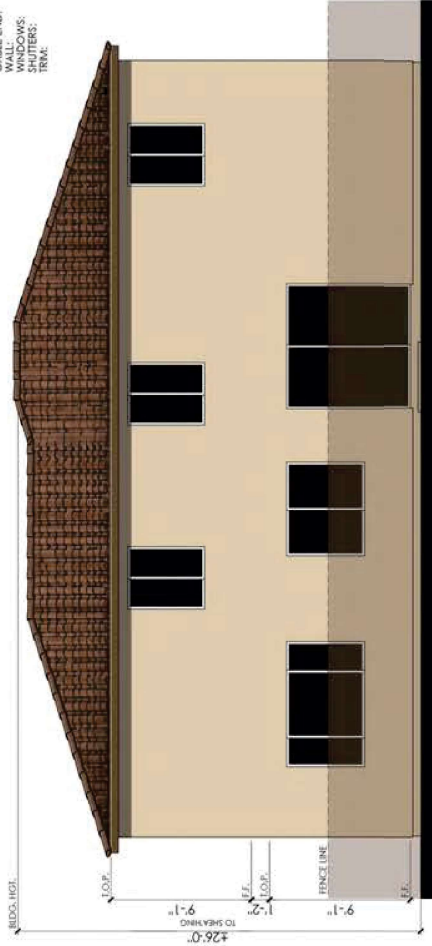
Refer to landscape drawings for wall, tree, and shrub locations.

FRONT

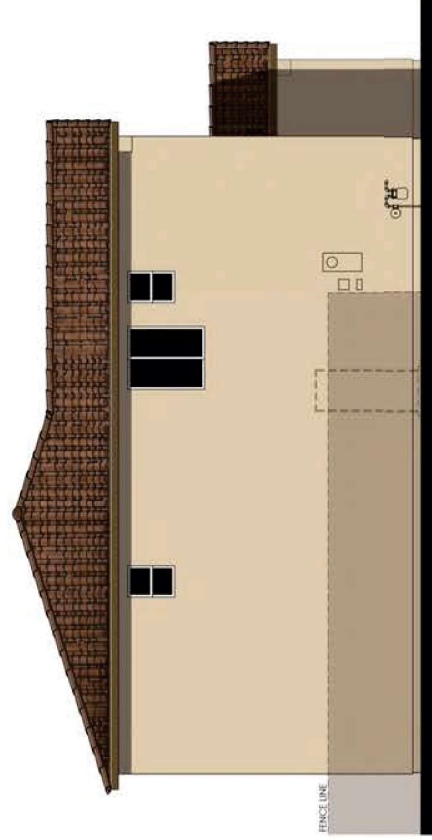


RIGHT

- MATERIALS LEGEND**
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE 3" TILE
 - WALLS: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - TRIM: 1x4 WOOD
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 20
PLAN 5028 "B"
 SPANISH COLONIAL ELEVATIONS



PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 4
 50' FT

10.15.2021
 A-114

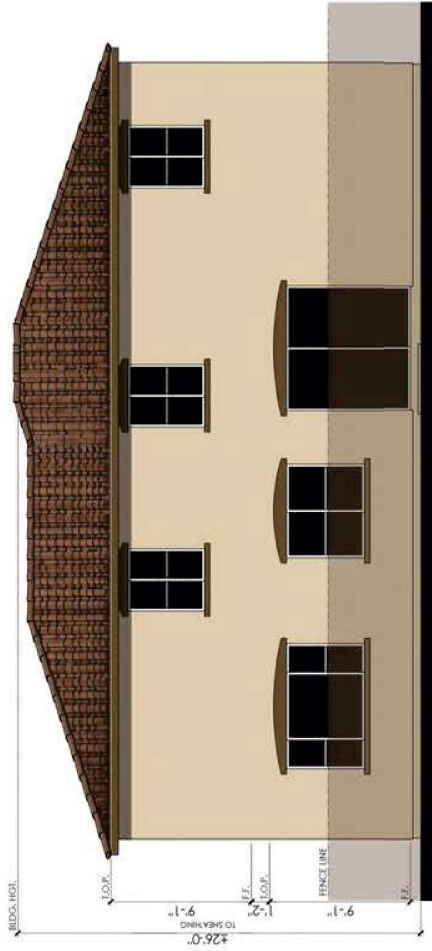
Kevin L. Crook
Architect
 Inc.
 PLANNING + ARCHITECTURE

#21066

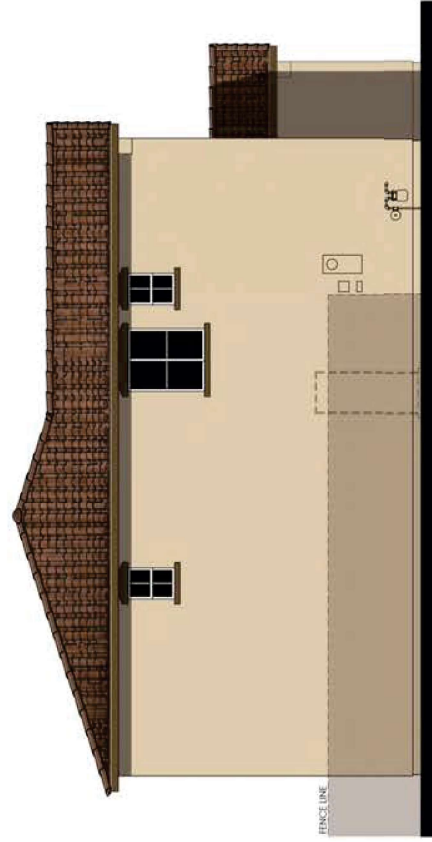




RIGHT



REAR



LEFT

COLOR SCHEME 20
PLAN 5028 "B"
 SPANISH COLONIAL ENHANCED ELEVATIONS



PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 4
 50' FT

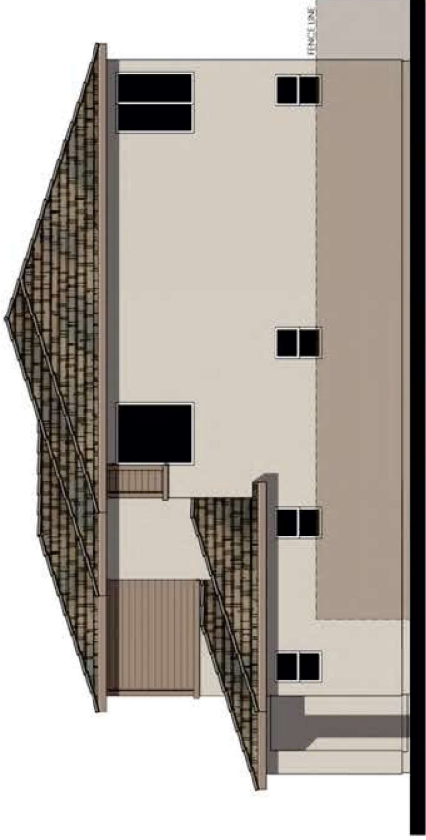
10.15.2021
 A-115

Kevin L. Crook
Architect Inc.
 PLANNING + ARCHITECTURE
 #21066



© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations.

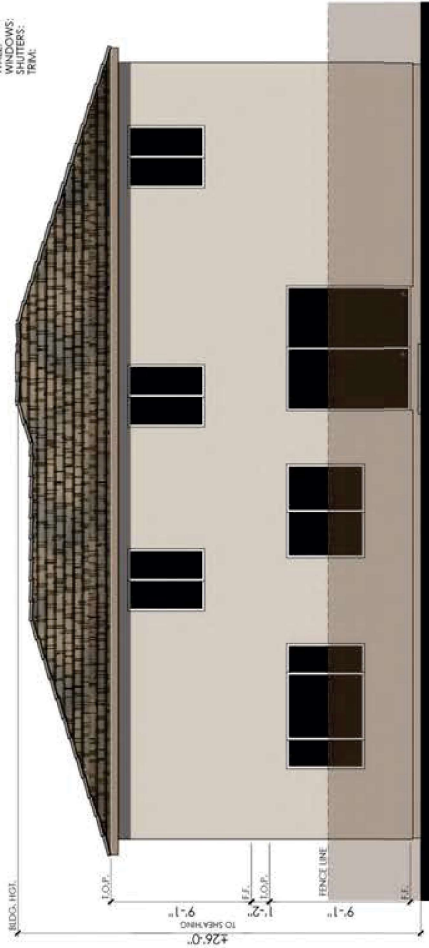


FRONT

RIGHT

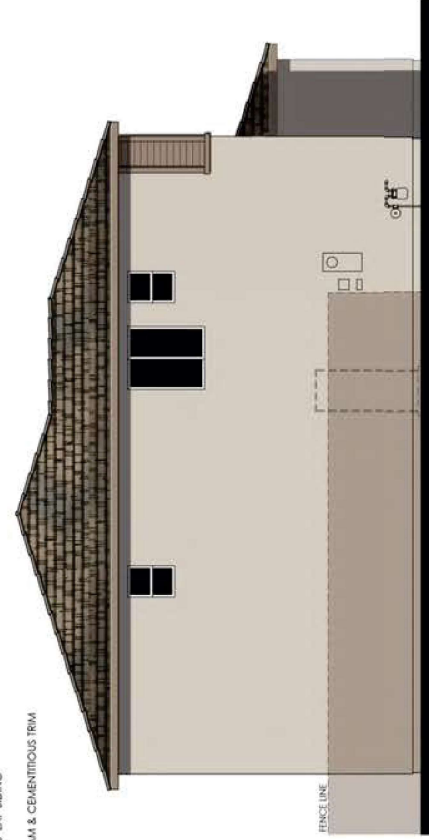
MATERIALS LEGEND

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- FLOOR: CONCRETE FLAT TILE
- ROOF: 30 YEAR SHINGLE
- BARGE: 2x6 WOOD
- WALL: STUCCO / CEMENTITIOUS S' LAP SIDING
- WINDOWS: SIMULATED WOOD SHUTTERS
- TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR

LEFT



COLOR SCHEME 26
PLAN 5028 "D"
 MODERN PRAIRIE ELEVATIONS

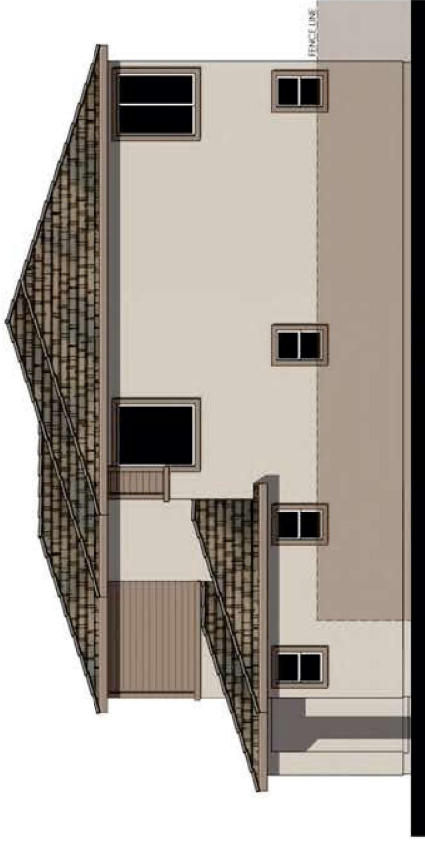


PANHANDLE • 105
 SACRAMENTO, CA

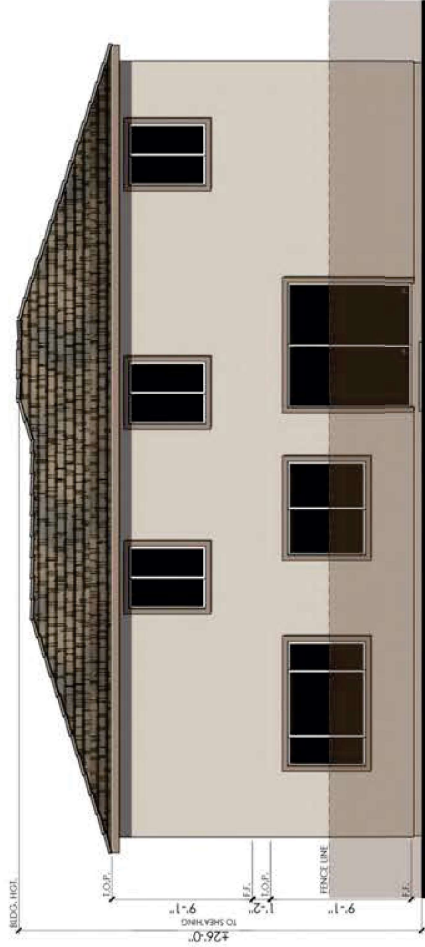
PRODUCT 4
 50' FT

10.15.2021
 A-116

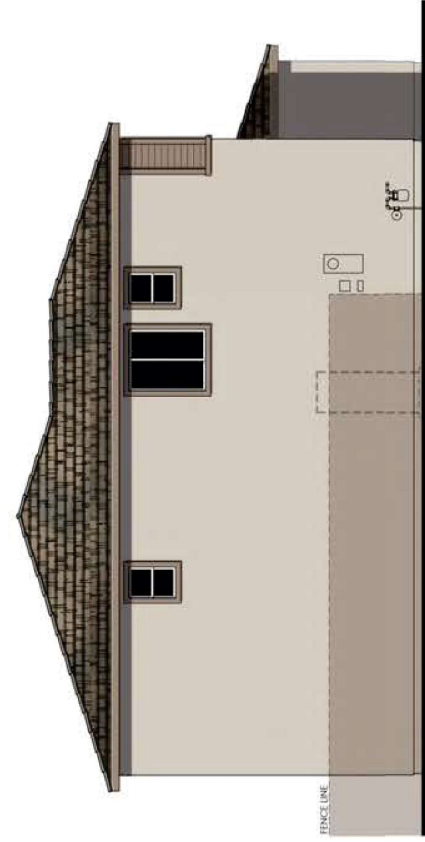
Kevin L. Crook
Architect
 Inc.
 PLANNING + ARCHITECTURE
 #21066



RIGHT



REAR



LEFT

COLOR SCHEME 26
PLAN 5028 "D"
 MODERN PRAIRIE ENHANCED ELEVATIONS



PANHANDLE • 105
 SACRAMENTO, CA

PRODUCT 4
 50' FT

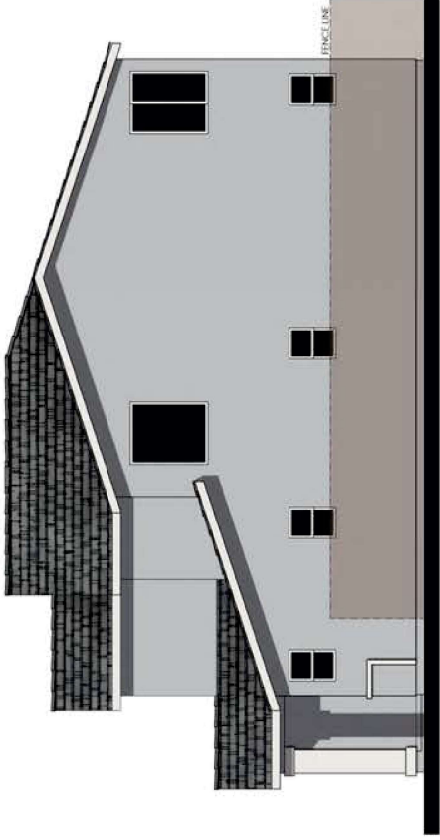
10.15.2021
 A-117

Kevin L. Crook
Architect Inc.
 PLANNING + ARCHITECTURE
 #21066



© 2021 Kevin L. Crook Architect, Inc.

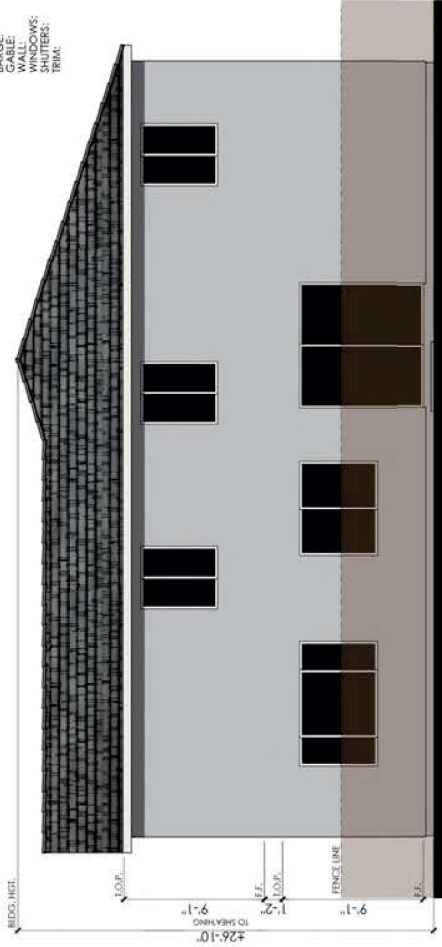
Refer to landscape drawings for wall, tree, and shrub locations.



FRONT

RIGHT

- MATERIALS LEGEND**
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
 - ROOF: CONCRETE FLAT TILE
 - EAVE: 2x6 WOOD
 - GABLE: CEMENTITIOUS BOARD AND BATTEN
 - WALLS: VINYL W/ GRIDS
 - WINDOWS: SIMULATED WOOD
 - SHUTTERS: STUCCO OVER RIGID FOAM
 - TRIM:



REAR

LEFT

COLOR SCHEME 29

PLAN 5028 "E"
AMERICAN FARMHOUSE ELEVATIONS



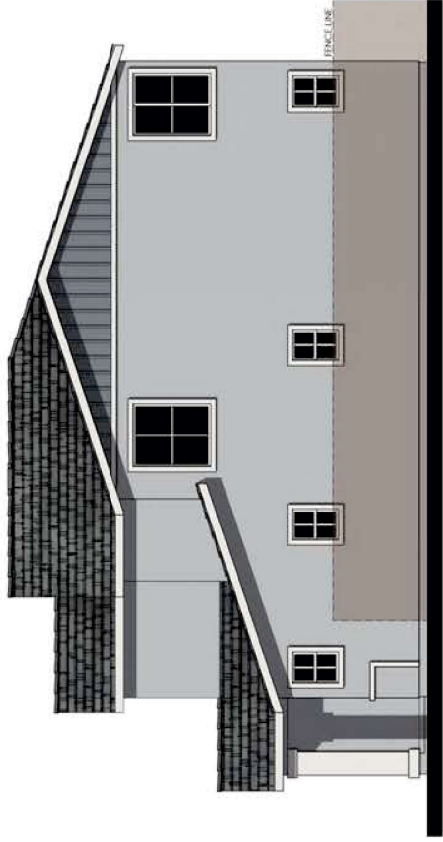
PANHANDLE • 105
SACRAMENTO, CA

PRODUCT 4
50' FT

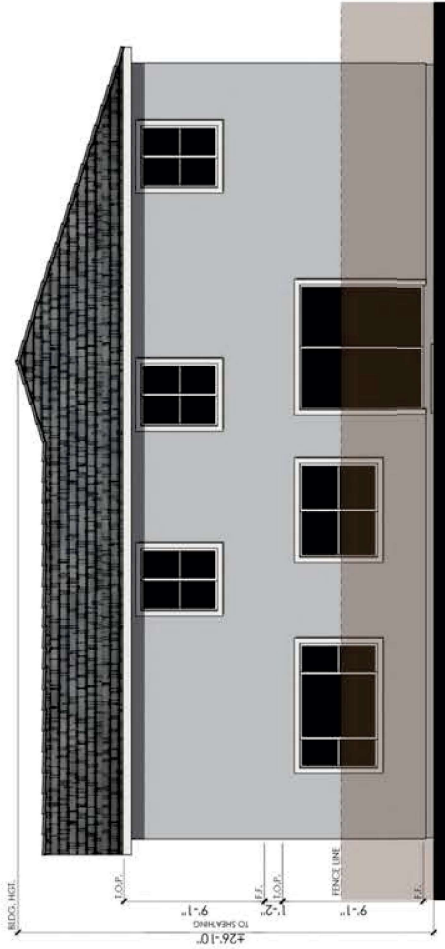
10/15/2021
A-118

Kevin L. Crook
Architect
Inc.
PLANNING + ARCHITECTURE
#21066

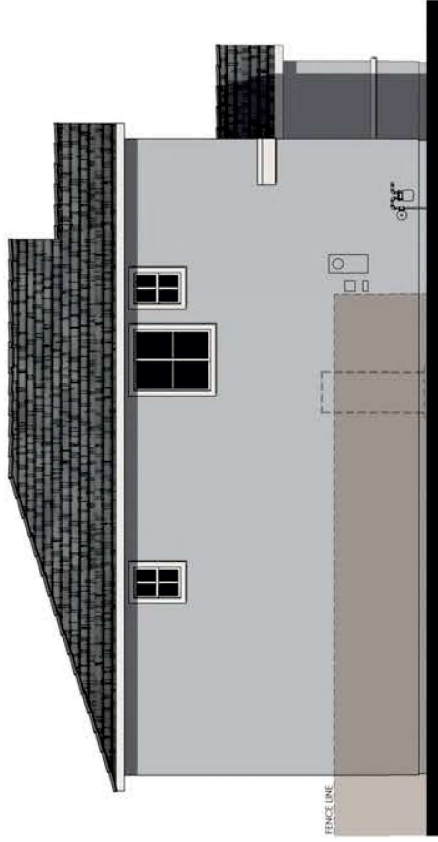




RIGHT



REAR



LEFT

COLOR SCHEME 29
PLAN 5028 "E"
 AMERICAN FARMHOUSE ENHANCED ELEVATIONS

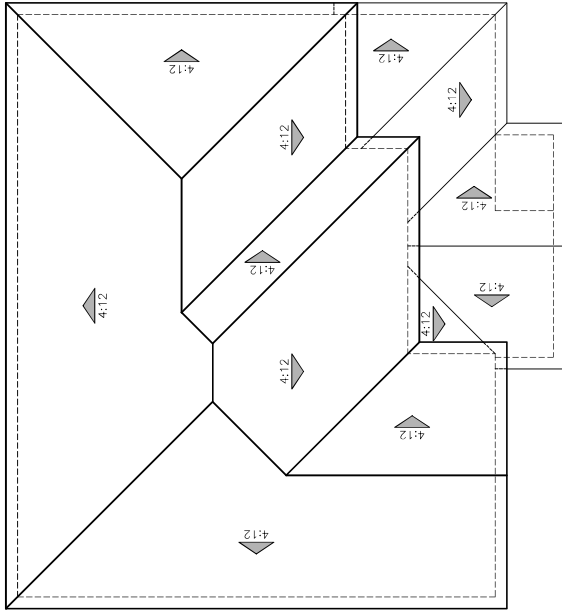


PANHANDLE • 105
 SACRAMENTO, CA

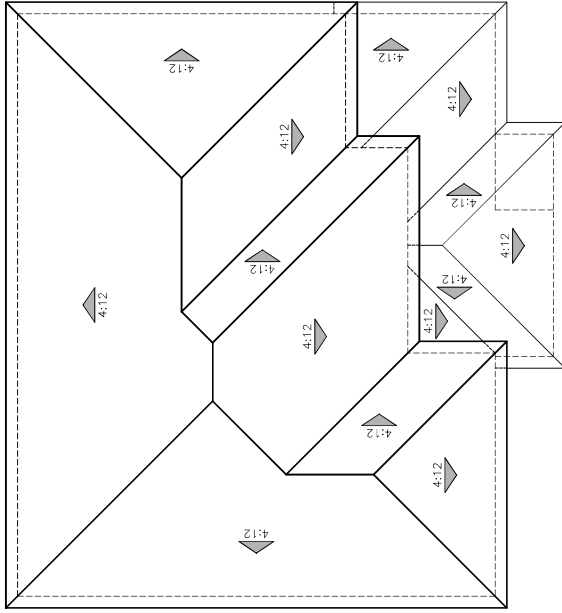
PRODUCT 4
 50' FT

10.15.2021
 A-119

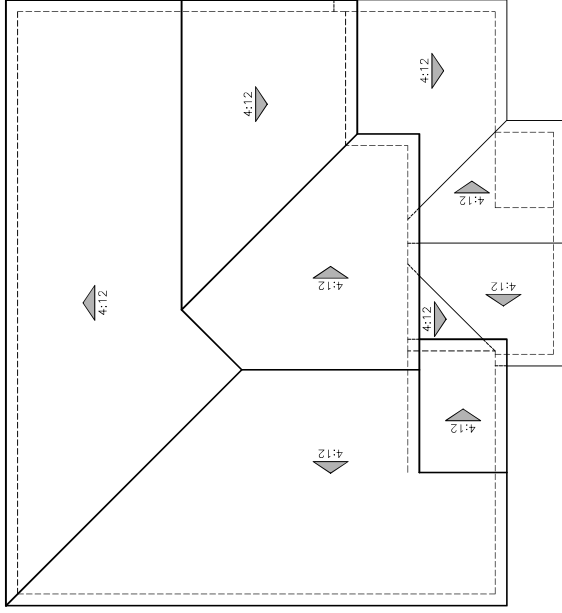
Kevin L. Crook
Architect Inc.
 PLANNING + ARCHITECTURE
 #21066



"B" - SPANISH COLONIAL



"D" - MODERN PRAIRIE



"E" - AMERICAN FARMHOUSE

ROOF PLANS
PLAN 5028



PANHANDLE 105
SACRAMENTO, CA

JOB # 21066
CREATED: 10/4/2021

"B" ELEVATIONS		SCHEME 19	SCHEME 20	SCHEME 21
SPANISH COLONIAL				
STUCCO	1512	1513	1533	
STUCCO PAINT MATCH***	SW7568 MERELE IVORY	SW7686 SUNDREW	SW7671 POPULAR GRAY	
FASCIA / TRIM	SW9091 HALF-CAFF	SW9115 COMBOY BOOTS	SW7041 VAN DYKE BROWN	
GARAGE DOOR	SW6068 BREVITY BROWN	SW2843 ROYCROFT BRASS	SW7040 SMOKEHOUSE	OMEGA
FRONT DOOR / SHUTTERS	SW2837 AURORA BROWN	SW0085 VOGUE GREEN	SW7076 CYBERSPACE	SHERWIN WILLIAMS
GABLE END DETAIL	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK	BORAL
EAGLE ROOF: LOW PROF	2636 PIEDMONT BLEND	2520 WITHRD TRICITIA FLASHED	2689 BROWN RANGE	EAGLE
BORAL ROOF: LOW PROF. "S" VILLA	1VC57330 VERONA CLAY	1VC56169 CASA GRANDE BLD	1VC53233 BROWN BLEND	BORAL / ELDORADO

"D" ELEVATIONS		SCHEME 25	SCHEME 26	SCHEME 27
MODERN PRAIRIE				
STUCCO	1515	1507	1588	
STUCCO PAINT MATCH***	SW7638 JOGGING PATH	SW7632 MODERN GRAY	SW7612 MACADAMIA	
FASCIA / TRIM	SW7743 MOUNTAIN ROAD	SW7502 DRY DOCK	SW6144 DAPPER TAN	
GARAGE DOOR / LAP SIDING / CORNER BOARDS	SW7743 MOUNTAIN ROAD	SW7502 DRY DOCK	SW6144 DAPPER TAN	
FRONT DOOR / SHUTTERS	SW6221 MOODY BLUE	SW2854 CARIBBEAN CORAL	SW2812 ROOKWOOD JADE	
EAGLE ROOF:	4805 EVERGREEN	4690 PEWTER BRONZE BLD	4804 ROCKLIN BLEND	
SLATE BEL AIR	1FACS4598 FOREST GREEN	1FECY0300 BRONZE PEARL BLD	1FACS0141 BUCKSKIN	

"E" ELEVATIONS		SCHEME 28	SCHEME 29	SCHEME 30
AMERICAN FARMHOUSE				
STUCCO	1572	414	1528	
STUCCO PAINT MATCH***	SW7757 HIGH REFLECTIVE WT	SW6254 LAZY GRAY	SW7632 MODERN GRAY	
FASCIA / TRIM	SW7069 IRON ORE	SW7004 SNOWBOUND	SW7048 URBANE BRONZE	
BOARD & BATTEN SIDING / GARAGE DR	SW7757 HIGH REFLECTIVE WT	SW6256 SERIOUS GRAY	SW6074 SPALDING GRAY	
FRONT DOOR / SHUTTERS	SW7069 IRON ORE	SW6608 RAVE RED	SW7625 MOUNT ETNA	
EAGLE ROOF: SHAKE	SCP8605 SEATTLE BLEND	5699 CHARCOAL RANGE	5702 CALABAZ BLEND	
PONDEROSA	1FBC14072 SAHARA QITZ BLD	1FBC7F430 CHARCOAL BLEND	1FBC3J181 SMOKEY TOPAZ BLD	
BORAL ROOF: FLAT SHAKE				

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

** FOR PHOTOSHOP & RENDERING PURPOSES ONLY. DO NOT USE IN THE FIELD

TODAS LAS TAPALUNTAS, CAVALERAS, CAVALLONES, ETC SERAN PINTADOS PARA IGUALAR A LA SUPERFICIE DE JUNTO

TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES

**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES. NO USAR EN EL CAMPO



WRITTEN COLOR SCHEMES



PANHANDLE · 105
SACRAMENTO, CA

10.15.2021
A-121

Kevin L. Crook
Architect
Inc.
PLANNING + ARCHITECTURE

#21066

SPANISH COLONIAL
SCHEME #21

ROOF

STUCCO BODY

FASCIA / TRIM

GARAGE DOOR

FRONT DOOR / SHUTTERS

GABLE END DETAIL

Meritage Homes

Kevin L. Crook Architect INC.
ARCHITECT
OCT 7, 2021

PANHANDLE 105
SACRAMENTO, CA

SPANISH COLONIAL
SCHEME #20

ROOF

STUCCO BODY

FASCIA / TRIM

GARAGE DOOR

FRONT DOOR / SHUTTERS

GABLE END DETAIL

Meritage Homes

Kevin L. Crook Architect INC.
ARCHITECT
OCT 7, 2021

PANHANDLE 105
SACRAMENTO, CA

SPANISH COLONIAL
SCHEME #19

ROOF

STUCCO BODY

FASCIA / TRIM

GARAGE DOOR

FRONT DOOR / SHUTTERS

GABLE END DETAIL

Meritage Homes

Kevin L. Crook Architect INC.
ARCHITECT
OCT 7, 2021

PANHANDLE 105
SACRAMENTO, CA

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - "B" SPANISH COLONIAL



PANHANDLE 105
SACRAMENTO, CA

10.15.2021
A-122

Kevin L. Crook Architect INC.
PLANNING + ARCHITECTURE

#21066

**MODERN PRAIRIE
SCHEME #25**

STUCCO BODY

FASCA / TRIM

LAP SIDING /
CORNER BOARDS /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

ROOF

Meritage Homes

PANHANDLE 105
SACRAMENTO, CA

Kevin L. Crook
Architect
INC.
REVISED
OCT. 7, 2021

**MODERN PRAIRIE
SCHEME #26**

STUCCO BODY

FASCA / TRIM

LAP SIDING /
CORNER BOARDS /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

ROOF

Meritage Homes

PANHANDLE 105
SACRAMENTO, CA

Kevin L. Crook
Architect
INC.
REVISED
OCT. 7, 2021

**MODERN PRAIRIE
SCHEME #27**

STUCCO BODY

FASCA / TRIM

LAP SIDING /
CORNER BOARDS /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

ROOF

Meritage Homes

PANHANDLE 105
SACRAMENTO, CA

Kevin L. Crook
Architect
INC.
REVISED
OCT. 7, 2021

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - "D" MODERN PRAIRIE



PANHANDLE · 105
SACRAMENTO, CA

10.15.2021
A-123

AMERICAN FARMHOUSE
SCHEME #28

STUCCO BODY

FASCIJA / TRIM

BOARD & BATTEN
SIDING /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

PANHANDLE 105
SACRAMENTO, CA

Meritage Homes

Kevin L. Crook
Architect
INC.
ARCHITECT
OCT 7, 2008

AMERICAN FARMHOUSE
SCHEME #29

STUCCO BODY

FASCIJA / TRIM

BOARD & BATTEN
SIDING /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

PANHANDLE 105
SACRAMENTO, CA

Meritage Homes

Kevin L. Crook
Architect
INC.
ARCHITECT
OCT 7, 2008

AMERICAN FARMHOUSE
SCHEME #30

STUCCO BODY

FASCIJA / TRIM

BOARD & BATTEN
SIDING /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

PANHANDLE 105
SACRAMENTO, CA

Meritage Homes

Kevin L. Crook
Architect
INC.
ARCHITECT
OCT 7, 2008

COLOR BOARDS - "E" AMERICAN FARMHOUSE



PANHANDLE 105
SACRAMENTO, CA

10.15.2021
A-124

Kevin L. Crook
Architect
INC.
PLANNING + ARCHITECTURE
#21066

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

VILLAGE 1 (PUD VILLAGE 11) - SNLD-V (3000 - 6000 SF)					
LOT	SF (GROSS)	Deviation	LOT	SF (GROSS)	Deviation
85	3,644		1	4,245	
80	3,689		56	4,264	
81	3,689		7	4,316	
82	3,689		10	4,337	
83	3,689		96	4,347	
84	3,689		9	4,362	
73	3,691		18	4,401	
74	3,691		15	4,432	
75	3,691		17	4,468	
76	3,691		105	4,468	
77	3,691		33	4,485	
27	3,735		16	4,500	
26	3,736		79	4,631	
72	3,736		78	4,634	
55	3,745		34	4,636	
41	3,825		8	4,661	
42	3,825		111	4,679	
43	3,825		38	4,743	
67	3,825		97	4,764	
68	3,825		98	4,764	
110	3,828		112	4,801	
113	3,828		47	4,816	
69	3,836		28	4,853	
48	3,870		4	4,860	
49	3,870		29	4,868	
50	3,870		44	4,897	
51	3,870		32	4,902	
52	3,870		30	4,940	
86	3,882		3	4,977	
66	3,915		60	4,984	
90	3,915		99	5,136	
91	3,915		95	5,220	
92	3,915		59	5,251	
93	3,915		31	5,257	
12	3,951		107	5,318	
11	3,954		106	5,357	
53	3,960		35	5,419	D
2	3,971		36	5,422	
5	3,971		94	5,423	
13	3,973		19	5,594	
14	3,996		25	5,628	W
87	4,000		23	5,675	
58	4,005		100	5,705	
61	4,005		108	5,968	
62	4,005		40	6,523	
63	4,005		20	6,532	
64	4,005		70	6,589	
65	4,005		46	6,616	
71	4,045		101	6,628	
54	4,049		39	6,960	
37	4,051		24	7,049	DW
109	4,083		103	7,448	
114	4,092		21	7,578	
89	4,110		102	7,834	
88	4,119		104	7,970	
57	4,171		45	8,659	
6	4,236		22	8,844	

VILLAGE 2 (PUD VILLAGE 12) - SNLD-T (4500 - 7500 SF)		
LOT	SF (GROSS)	Deviation
19	4,500	
20	4,500	
21	4,500	
22	4,500	
23	4,500	
41	4,500	
26	4,501	
27	4,501	
47	4,700	
48	4,700	
51	4,750	
52	4,759	
30	4,839	
24	4,881	
2	5,000	
25	5,458	
18	5,523	
34	5,620	
28	5,641	
39	5,670	
40	5,681	
1	5,722	
49	5,745	
50	5,782	
29	5,817	
12	5,823	
35	5,837	
10	5,940	w
16	6,059	
3	6,123	
33	6,134	
13	6,141	
9	6,243	
46	6,272	
31	6,279	w
36	6,309	
43	6,338	
17	6,423	
45	6,465	D
37	6,614	
5	6,896	w
7	7,054	
15	7,179	
4	7,468	
38	8,009	
14	8,089	W
11	8,151	Dw
42	8,483	
6	8,717	w
8	8,907	
32	9,221	
44	9,488	

DEVIATION LEGEND	
	Exceeds Max. Lot Size
D	Exceeds Max. Lot Depth
W	Exceeds Max. Lot Width
d	Reduce Min. Lot Depth
w	Reduce Min. Lot Width

VILLAGE 3 (PUD VILLAGE 14) - SNLD-T (4500 - 7500 SF)

LOT	SF (GROSS)	Deviation	LOT	SF (GROSS)	Deviation
4	5,218		39	5,605	
16	5,225		40	5,605	
17	5,225		43	5,605	
18	5,225		44	5,605	
28	5,225		45	5,605	
29	5,225		46	5,605	
30	5,225		47	5,605	
1	5,227		100	5,634	
19	5,279		50	5,640	
27	5,279		51	5,640	
68	5,281		52	5,640	
71	5,320		53	5,640	
72	5,320		54	5,640	
73	5,320		55	5,640	
74	5,320		60	5,640	
75	5,320		61	5,640	
78	5,320		62	5,640	
79	5,320		63	5,640	
80	5,320		64	5,640	
81	5,320		65	5,640	
82	5,320		35	5,691	
9	5,347		48	5,691	
10	5,374		5	5,838	
11	5,402		108	5,887	
94	5,413		107	5,900	
70	5,415		32	6,005	
83	5,415		93	6,038	
8	5,417		34	6,127	
12	5,429		3	6,134	
95	5,450		2	6,257	
13	5,456		41	6,298	
21	5,460		42	6,298	
25	5,462		104	6,434	
26	5,462		110	6,451	
20	5,463		92	6,518	
85	5,481		103	6,536	
86	5,481		67	6,542	
87	5,481		112	6,574	
88	5,481		14	6,641	
89	5,481		69	6,666	
90	5,481		84	6,733	
91	5,481		101	6,742	
33	5,486		77	6,772	
96	5,486		76	6,773	
113	5,513		57	6,797	
97	5,523		58	6,797	
111	5,524		106	6,857	
105	5,550		109	6,857	
98	5,560		7	6,876	
102	5,577		24	7,125	
56	5,593		15	7,231	
59	5,593		66	7,324	
99	5,597		49	7,411	
36	5,605		31	7,623	
37	5,605		23	7,717	
38	5,605		6	8,248	
			22	9,222	W

DEVIATION LEGEND	
	Exceeds Max. Lot Size
D	Exceeds Max. Lot Depth
W	Exceeds Max. Lot Width
d	Reduce Min. Lot Depth
w	Reduce Min. Lot Width

VILLAGE 4 (PUD VILLAGE 7) - SNLD-E (6000 - 14500 SF)		
LOT	SF (GROSS)	Deviation
19	6,250	
10	6,258	
11	6,258	
12	6,258	
13	6,258	
14	6,258	
35	6,271	
36	6,306	
39	6,311	
40	6,318	
41	6,326	
42	6,333	
2	6,340	
3	6,340	
4	6,340	
5	6,340	
6	6,340	
43	6,340	
45	6,354	
46	6,361	
44	6,437	
47	6,541	
8	6,797	
25	6,873	
26	6,873	
31	6,875	
32	6,875	
34	6,897	
27	6,903	
30	6,905	
37	7,016	
38	7,034	
7	7,222	
9	7,223	
1	7,228	
28	7,465	
29	7,466	
24	7,472	
33	7,580	
23	7,633	
20	7,635	
17	7,891	
21	7,951	
22	9,150	
18	9,281	
16	9,790	
15	9,957	

VILLAGE 6 (PUD VILLAGE 8) - SNLD-E (6000 - 14500 SF)		
LOT	SF (GROSS)	Deviation
15	6,150	
28	6,200	
14	6,297	
13	6,300	
12	6,335	
3	6,338	
17	6,386	
18	6,386	
19	6,386	
24	6,435	
2	6,538	
25	6,738	
10	6,820	
27	6,828	
11	6,831	
20	7,037	
29	7,093	
4	7,131	
9	7,149	
1	7,180	
26	7,229	
21	7,253	
22	7,650	
23	7,668	
16	7,772	
7	8,293	
5	8,376	
8	8,638	
6	8,792	

DEVIATION LEGEND	
	Exceeds Max. Lot Size
D	Exceeds Max. Lot Depth
W	Exceeds Max. Lot Width
d	Reduce Min. Lot Depth
w	Reduce Min. Lot Width

**VILLAGE 5 (PUD VILLAGE 10)
- SNLD-V (3000 - 6000 SF)**

LOT	SF (GROSS)	Deviation
37	4,500	
38	4,500	
39	4,500	
48	4,500	
49	4,500	
50	4,500	
51	4,500	
52	4,500	
58	4,500	
59	4,500	
60	4,500	
61	4,500	
40	4,519	
28	4,536	
27	4,537	
29	4,590	
64	4,600	
65	4,600	
66	4,600	
67	4,600	
47	4,637	
30	4,680	
32	4,680	
33	4,680	
34	4,680	
41	4,682	
31	4,770	
42	4,909	
46	4,910	
43	5,206	
36	5,220	
53	5,310	
57	5,523	
55	5,603	
62	5,635	
68	5,643	
63	5,681	
56	5,788	
45	5,973	
35	6,252	
44	7,087	D
54	7,500	

**VILLAGE 5 (PUD VILLAGE 9)
SNLD-T (4500 - 7500 SF)**

LOT	SF (GROSS)	Deviation
2	4,500	
79	4,500	
80	4,500	
81	4,500	
82	4,500	
83	4,500	
84	4,500	
85	4,500	
70	4,600	
71	4,600	
72	4,600	
73	4,600	
74	4,600	
75	4,600	
76	4,600	
1	4,635	
3	4,688	
21	4,795	
11	4,839	
24	4,860	
25	4,860	
4	4,875	
5	4,875	
6	4,875	
7	4,875	
8	4,875	
13	4,875	
14	4,875	
15	4,875	
16	4,875	
17	4,875	
26	4,877	
20	4,939	
12	5,062	
86	5,181	
69	5,301	
10	5,350	
78	5,560	
77	5,756	
19	5,910	
22	6,293	
18	6,298	
23	6,550	
9	6,624	

DEVIATION LEGEND	
	Exceeds Max. Lot Size
D	Exceeds Max. Lot Depth
W	Exceeds Max. Lot Width
d	Reduce Min. Lot Depth
w	Reduce Min. Lot Width