

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions a Tentative Map Time Extension, and the Design Director approve, with conditions, Site Plan and Design Review and Tree Permit Time Extension, for the project known as **Z26-040 (Robla Estates Time Extension)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Subdivision Map Time Extension** for two years (until July 25, 2028) of a previously approved Tentative Subdivision Map (P21-009) to subdivide 19.58 gross acres into 177 residential lots, 33 lots for common facilities including alleys, public and private open space, landscaping, water detention, and a public park in the Multi-Unit Dwelling (R-2A) zone.
2. **Site Plan and Design Review Time Extension** for two years (until July 25, 2028) for review of the tentative subdivision map layout with deviations to reduce the minimum required lot depth, lot size, lot coverage, and minimum required street frontage; and for the construction of 177 single-unit dwellings with five house models/plans and four elevations.
3. **Tree Permit Time Extension** for two years (until July 25, 2028) for the removal of 40 City street trees and two private protected trees.

PROJECT INFORMATION

Location: 5240 Rio Linda Boulevard

Parcel Number: 226-0062-014-0000

Council District: 1

Property Owner / Applicant: Jeremy Jaeger
200 S Harding Blvd.,
Roseville, CA 95678

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

Hearing Date: July 30, 2026

Land Use Information

General Plan Designation: Neighborhood (N)

Community Plan Area: North Sacramento

Housing Element Site: No

Specific Plan: N/A

Zone: R-2A (Multi-Unit Dwelling)

Special Planning District: N/A
Planned Unit Development: N/A
Design Review Area: Citywide
Parking District: Suburban
Historic District: N/A
Historic Landmark: N/A

Surrounding Zoning and Land Uses

North:	A	Rio Linda Creek; Dry Creek Parkway; Vacant
South:	C-1-R; C-2	Residential; Vacant
East:	R-1	Single-Unit and Rural Residential; Bike Trail
West:	A; C-2-PUD; R-3-PUD	Rio Linda Creek; Residential; Vacant

Site Characteristics

Existing Property Area: 852,904 square feet / 19.58 gross acres
Topography: Flat
Street Improvements: Required
Utilities: Required
Existing Land Use of Site: Vacant

Other Information

Previous Files: P21-009, SCR25-0008, FPM26-0013

ATTACHMENTS

Attachment 1: Resolution 2023-0249, Findings of Fact and Conditions of Approval for the Robla Estates Subdivision Project (P21-009)
Attachment 2: Resolution 2023-0247, adopting a Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP)

PROPOSED PROJECT AND ANALYSIS

Background

The project site is located on a vacant parcel totaling approximately 19.58 acres. Surrounding land uses include SAFCA-owned vacant land, Rio Linda Creek, and Dry Creek Parkway to the north; residential and vacant land to the south; single-unit and rural residential uses and the Sacramento Northern Bike Trail to the east; and residential, commercial, and vacant land to the west.

On July 25, 2023, the City Council adopted Ordinance 2023-0013, rezoning the project site from the Agricultural (A) zone to the Multi-Unit Dwelling (R-2A) zone. The City Council also adopted Resolution 2023-0248, amending the General Plan land use designation from Suburban Neighborhood Low Density to Suburban Neighborhood Medium Density, Resolution 2023-0247, adopting a Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) pursuant to the requirements of the California Environmental Quality Act (CEQA), and Resolution 2023-0249, approving the project entitlements, including a Tentative Subdivision Map, Site Plan and Design Review, and Tree Permit.

The approved project entitlements authorize the subdivision of the 19.58-acre site into 177 residential lots and 32 lots for private alleys, public and private open space, landscaping, water detention, and a public park to facilitate the development of 177 single-unit dwellings. The Tree Permit authorized the removal of 40 City street trees and two protected private trees. Although Resolution 2023-0249 describes the approved subdivision as consisting of 177 residential lots and 32 non-residential lots for private and public facilities, the approved Tentative Subdivision Map actually included 33 non-residential lots. These entitlements were set to expire on July 25, 2026.

It is noted that the applicant subsequently filed for a substantial conformance review of the Tentative Subdivision Map to make minor refinements to the subdivision layout in coordination with Development Engineering (File No. SCR25-0008 and FPM26-0013). Lot J was divided into two lots, resulting in a total of 34 non-residential lots. These refinements did not alter the intent or the overall design of the project. The subdivision map remains in substantial conformance with the 2023 approvals, and no changes to the previously approved project are proposed as part of this time extension request.

Project Details

The applicant is requesting a two-year extension of the Tentative Subdivision Map, Site Plan and Design Review, and Tree Permit entitlements. Approval of this request requires action by the Zoning Administrator for the Tentative Subdivision Map Time Extension and by the Design Director for the Site Plan and Design Review and Tree Permit Time Extension. If approved, the entitlements would remain valid through July 25, 2028.

Time Extension Entitlement Review

Sacramento City Code (SCC) sections 17.828.160 and 17.808.400 require that a Tentative Map, Site Plan and Design Review, and Tree Permit entitlements be finalized within three years of approval unless a time extension is approved. SCC section 17.828.170 and the Subdivision Map Act (Cal. Gov. Code, § 66452.6(e)) allow for an extension of a tentative map up to six years, while SCC section 17.808.400 allows for a five-year extension of Site Plan and Design Review and Tree Permit entitlements. To date, the applicant has not applied for any time extensions pursuant to SCC sections 17.828.170 and 17.808.400. Staff have confirmed that a two-year extension of the Tentative Map would be within the timeframes established in SCC section 17.828.170 and the Subdivision Map Act (Cal. Gov. Code, § 66452.6(e)); and the two-year extension of the Site Plan and Design Review and Tree Permit entitlements would be within the timeframes set forth in SCC section 17.808.400. For this reason, staff is supportive of the request to extend the Tentative Subdivision Map, Site Plan and Design Review, and Tree Permit for 2 years, while the applicant continues to work towards submitting the final map.

The approval of the Tentative Map, Site Plan and Design Review, and Tree Permit entitlements associated with Record No. P21-009 are included as attachments to this report.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This hearing was noticed to property owners and residents within 500 feet of the subject site, and the site was posted for the hearing. Neighborhood associations which were notified of the hearing include: North Sacramento Chamber of Commerce, Preservation Sacramento, Robla Neighbors United, and Robla Park Community Association. Staff received no comments.

ENVIRONMENTAL DETERMINATION

As part of the original approval (project P21-009) the City Council adopted a Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) pursuant to the requirements of the California Environmental Quality Act (CEQA) (Resolution 2023-0247). The City Council determined that the MND reflects the complete review of the environmental effects of the proposed project and that there is no substantial evidence that the project will have a significant effect on the environment. The Council adopted the MMP to require all reasonably feasible mitigation measures to be implemented by means of project conditions, agreements, or other measures as set forth in the MMP. None of the circumstances set forth in CEQA guidelines section 15162 are present (no change in project or circumstances, no new significant effects or mitigation measures, no new significant information) in that the request to extend the entitlements is consistent with the original project. No further CEQA review is required and the provisions of any applicable mitigation monitoring program remain in effect.

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 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 facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

FINDINGS OF FACT

A. Environmental Determination

1. The Zoning Administrator has reviewed this project and determined that the request to extend the life of the tentative map, site plan and design review, and tree permit entitlements are consistent with the original project. None of the circumstances set forth in CEQA guidelines section 15162 is present (no change in project or circumstances, no new significant effects or mitigation measures, no new significant information) and no further CEQA review is required. The provisions of any applicable mitigation monitoring program remain in effect.

B. **Tentative Subdivision Map Time Extension** for two years (until July 25, 2028) of a previously approved Tentative Subdivision Map (P21-009) to subdivide 19.58 gross acres into 177 residential lots, 33 lots for common facilities including alleys, public and private open space, landscaping, water detention, and a public park in the Multi-Unit Dwelling (R-2A) zone **is approved** based on the following Findings of Fact:

1. None of the conditions described in Sacramento City Code section 17.828.090 and Government Code section 66474 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 Zoning Administrator 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 Time Extension** for two years (until July 25, 2028) for review of the tentative subdivision map layout with deviations to reduce the minimum required lot depth, lot size, lot coverage, and minimum required street frontage; and for the construction of 177 single-unit dwellings with five house models/plans and four elevations **is approved** based on the following Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the 2040 General Plan Neighborhood designation; and
2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable 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 Time Extension** for two years (until July 25, 2028) for the removal of 40 City street trees and two private protected trees **is approved** based on the following findings of fact:

1. The location of 40 protected City trees (Trees # 13496, 13497, 2502/13472, 2503/13473, 2504/13483, 2505/13484, 391/13485, 393/13486, 2507/13487, 2510/13488, 2513/13489, 2515/13491, 2518/13492, 2519, 2516, 13494, 2525/13496, 1/13501, 7342/13502, 102, 103, 104, 119, 100, 101, 2281, 2282, 2283, 2284, 2285, 2286, 2506, 2520, 2523, 2524, 2526, 7340, 7341, 7343, 7344) conflict with the most feasible placement of the proposed roads and other improvements.
2. The location of 2 private protected trees (Trees # 2509 and 7332) conflict with the most feasible placement of the proposed roads and residential structures.
3. The landscape plan is consistent with the standards set forth in section 12.56.060 of the Tree Planting, Maintenance and Conservation Ordinance.

E. **200-Year Urban Level of Flood Protection Finding**

1. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

CONDITIONS OF APPROVAL

1. The entitlements associated with Record No. P21-009 (Tentative Map, Site Plan and Design Review, Tree Permit) are extended until July 25, 2028.
2. The project shall comply with the conditions of approval for Record No. P21-009 as established in Resolution 2023-0249 (see Attachment 1).
3. Development shall be consistent with the approved plans under Record No. P21-009. No modifications or design changes have been authorized per this review. Any changes, additions, or modifications to the plans shall require Planning review and approval.

Respectfully Submitted:



José Quintanilla
Associate Planner

Recommendation Approved:



Zach Dahla
Senior Planner

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

Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.

RESOLUTION 2023-0249

Adopted by the Sacramento City Council

July 25, 2023

Adopting Findings of Fact and Conditions of Approval for the Robla Estates Subdivision Project (P21-009) (226-0062-014-0000)

BACKGROUND

- A. On May 25, 2023, the City Planning and Design Commission conducted a public hearing on, and forwarded to the City Council, a recommendation to approve the Robla Estates Project.
- B. On July 25, 2023, the City Council conducted a public hearing, for which notice was given under Sacramento City Code Section 17.812.010(2)(b).

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

SECTION 1.

Based on the verbal and documentary evidence received at the hearing on the Robla Estates Subdivision Project (Project), the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

SECTION 2.

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

- A. **Environmental Determination:** The California Environmental Quality Act (CEQA) determination for the project has been adopted by Resolution No. 2023-0247.
- B. **General Plan Amendment:** Amendment to change the General Plan land use designation from Suburban Neighborhood Low Density (SNLD) to Suburban Neighborhood Medium Density (SNMD) has been adopted by Resolution No. 2023-0248.
- C. **Rezone:** The rezoning of ±19.58 acres from the Agriculture zone (A) to the Multi-Unit Dwelling zone (R-2A) has been adopted by Ordinance No. 2023-0013.

D. **Tentative Subdivision Map** to subdivide one parcel into 177 residential lots, and 32 lots for common facilities including alleys, public and private open space, landscaping, water detention, and a public park **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).

E. **Site Plan and Design Review** of the tentative subdivision map with deviations to reduce the minimum required lot depth, lot size, lot coverage, and minimum required public street frontage; and for the construction of 177 single-unit dwellings with five house models/plans and four elevations **is approved** based on the following Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the proposed general plan designation of Suburban Neighborhood Medium Density (SNMD) in that this designation allows for single-unit dwelling subdivision at a density of between 7-17 dwelling units per net acre. This project proposes a density of 14.54 dwelling units per net acre; and
2. The design, layout, and physical characteristics of proposed development are consistent with the purpose and intent of the applicable design guidelines and development standards in that the project layout has been evaluated for circulation, lot and home orientation and design, and relationship with the surrounding community. While the proposed subdivision requests deviations to lot size, lot depth, and lot coverage, as well as deviations to the minimum required public street frontage it meets the purpose and intent of the guidelines in that adequate pedestrian infrastructure is provided, the project meets the required setbacks, and there is a minimal number of lots which back onto public and private open spaces and the public right of way. With homes engaging public spaces there are additional “eyes” onto the community, which increases public safety and makes for a better place to live. Additionally, each lot has adequate access to the public right-of-way via a series of private driveways.
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 in that in that all streets are designed to adopted street standards and has been reviewed by the Traffic Engineering Division of Public Works. Additionally, this development will provide three points of access to the Sacramento Northern Bike Trail; and
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the proposed layout accounts for safe and efficient vehicle, bicycle, and pedestrian circulation while providing natural surveillance on public and private open spaces; 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 in that all new construction must meet Title 24 requirements for sustainability and green building; 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 in that the proposed layout accounts for safe and efficient vehicle, bicycle, and pedestrian circulation while providing natural surveillance on public and private open spaces.

F. **Tree Permit** to remove 40 city street trees and 2 private protected trees **is approved** based on the following findings of fact:

1. The location of 40 protected City trees (Trees # 13496, 13497, 2502/13472, 2503/13473, 2504/13483, 2505/13484, 391/13485, 393/13486, 2507/13487, 2510/13488, 2513/13489, 2515/13491, 2518/13492, 2519, 2516, 13494, 2525/13496, 1/13501, 7342/13502, 102, 103, 104, 119, 100, 101, 2281, 2282, 2283, 2284, 2285, 2286, 2506, 2520, 2523, 2524, 2526, 7340, 7341, 7343, 7344) conflict with the most feasible placement of the proposed roads and other improvements.
2. The location of 2 private protected trees (Trees # 2509 and 7332) conflict with the most feasible placement of the proposed roads and residential structures.
3. The landscape plan is consistent with the standards set forth in section 12.56.060 of the Tree Planting, Maintenance and Conservation Ordinance.

G. **200-Year Flood Protection**

1. 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 2022 Adequate Progress Annual Report* accepted by City Council Resolution No. 2022-0313 on October 11, 2022.

SECTION 3.

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

CONDITIONS OF APPROVAL

- D. **Tentative Subdivision Map** to subdivide one parcel into 177 residential lots, and 32 lots for common facilities including alleys, public and private open space, landscaping, water detention, and a public park **is approved** subject to the following Conditions of Approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P21-009). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Final Subdivision 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 Planning and Design Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

General: All Projects

- D1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
- D2. 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.
- D3. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall

be conveyed to and reserved from the appropriate parcels at no cost, at the time of sale or other conveyance of either parcel.

- D4. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P21-009).
- D5. Show all continuing and proposed/required easements on the Final Map.

Public Works: Zarah Lacson (916) 808-8494

- D6. 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.
- D7. 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. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include 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.
- D8. Dedicate sufficient additional right-of-way and construct Rio Linda Boulevard adjacent to the subject property to a modified 99-ft right-of-way street section with one 12-ft travel lane, one 11-ft travel lane, an 8-ft wide buffered bike lane (2-ft wide buffer and 6-ft wide bike lane), 6.5-ft wide planter and 6-ft wide sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

The construction of Rio Linda Boulevard shall also include a solid median, sufficient pavement to accommodate an 11-foot southbound travel lane as well as acceptable shoulder and drainage adjacent to the southbound travel lane to the satisfaction of the Department of Public Works.

The applicant shall provide landscaping and irrigation within the solid median at locations determined appropriate by the Department of Public Works.

- D9. Dedicate and construct a deceleration lane along Rio Linda Blvd at the intersection with Street A as shown on the map per City standards to the satisfaction of the Department of Public Works.
- D10. Dedicate and construct a roundabout at the intersection of Rio Linda Boulevard and Circle B per City standards to the satisfaction of the Department of Public Works. The design and construction of the roundabout shall include (but not limited to) the following:
- a. The installation of a hard-wired rectangular rapid flashing beacon on each of the three legs of the roundabout adjacent to the subject property to the satisfaction of the Department of Public Works;
 - b. The sidewalk along the north and south leg of the roundabout shall be constructed at the ultimate location, but the curb and gutter shall be constructed at the interim location as shown on the map to the satisfaction of the Department of Public Works; and
 - c. Trees, vegetation and any obstructions higher than 3.5-ft measured from the elevation of the roundabout's travel lanes shall be prohibited within and around the area of the roundabout to the satisfaction of the Department of Public Works.
- D11. The applicant shall submit a Roundabout Design Concept Report 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 work. The DCR 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.
- Note: The DCR for this project is currently in cycle 2 review with the Department of Public Works' Traffic Engineering section.
- D12. Dedicate and construct Street A as shown on the map to a 53-ft right-of-way local residential street section per City standards to the satisfaction of the Department of Public Works.
- D13. Dedicate and construct Circle B as shown on the map to a 53-ft right-of-way local residential street section per City standards to the satisfaction of the Department of Public Works.
- D14. Where Circle B is adjacent to Lot A (Park), the applicant shall dedicate 54.17-ft of right-of-way and construct Circle B to a modified local residential street section.

The area of the planter adjacent to the park side shall be replaced with striped on-street parking per City standards to the satisfaction of the Department of Public Works.

- D15. On-street parking shall be prohibited along Circle B adjacent to Lot B (detention basin), lots # 4, 89, 96, 97, 104, 105 and 114. Signs and markings shall be installed to prohibit on-street parking along the concerned area per City standards to the satisfaction of the Department of Public Works.
- D16. On-street parking shall be prohibited along Street A adjacent to lots # 9, 13, 14, 15 and 16. Signs and markings shall be installed to prohibit on-street parking along the concerned area per City standards to the satisfaction of the Department of Public Works.
- D17. On-street parking shall be prohibited on both sides of Circle B at the area of the roundabout's splitter island. Signs and markings shall be installed to prohibit on-street parking along the concerned area per City standards to the satisfaction of the Department of Public Works.
- D18. Provide City standard driveways at the entrance to all private alleys to the satisfaction of the Department of Public Works.
- D19. Install street names on all new proposed roadways per City standards to the satisfaction of the Department of Public Works.
- D20. 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, speed lumps and stop signs at intersections, etc., as determined by the Department of Public Works.
- D21. The applicant shall coordinate with the Department of Public Works on the planned bicycle connections to the existing Sacramento Northern Bike Trail. The applicant shall obtain an encroachment permit and construct the bike trail connection to the satisfaction of the Department of Public Works.
- D22. The applicant shall install all-way stop signs, and any other additional signage and markings necessary to ensure and maintain sight distance clearance at the intersection of the proposed bike path within Lots F and G and the drive aisles directly north and south of said bike path per City standards to the satisfaction of the Department of Public Works. Parking within the area of the sight distance clearance triangle shall be prohibited. Landscaping within and around the area shall be limited to shrubs with maturity height of no greater than 3.5-ft.

- D23. 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.
- D24. The applicant shall provide a signing and striping improvement plan. The plans shall be to the satisfaction of the Department of Public Works.
- D25. 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.
- D26. Construct A.D.A. compliant ramps at all corners of the intersections bounded by the subject property (except along the west side of Rio Linda Boulevard) per City standards to the satisfaction of the Department of Public Works.
- D27. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of the Department of Public Works in consultation with Regional Transit.
- D28. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Department of Public Works.

Electrical: Kaleb Haile (916) 808-7020

- D29. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.

Urban Forestry: Kevin Hocker (916) 808-4996 / Colleen Costa (916) 808-6258

- D30. 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 the Urban Forestry.

Recycling and Solid Waste: Sandy Saechao (916) 808-4929

D31. Project shall meet the requirements outlined in City Code Chapter 13.10. Sacramento City Code can be found online at: Chapter 13.10: http://www.gcode.us/codes/sacramento/view.php?topic=13-13_10

SMUD: Ryan Daugherty (916) 732-6566

D32. SMUD has existing overhead 12kV/69kV facilities along Rio Linda Boulevard 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.

D33. 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.

D34. 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.

D35. 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.

D36. 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.

D37. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

D38. 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.

D39. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-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.

- D40. The Applicant shall disclose existing or proposed 69 kV electrical facilities to future and/or potential owners.
- D41. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.
- D42. 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.

Pacific Gas & Electric Company (PG&E): Justin Newell (916) 594-4068

- D43. PG&E recommends the following language be expressly stated for the offer to dedicate Public Utility Easements (PUE):

I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.

The final map must contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the local agency declines to accept it, the applicant maybe required to provide an easement in gross satisfactory to PG&E. Please note that this is our preliminary review and PG&E reserves the right for future review as needed.

Coordinate with PG&E's Service Planning department at www.pge.com/cco for additional services required, or for any modification and/or relocation requests.

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

D44. Regional San has the 42" Dry Creek Interceptor (Regional San operating system N17) located within the proposed project's boundaries. Direct connections to the interceptor will not be allowed.

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

D45. 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.

D46. Dedicate all necessary easements, IOD easements right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved sewer, drainage, and water studies. If required, execute an agreement with the City for the execution of the dedication of Lot B. The agreement shall be to the satisfaction of the DOU and the City Attorney.

D47. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Water Planning Section (916-808-1400) at the early planning stages to address any water related requirements.

D48. The applicant shall dedicate a no-build easement over Lot N-13 for the proposed public water main tie in connection to the public main in Rose Street to the satisfaction of the DOU.

D49. Common area landscaping shall have a separate street tap for a metered irrigation service.

D50. The applicant shall enter into a water service agreement with the DOU assuring maintenance of the common private water facilities.

D51. Easements for water meters off private water mains shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles.

- D52. 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.
- D53. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU.
- D54. Projects that generate 25 ESD's or more will require a sanitary sewer Plan Study as described in Section 9 of the City Design and Procedures Manual. This study and shed map shall be approved by the DOU. The applicant is advised to contact the City of Sacramento Utilities Department Sewer Planning Section (916-808-7890) at the early planning stages to address any sewer related requirements.
- D55. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the DOU onsite project storage method, 6,700 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.21 cfs/acre or per the latest approved onsite criteria. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: Private and public drainage systems shall be separate systems and require its own separate drainage connection. Public drainage inlets are required to be installed to a manhole on the drainage main and are not permitted to connect to one another. Private drainage systems (including drainage inlets) are not permitted to connect to the back of public drainage inlets.)
- D56. Construct new water, sewer, and drainage facilities per the approved water, sewer, and drainage studies within the asphalt section of the proposed public streets to the satisfaction of the DOU. (Note: The water main extension within Rio Linda Blvd will be required to be located on the East side of the median and shall be constructed per the specifications of the Design and Procedures Manual.)
- D57. No City maintained public mains are allowed within private drives, streets, nor alleys. (Note: The proposed water, sewer, and drainage mains within the private drives, streets and alleys shall be private systems maintained by the association or other approved entity.)

- D58. Prior to the initiation of water, sewer, and storm drainage service to the subdivision, a privately funded maintenance district or a homeowners' association (HOA) shall be formed and C.C.&Rs shall be approved by the City and recorded assuring maintenance of water, sewer, and surface and subsurface storm drainage facilities within the alleys, drive aisles, and common areas. Private easements shall be dedicated for these facilities. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.
- D59. 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.
- D60. 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.
- D61. 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.
- D62. 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.
- D63. 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.

- D64. 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 twenty acres of new or modified impervious area, therefore, Low Impact Development (LID), Hydromodification Management Plan (HMP), 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.
- D65. 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.
- D66. Execute and deliver to the City, in recordable form, an IOD in fee title to Lot B for a water quality and flood control basin. If the exact location and dimensions differ from those specified for Lot B on the final map, the location and dimensions shall be revised on the final map according to the DOU determinations. The Detention/Water Quality Basins shall be sized to accommodate the detention volume per the approved drainage study, service roads, ramps, drainage structures and all appurtenances.
- D67. The applicant may be required to provide access to Lot B from Circle B to the satisfaction of the DOU.
- D68. The applicant shall construct the detention basin, and construct inlet and outlet structures for the detention basin that will be located in Lot B. The basin design and construction shall be to the satisfaction of the DOU. Applicant shall submit a separate set of improvement plans for the detention basin design. The CIP Drainage Group within the DOU shall review these plans. Prior to design of these facilities, the applicants' engineer shall meet with the CIP Drainage Group to discuss design standards.
- D69. The developer shall maintain the Detention 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 Facility. At the time of acceptance by the City, the developer shall remove any sediment or debris that has accumulated prior to acceptance.

- D70. The proposed basin plan includes landscaping features that are above and beyond the City's standard maintenance obligations and will require the HOA or other legal entity acceptable to the DOU to be responsible for the payment of the basin landscape water bill and for the long-term maintenance of the basin. The applicant shall provide a backup public funding mechanism for the maintenance of the proposed detention basin (e.g. create a maintenance district, annex into an existing landscape maintenance district, etc.) to assure adequate funding is available for the City to take over maintenance in the event the maintenance of the detention basin by the HOA does not meet DOU performance standards. Basin inspection and maintenance guidelines shall be included in the maintenance agreement as required by the DOU.
- D71. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.
- D72. The proposed development is located within the Sacramento Area Flood Control Agency (SAFCA). The applicant shall comply with all SAFCA requirements and pay all required fees. (Note: The proposed storm drain connection to the Rio Linda Creek may require a permit from SAFCA.)
- D73. The applicant shall coordinate with SAFCA to establish the minimum setback requirements for buildings or other improvements from the existing SAFCA levee. The SAFCA minimum setback requirements shall be obtained in writing and provided to the DOU.

Fire Department: King Tunson (916) 808-1358

- D74. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C102. Hydrant spacing shall be decreased where T courts are used. Hydrants shall be provided halfway between each T court, on one side of the street, and to the satisfaction of the Fire Department.
- D75. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be record with the Public Records Office having jurisdiction and shall provide for the following:
- a. Provisions for the necessary repair and maintenance of the roadway surface
 - b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20')

- c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping
- d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems
- e. Unrestricted use of and access to the roadways covered by the agreements.
- f. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.
- g. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.

Special Districts: Sheri Smith (916) 808-7204 / Eric Frederick (916) 808-5129

D76. Dedicate to the City (easement only) in the form of Irrevocable Offer of Dedication (IOD) those areas identified on the Tentative Subdivision Map as Landscape Corridors, bike paths 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, irrigation and masonry walls in dedicated easements or rights of way, to the satisfaction of the Community Development Department, and Parks Development Services (PPDS). Acceptance of the required landscaping, irrigation and walls by the City into the Landscape Maintenance District shall be coordinated with the Department of Public Works (Special Districts and Development Services) and YPCE. The Developer shall maintain the landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two-year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls.

Parks: Dana Repan (916) 808-2762

D77. **Park Dedication – IOD:** 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 A, excluding Lot B through Lot O and excluding any median/landscape lots and roundabout lots. At the time of delivery of the IOD, the applicant shall enter into an Agreement with the City to (1) provide to City a title report demonstrating that it holds full and clear title to Lot A, including all interests necessary for maintenance and access; (2) provide a Phase 1 environmental site assessment of Lot A; (3) if the environmental site assessment identifies any physical conditions or defects in

Lot A which would interfere with its intended use as a park, as determined by the Park Planning, Design and Development Division of the City Department of Youth, Parks, and Community Enrichment's Park Planning and Development Services Division (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 (4) take all actions necessary to ensure that Lot A 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 A.

- D78. **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).*
- D79. **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 Notes)
- D80. **Improvements:** The Applicant shall construct the following public improvements within Lot A:
- a. Full street improvements for Lot A, along the north south and western boundaries of said lot, including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site.
 - b. A concrete sidewalk and vertical curb along all street frontages that open onto Lot A. The sidewalk shall be contiguous to the curb, otherwise approved by PPDS.
 - c. A six-foot-high masonry wall as approved by the City PPDS on property lines separating the public park and the designated open space areas from adjacent private uses. The masonry wall shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as 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 to serve Lot A 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 A, size, quantity, and location as approved by PPDS. 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 A at a location approved by PPDS. The driveway is to provide future maintenance access to the park.
 - g. The Applicant shall rough grade Lot A 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 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.
- D81. **Site Plan:** The applicant shall submit a site plan and electronic file showing the location of all utilities on the park site to PPDS for review and approval.
- D82. **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 A, the applicant shall coordinate with PPDS and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(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.
- D83. **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.

- D84. The Developer shall be responsible for maintenance (weed abatement) of IOD Lot A until the time that the City records acceptance of the IOD.
- D85. The applicant shall include in the environmental document for this project a list of proposed park improvements as provided by PPDS. Contact PPDS for typical neighborhood park amenities.
- D86. The Developer shall obtain an Encroachment Permit from PPDS prior to use of any park site as a construction staging area.
- D87. **Multi-Use Trail**: A multi-use trail and adjacent landscaping shall be dedicated and constructed as specified below and in compliance with the PPDS “Multi-Use Trail Design Guidelines” available by contacting PPDS.
- a. The multi-use trail shall extend from Rio Linda Blvd. to the Sacramento Northern Bike Trail through Lot F and Lot G and shall be 12’ of asphalt concrete paving with graded shoulders that are a minimum of 2’ in width and 5.5’ of landscape on either side.
 - b. The multi-use trail shall be dedicated as an easement as approved by PPDS. Take all actions necessary to ensure that the multi-use trail 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 the multi-use trail.
 - c. The applicant shall submit and obtain PPDS approval of the alignment and design of the multi- use trail prior to submitting improvement plans for the trail.
 - d. The proposed multi-use trail shall comply with Class I bike trail standards, including regulatory signage, as defined in Chapter 1000 of State Department of Transportation Highway Design Manual. The trail shall be 12’ of asphalt concrete paving, with clear, graded shoulders that are a minimum of 2’ in width with 5.5’ of landscape on either side. Shoulders

should be decomposed granite, or an alternate material approved by PPDS. Pavement sections shall be 3" minimum asphaltic concrete over 6" minimum of aggregate base, with a centerline stripe (refer to PPDS Trail detail and specification).

- e. Vehicular access controls shall be placed at the entrance to all access points to the trail (refer to PPDS details and specifications for approved designs).
- f. The standard Class I bike trail through Lot F and G must address the sight distance clearance at the drive intersection at the apartment side to the south. This may include installing stop signs and any additional treatments needed to address the sight distance clearance requirement at all sides of the drive intersection. (Contact Public Works, Traffic Engineering, Zarah Lacson, (916) 808- 8494).
- g. The Public Utility Easement and multi-use trail shall connect the right of way on Rio Linda Blvd. to the Sacramento Northern Bike Trail, without gates to the trail.
- h. Wherever possible and as approved by PPDS and the Department of Utilities, multi-use trails shall be designed as joint-use with utility service roads utilizing the service roads aggregate base as the trail's aggregate base course. The applicant shall design the pavement to meet all required design loads.
- i. Where a multi-use trail is located adjacent to any embankment with a greater than 4:1 slope, the Applicant shall, at their expense, install a post-and-cable fence along the top of the embankment, between the embankment and the multi-use trail.
- j. The Applicant shall disclose the location of the planned multi-use trail to all future/potential owners of parcels within the subdivision.

Planning: Jose R Quintanilla (916) 808-5879

D88. Applicant shall provide notification and a formal written disclosure with the California Department of Real Estate to prospective buyers that the property is located within the overflight zone of Rio Linda Airport and is subject to periodic excessive noise, disturbances, annoyance, and discomfort from aircraft overflights and airport operations. Such formal written disclosure shall be made available to prospective buyers prior to purchase and a recorded notice shall be placed on the deed.

Miscellaneous

- D89. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.
- D90. Form a Homeowner's Association with CC&R's to be approved by the City. CC&R's shall be recorded assuring perpetual maintenance of all private streets, paseos, lights, sewer services, drop inlets, drain leads, landscaping, irrigation, noise barriers and the bike paths on lots F and G.

Advisory Notes:

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

- D91. 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.
- D92. House plans shall comply with City Code Chapter 17.508 Driveways which includes:
- 17.508.050.B Two-way driveways serving more than 2 residential units shall have a minimum width of 24-ft and a maximum width of 35-ft.
- 17.508.070.D.3 Garages off alleys and private drives shall be set back sufficiently to allow for at least 24-ft of maneuvering space.
- D93. There must be sufficient space to store three cans (garbage, mixed recycling, and organics recycling) on each parcel. 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. Future development plans must show where cans will be stored on each parcel.

D94. This project will be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City's web site at <http://www.cityofsacramento.org/public-works/RSW/Collection-Services/Recycling/Construction-and-Demolition>.

Contact the Solid Waste C&D team for any questions:

Phone: (916) 808-0965

Email: C&D@cityofsacramento.org.

D95. 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. Cans may be required to be placed on one side of the private alley for collection.

- a. Homes in private alleys that have dead-ends must place their cans on Circle B road.
- b. Homes in private alleys that do not have a dead end must have a minimum of 20' of space for cans to be placed out and to be able to be picked up.

D96. Water meter boxes located in driveways shall be traffic rated per the requirements of the City Standard Specifications.

D97. The proposed project is located in a Special Flood Hazard Area (SFHA), designated as AE zone by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). City Code Chapter 15.104 Floodplain Management Regulations require that any new construction of and/or substantial improvement to any residential structure located in AE zone must have the lowest floor, including the basement, elevated a minimum of one (1) foot above the base flood elevation BFE. Commercial structures have the option of floodproofing (Floodproofing Certificate will be required) to one (1) foot above the BFE in lieu of the elevation requirement. New construction of and/or substantial improvement to any residential or commercial structure will require a Hold Harmless Agreement and an Elevation Certificate.

D98. 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.

- D99. The City of Sacramento (City) 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).
- D100. 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.
- D101. 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.).
- D102. 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>. Applicant shall coordinate individual service panel location placement with SMUD Design Department.
- D103. 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 due for this project is estimated at \$201,780. This is based on the creation of 177 new parcels at an average land value of \$100,000 per acre for the North Sacramento Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map. This project will be subject to a Quimby In-Lieu fee if no parkland dedication is included with the phased map.
 - b. The Quimby In-Lieu fee due for this project would be offset by a credit of 1.61 acres for the parkland dedication of Lot A, and shall apply to the net acreage of Lot A. The remaining Quimby In-Lieu fee due at the time of final map is estimated at \$8,580.
 - c. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at

\$655,785. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of \$1.86 per square foot for residential projects, with a minimum rate of \$1,389 for units under 750 square feet and a maximum of \$3,705 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.

- d. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.
- e. On the Tentative Subdivision Map, include descriptive information about which lots are private open space, private landscape lots, public space, and detention basins. None of the private lots, medians/landscape lots, or roundabout lots count towards the Quimby parkland dedication obligation. The Tentative Subdivision Map should state the following:
 - i. Public Park (YPCE maintained) (note that Lot A is the only YPCE maintained public park)
 - ii. Private Parks (privately maintained) (i.e., Lot F, E, and G)
 - iii. Planter areas (privately maintained)
 - iv. Landscape areas (privately maintained) (i.e., Lot D and Lot C)
 - v. Detention basin (privately maintained)
- f. The applicant should ensure clearly marked trail access, i.e., signage, from the Robla Estates development to the Sacramento Northern Bike Trail.
- g. The project would likely receive Citywide Park Impact Fee credit (Turnkey Park Development, Item 7 above) for a public access/pedestrian easement from Rio Linda Blvd. to the Sacramento Northern Bike Trail to the east of the project site, with the bike trail connection to the Sacramento Northern Bike Trail.
- h. If feasible, make the bike path connection from the front of the homes, not from the garage/alley way.
- i. If feasible, the park site should be a full block with housing development facing the park and open spaces to have “eyes on park” for increased security and safety.

- E. **Site Plan and Design Review** of the tentative subdivision map with deviations to reduce the minimum required lot depth, lot size, lot coverage, and minimum required public street frontage; and for the construction of 177 single-unit dwellings with five house models/plans and four elevations **is approved** subject to the following Conditions of Approval:

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

- E1. 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.
- E2. This approval is for the development of 177 single-unit dwellings per the attached exhibits and conditions of approval.
- E3. 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.
- E4. No houses of the same floor plan and elevation design shall be allowed on adjacent lots.
- E5. Full house plans will be required prior Building Permit submittal, including elevations for all house plans. Final design to be reviewed by Planning and Design Review staff for consistency with approved plans. Any modification(s) to the project shall be subject to additional planning review and may require subsequent entitlements.
- E6. The applicant shall obtain all necessary building and encroachment permits prior to commencement of construction.
- E7. All mechanical equipment shall be screened to prevent visibility from all street frontages.
- E8. 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.

- E9. Pedestrian crossings shall utilize alternative paving. Alternative paving may include a change in grade, texture, material, color, or finish of paved areas. Final design to be reviewed by Planning and Design Review staff.
- E10. Provide articulation of building mass with planar changes, varied rooflines, and color blocking per approved plans.
- E11. Provide masonry and wrought-iron fencing as indicated on the approved plans to the satisfaction of Planning and the Police Department.
- E12. Fencing along the eastern edge of the project site shall maximize views onto the Sacramento Northern Bike Trail. Solid fencing with no visibility onto the bike trail shall not be allowed.
- E13. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.
- E14. Landscaping shall be provided as indicated on the approved plans, including street trees, ornamental trees, and shrubs as shown on the landscape plan.
- E15. Provide the following design elements at all elevations as shown on the approved plans:
 - a. Horizontal and vertical Fiber cement siding
 - b. Stucco
 - c. Paneled garage doors
 - d. Shutters
 - e. Patio railings
- E16. Rooftop mechanical equipment shall be screened from view from adjacent streets and public areas and concealed behind parapets or architecturally integrated screens.
- E17. All gutters and downspouts shall be painted to match the building color scheme.

- E18. Applicant shall provide notification and a formal written disclosure with the California Department of Real Estate to prospective buyers that the property is located within the overflight zone of Rio Linda Airport and is subject to periodic excessive noise, disturbances, annoyance, and discomfort from aircraft overflights and airport operations. Such formal written disclosure shall be made available to prospective buyers prior to purchase and a recorded notice shall be placed on the deed.
- E19. Developer shall ensure that there is a prominent notice in the homebuilder/sales office disclosing the location of the Rio Linda Airport.

PUBLIC WORKS: Zarah Lacson (916) 808-8494

- E20. 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. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include 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.
- E21. 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.
- E22. Dedicate sufficient additional right-of-way and construct Rio Linda Boulevard adjacent to the subject property to a modified 99-ft right-of-way street section with one 12-ft travel lane, one 11-ft travel lane, an 8-ft wide buffered bike lane (2-ft wide buffer and 6-ft wide bike lane), 6.5-ft wide planter and 6-ft wide sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

The construction of Rio Linda Boulevard shall also include a solid median, sufficient pavement to accommodate an 11-foot southbound travel lane as well as acceptable shoulder and drainage adjacent to the southbound travel lane to the satisfaction of the Department of Public Works.

The applicant shall provide landscaping and irrigation within the solid median at locations determined appropriate by the Department of Public Works.

- E23. Dedicate and construct a deceleration lane along Rio Linda Blvd at the intersection with Street A as shown on the map per City standards to the satisfaction of the Department of Public Works.
- E24. Dedicate and construct a roundabout at the intersection of Rio Linda Boulevard and Circle B per City standards to the satisfaction of the Department of Public Works. The design and construction of the roundabout shall include (but not limited to) the following:
- a. The installation of a hard-wired rectangular rapid flashing beacon on each of the three legs of the roundabout adjacent to the subject property to the satisfaction of the Department of Public Works;
 - b. The sidewalk along the north and south leg of the roundabout shall be constructed at the ultimate location, but the curb and gutter shall be constructed at the interim location as shown on the map to the satisfaction of the Department of Public Works; and
 - c. Trees, vegetation and any obstructions higher than 3.5-ft measured from the elevation of the roundabout's travel lanes shall be prohibited within and around the area of the roundabout to the satisfaction of the Department of Public Works.
- E25. The applicant shall submit a Roundabout Design Concept Report 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 work. The DCR 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.
- Note: The DCR for this project is currently in cycle 2 review with the Department of Public Works' Traffic Engineering section.
- E26. Dedicate and construct Street A as shown on the map to a 53-ft right-of-way local residential street section per City standards to the satisfaction of the Department of Public Works.
- E27. Dedicate and construct Circle B as shown on the map to a 53-ft right-of-way local residential street section per City standards to the satisfaction of the Department of Public Works.

- E28. Where Circle B is adjacent to Lot A (Park), the applicant shall dedicate 54.17-ft of right-of-way and construct Circle B to a modified local residential street section. The area of the planter adjacent to the park side shall be replaced with striped on-street parking per City standards to the satisfaction of the Department of Public Works.
- E29. On-street parking shall be prohibited along Circle B adjacent to Lot B (detention basin), lots # 4, 89, 96, 97, 104, 105 and 114. Signs and markings shall be installed to prohibit on-street parking along the concerned area per City standards to the satisfaction of the Department of Public Works.
- E30. On-street parking shall be prohibited along Street A adjacent to lots # 9, 13, 14, 15 and 16. Signs and markings shall be installed to prohibit on-street parking along the concerned area per City standards to the satisfaction of the Department of Public Works.
- E31. On-street parking shall be prohibited on both sides of Circle B at the area of the roundabout's splitter island. Signs and markings shall be installed to prohibit on-street parking along the concerned area per City standards to the satisfaction of the Department of Public Works.
- E32. Install street names on all new proposed roadways per City standards to the satisfaction of the Department of Public Works.
- E33. 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, speed bumps and stop signs at intersections, etc., as determined by the Department of Public Works.
- E34. The applicant shall coordinate with the Department of Public Works on the planned bicycle connections to the existing Northern Sacramento Bike Trail. The applicant shall obtain an encroachment permit and construct the bike trail connection to the satisfaction of the Department of Public Works.
- E35. The applicant shall install all-way stop signs, and any other additional signage and markings necessary to ensure and maintain sight distance clearance at the intersection of the proposed bike path within lots F and G and the drive aisles directly north and south of said bike path per City standards to the satisfaction of the Department of Public Works. Parking within the area of the sight distance clearance triangle shall be prohibited. Landscaping within and around the area shall be limited to shrubs with maturity height of no greater than 3.5-ft.

- E36. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.
- E37. Reciprocal access easements are required for shared use of the driveways w/ the adjacent parcel, if not already in place.
- E38. Construct A.D.A. compliant ramps at all corners of the intersections bounded by the subject property (except along the west side of Rio Linda Boulevard) per City standards to the satisfaction of the Department of Public Works.
- E39. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of the Department of Public Works in consultation with Regional Transit.
- E40. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Department of Public Works.
- E41. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.
- E42. 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.
- E43. The applicant shall provide a signing and striping improvement plan. The plans shall be to the satisfaction of the Department of Public Works.
- E44. The site plan shall conform to the parking requirements set forth in City Code 17.608.040 (Development standards for off-street parking facilities, Zoning Ordinance).
- E45. 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.
- E46. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P21-009).
- E47. 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: Saraf Jimenez (916) 808-5426

- E48. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.
- E49. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Water Planning Section (916-808-1400) at the early planning stages to address any water related requirements.
- E50. Common area landscaping shall have a separate street tap for a metered irrigation service.
- E51. The applicant shall enter into a water service agreement with the DOU assuring maintenance of the common private water facilities.
- E52. Easements for water meters off private water mains shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles.
- E53. 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.
- E54. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU.

- E55. Projects that generate 25 ESD's or more will require a sanitary sewer Plan Study as described in Section 9 of the City Design and Procedures Manual. This study and shed map shall be approved by the DOU. The applicant is advised to contact the City of Sacramento Utilities Department Sewer Planning Section (916-808-7890) at the early planning stages to address any sewer related requirements.
- E56. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the DOU onsite project storage method, 6,700 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.21 cfs/acre or per the latest approved onsite criteria. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: Private and public drainage systems shall be separate systems and require its own separate drainage connection. Public drainage inlets are required to be installed to a manhole on the drainage main and are not permitted to connect to one another. Private drainage systems (including drainage inlets) are not permitted to connect to the back of public drainage inlets.)
- E57. Construct new water, sewer, and drainage facilities per the approved water, sewer, and drainage studies within the proposed public streets to the satisfaction of the DOU.
- E58. No City maintained public mains are allowed within private drives, streets, nor alleys. (Note: The proposed water, sewer, and drainage mains within the private drives, streets and alleys shall be private systems maintained by the association or other approved entity.)
- E59. Prior to the initiation of water, sewer, and storm drainage service to the subdivision, a privately funded maintenance district or a homeowners' association (HOA) shall be formed and C.C.&Rs shall be approved by the City and recorded assuring maintenance of water, sewer, and surface and subsurface storm drainage facilities within the alleys, drive aisles, and common areas. Private easements shall be dedicated for these facilities. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

- E60. 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.
- E61. 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.
- E62. 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.
- E63. 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.
- E64. 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.
- E65. 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 twenty acres of new or modified impervious area, therefore, Low Impact Development (LID), Hydromodification Management Plan (HMP), 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.

- E66. 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.
- E67. Execute and deliver to the City, in recordable form, an IOD in fee title to Lot B for a water quality and flood control basin. If the exact location and dimensions differ from those specified for Lot B on the final map, the location and dimensions shall be revised on the final map according to the DOU determinations. The Detention/Water Quality Basins shall be sized to accommodate the detention volume per the approved drainage study, service roads, ramps, drainage structures and all appurtenances.
- E68. The applicant may be required to provide access to Lot B from Circle B to the satisfaction of the DOU.
- E69. The applicant shall construct the detention basin, and construct inlet and outlet structures for the detention basin that will be located in Lot B. The basin design and construction shall be to the satisfaction of the DOU. Applicant shall submit a separate set of improvement plans for the detention basin design. The CIP Drainage Group within the DOU shall review these plans. Prior to design of these facilities, the applicants’ engineer shall meet with the CIP Drainage Group to discuss design standards.
- E70. The developer shall maintain the Detention 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 Facility. At the time of acceptance by the City, the developer shall remove any sediment or debris that has accumulated prior to acceptance.
- E71. The proposed basin plan includes landscaping features that are above and beyond the City’s standard maintenance obligations and will require the HOA or other legal entity acceptable to the DOU to be responsible for the payment of the basin landscape water bill and for the long-term maintenance of the basin. The applicant shall provide a backup public funding mechanism for the maintenance of the proposed detention basin (e.g. create a maintenance district, annex into an existing landscape maintenance district, etc.) to assure adequate funding is available for the City to take over maintenance in the event the maintenance of the

detention basin by the HOA does not meet DOU performance standards. Basin inspection and maintenance guidelines shall be included in the maintenance agreement as required by the DOU.

- E72. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.
- E73. The proposed development is located within the Sacramento Area Flood Control Agency (SAFCA). The applicant shall comply with all SAFCA requirements and pay all required fees. (Note: The proposed storm drain connection to the Rio Linda Creek may require a permit from SAFCA.)
- E74. The applicant shall coordinate with SAFCA to establish the minimum setback requirements for buildings or other improvements from the existing SAFCA levee. The SAFCA minimum setback requirements shall be obtained in writing and provided to the DOU.

FIRE DEPARTMENT: King Tunson (916) 808-1358

- E75. 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
- E76. 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

- E77. 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.
- E78. 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.
- E79. Applicant shall install a **law enforcement** “Knox Box” for police access to common gated areas within the development.

- E80. Applicant shall employ uniformed security to respond to disturbances within the development, 24/7. The security company shall conduct site inspections no less than three (3) times daily. 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.
- E81. Perimeter fencing along the exterior of the development shall be of decorative tubular steel, no climb type and a minimum of 6' in height.

During Construction:

- E82. The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.
- E83. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.
- E84. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

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

- E85. **Park Dedication – IOD:** 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 A, excluding Lot B through Lot O and excluding any median/landscape lots and roundabout lots. At the time of delivery of the IOD, the applicant shall enter into an Agreement with the City to (1) provide to City a title report demonstrating that it holds full and clear title to Lot A, including all interests necessary for maintenance and access; (2) provide a Phase 1 environmental site assessment of Lot A; (3) if the environmental site assessment identifies any physical conditions or defects in Lot A which would interfere with its intended use as a park, as determined by the Park Planning, Design and Development Division of the City Department of Youth, Parks, and Community Enrichment's Park Planning and Development Services Division (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 (4) take all actions necessary to ensure that Lot A 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 A.

- E86. **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*).
- E87. **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 Notes)
- E88. **Improvements**: The Applicant shall construct the following public improvements within Lot A:
- a. Full street improvements for Lot A, along the north south and western boundaries of said lot, including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site.
 - b. A concrete sidewalk and vertical curb along all street frontages that open onto Lot A. The sidewalk shall be contiguous to the curb, otherwise approved by PPDS.
 - c. A six-foot-high masonry wall as approved by the City PPDS on property lines separating the public park and the designated open space areas from adjacent private uses. The masonry wall shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as 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 to serve Lot A 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 A, size, quantity, and location as approved by

PPDS. 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 A at a location approved by PPDS. The driveway is to provide future maintenance access to the park.
 - g. The Applicant shall rough grade Lot A 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 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.
- E89. **Site Plan:** The applicant shall submit a site plan and electronic file showing the location of all utilities on the park site to PPDS for review and approval.
- E90. **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 A, the applicant shall coordinate with PPDS and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(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.
- E91. **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.

- E92. The Developer shall be responsible for maintenance (weed abatement) of IOD Lot A until the time that the City records acceptance of the IOD.
- E93. The applicant shall include in the environmental document for this project a list of proposed park improvements as provided by PPDS. Contact PPDS for typical neighborhood park amenities.
- E94. The Developer shall obtain an Encroachment Permit from PPDS prior to use of any park site as a construction staging area.
- E95. **Multi-Use Trail**: A multi-use trail and adjacent landscaping shall be dedicated and constructed as specified below and in compliance with the PPDS "Multi-Use Trail Design Guidelines" available by contacting PPDS.
- a. The multi-use trail shall extend from Rio Linda Blvd. to the Sacramento Northern Bike Trail through Lot F and Lot G and shall be 12' of asphalt concrete paving with graded shoulders that are a minimum of 2' in width and 5.5' of landscape on either side.
 - b. The multi-use trail shall be dedicated as an easement as approved by PPDS. Take all actions necessary to ensure that the multi-use trail 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 the multi-use trail.
 - c. The applicant shall submit and obtain PPDS approval of the alignment and design of the multi- use trail prior to submitting improvement plans for the trail.
 - d. The proposed multi-use trail shall comply with Class I bike trail standards, including regulatory signage, as defined in Chapter 1000 of State Department of Transportation Highway Design Manual. The trail shall be 12' of asphalt concrete paving, with clear, graded shoulders that are a minimum of 2' in width with 5.5' of landscape on either side. Shoulders should be decomposed granite, or an alternate material approved by PPDS. Pavement sections shall be 3" minimum asphaltic concrete over 6" minimum of aggregate base, with a centerline stripe (refer to PPDS Trail detail and specification).

- e. Vehicular access controls shall be placed at the entrance to all access points to the trail (refer to PPDS details and specifications for approved designs).
- f. The standard Class I bike trail through Lot F and G must address the sight distance clearance at the drive intersection at the apartment side to the south. This may include installing stop signs and any additional treatments needed to address the sight distance clearance requirement at all sides of the drive intersection. (Contact Public Works, Traffic Engineering, Zarah Lacson, (916) 808- 8494).
- g. The Public Utility Easement and multi-use trail shall connect the right of way on Rio Linda Blvd. to the Sacramento Northern Bike Trail, without gates to the trail.
- h. Wherever possible and as approved by PPDS and the Department of Utilities, multi-use trails shall be designed as joint-use with utility service roads utilizing the service roads aggregate base as the trail's aggregate base course. The applicant shall design the pavement to meet all required design loads.
- i. Where a multi-use trail is located adjacent to any embankment with a greater than 4:1 slope, the Applicant shall, at their expense, install a post-and-cable fence along the top of the embankment, between the embankment and the multi-use trail.
- j. The Applicant shall disclose the location of the planned multi-use trail to all future/potential owners of parcels within the subdivision.

SOLID WASTE: Adam Roitman (916) 808-3508

- E96. Project must meet the requirements outlined in City Code Chapter 13.10.
- E97. There must be sufficient space to store three cans (garbage, mixed recycling, and organics recycling) on each parcel. 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.
- E98. There must be sufficient space to set out three cans (garbage, mixed recycling, and organics recycling) in front of each parcel 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.

- E99. 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 private alleys that have dead-ends must place their cans on Circle B Road.
 - b. Homes in private alleys that do not have a dead end must have a minimum of 20' of space for cans to be placed out and to be able to be picked up.
- E100. This project will be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City's web site at <http://www.cityofsacramento.org/public-works/RSW/Collection-Services/Recycling/Construction-and-Demolition>. Please contact the Solid Waste C&D team if you have any questions:
- a. Phone: (916) 808-0965
 - b. Email: C&D@cityofsacramento.org.

SMUD: John Yu (916) 732-6321

- E101. SMUD has existing overhead 12kV/69kV facilities along Rio Linda Boulevard 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.
- E102. 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.
- E103. 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.
- E104. 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.
- E105. 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.

- E106. 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.).
- E107. 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.
- E108. 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>.
- E109. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- E110. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.
- E111. 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.
- E112. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-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.
- E113. 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.
- E114. The Applicant shall disclose existing or proposed 69 kV electrical facilities to future and/or potential owners.

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

- E115. Regional San has the 42" Dry Creek Interceptor (Regional San operating system N17) located within the proposed project's boundaries. Direct connections to the interceptor will not be allowed.
- E116. Developing this property will require the payment of Regional San sewer impact fees (connection fees). Regional San sewer impact fees shall be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Permit Services Unit at (916) 876-6100 or by email at PermitServices@sacsewer.com.

ADVISORIES:

- E117. Water meter boxes located in driveways shall be traffic rated per the requirements of the City Standard Specifications.
- E118. The proposed project is located in a Special Flood Hazard Area (SFHA), designated as AE zone by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). City Code Chapter 15.104 Floodplain Management Regulations require that any new construction of and/or substantial improvement to any residential structure located in AE zone must have the lowest floor, including the basement, elevated a minimum of one (1) foot above the base flood elevation BFE. Commercial structures have the option of floodproofing (Floodproofing Certificate will be required) to one (1) foot above the BFE in lieu of the elevation requirement. New construction of and/or substantial improvement to any residential or commercial structure will require a Hold Harmless Agreement and an Elevation Certificate.
- E119. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.
- E120. The proposed development is located within the Sacramento Area Flood Control Agency (SAFCA). The applicant shall comply with all SAFCA requirements and pay all required fees.
- E121. The applicant shall coordinate with SAFCA to establish the minimum setback requirements for buildings or other improvements from the existing SAFCA levee. The SAFCA minimum setback requirements shall be obtained in writing and provided to the DOU.
- E122. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.

E123. 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 due for this project is estimated at \$201,780. This is based on the creation of 177 new parcels at an average land value of \$100,000 per acre for the North Sacramento Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map. This project will be subject to a Quimby In-Lieu fee if no parkland dedication is included with the phased map.
- b. The Quimby In-Lieu fee due for this project would be offset by a credit of 1.68 acres for the required parkland dedication, or payment of in-lieu fees of \$201,780 for the land dedication of Lot A. The land dedication shall apply to the net acreage of Lot A.
- c. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at \$655,785. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of \$1.86 per square foot for residential projects, with a minimum rate of \$1,389 for units under 750 square feet and a maximum of \$3,705 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.
- d. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.
- e. On the Tentative Subdivision Map, include descriptive information about which lots are private open space, private landscape lots, public space, and detention basins. None of the private lots, medians/landscape lots, or roundabout lots count towards the Quimby parkland dedication obligation. The Tentative Subdivision Map should state the following:
 - i. Public Park (YPCE maintained) (note that Lot A is the only YPCE maintained public park)
 - ii. Private Parks (privately maintained) (i.e., Lot F, E, and G)

- iii. Planter areas (privately maintained)
 - iv. Landscape areas (privately maintained) (i.e., Lot D and Lot C)
 - v. Detention basin (privately maintained)
- f. The applicant should ensure clearly marked trail access, i.e., signage, from the Robla Estates development to the Sacramento Northern Bike Trail.
 - g. The project would likely receive Citywide Park Impact Fee credit (Turnkey Park Development, Item 7 above) for a public access/pedestrian easement from Rio Linda Blvd. to the Sacramento Northern Bike Trail to the east of the project site, with the bike trail connection to the Sacramento Northern Bike Trail.
 - h. If feasible, make the bike path connection from the front of the homes, not from the garage/alley way.
 - i. If feasible, the park site should be a full block with housing development facing the park and open spaces to have “eyes on park” for increased security and safety.

E124. The City of Sacramento (City) 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).

E125. Sac Metro Air District maintains its recommendations on strategies to reduce urban heat island effect impacts, as consistent with CAP Policy LU 2.6.8, which stipulates that “The City shall reduce the ‘heat island effect’ by promoting and requiring, where appropriate, such features as reflective roofing, green roofs, light-colored pavement, and urban shade trees and by reducing the unshaded extent of parking lots.” These measures include the following:

- a. Utilize “cool pavement” for new outdoor pavement, with an albedo of at least 0.25-0.5. For guidance on cool pavement strategies, please visit Sac Metro Air District’s [Recommended Cool Pavement Strategies](#), available on our website.
- b. Utilize certified cool roofs for all project structures. [2019 California Building Energy Efficiency Standards](#) suggests an aged solar reflectance of at least 0.63 for low-sloped roofs and at least 0.20 for steep-sloped roofs, and

minimum thermal emittance of 0.75. The Cool Roof Rating Council provides [a product directory of roofs](#).

- c. Provide shade trees at regular intervals along all walkways and public sidewalks, to provide continuous shade to the full extent feasible there. We recommend selecting air-quality supportive trees, a list of which is available in the Sacramento Tree Foundation's [Shady Eighty guide](#), along with information for each species on tree shade canopy, distance between plantings, and more.

E126. 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](#). Projects undergoing any California Environmental Quality Act (CEQA) review must implement Sac Metro Air District [Basic Construction Emission Control Practices](#), also available on our website, to help avoid significant construction-related air quality impacts.

F. **Tree Permit** to remove 40 city street trees and two private protected trees **is approved** subject to the following Conditions of Approval:

- F1. Trees shall be planted in the right-of-way and within the project site with at least the equivalent of 87 15-gallon trees planted in the right-of-way and at least 25 15-gallon trees planted within the project site, according to the landscape plan.
- F2. The applicant shall retain the trees permitted for removal until a grading permit has been issued.
- F3. Developer shall preserve Tree 7332, Black Willow, located in Lot A, Public Park.

TABLE OF CONTENTS:

Exhibit A – Tentative Subdivision Map, Site Plan, Landscape Plan

Exhibit B – House Plans

Exhibit C – Tree Replacement Plan

Adopted by the City of Sacramento City Council on July 25, 2023, by the following vote:

Ayes: Members Jennings, Kaplan, Maple, Loloee, Talamantes, Valenzuela, Vang, and Mayor Steinberg

Noes: None

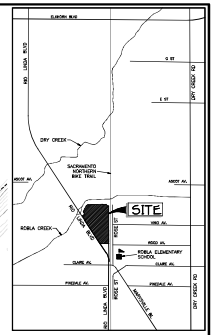
Abstain: None

Absent: Member Guerra

Attest:  08/10/2023
Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.

TENTATIVE SUBDIVISION MAP
ROBLA ESTATES
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA
MAY 17, 2023
SHEET 1 of 2



VICINITY MAP

OWNER/DEVELOPER
RALPH M. SWIFT
SWIFT CONSTRUCTION
P.O. BOX 3038
GRANITE BAY, CALIFORNIA 95746
PH: (916) 747-5255

ENGINEER
BAKER WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD., SUITE 112
CITRUS HEIGHTS, CALIFORNIA 95610
PH: (916) 331-4336
FAX: (916) 331-4430

ASSESSOR'S PARCEL NUMBER
728-000-014

AGEAGE
20.40+ ACRES GROSS
12.60+ ACRES NET ACRES

PROPOSED DENSITY
177 RES. LOTS/12,604+ NET AC = 14.05 du/ac

EXISTING USE
VACANT

PROPOSED USE
LOT A (park) = 1.61 AC
LOT B (basin) = 1.36 AC
STREET A & C.D.R. B = 3.07 AC
S.D. LINDA BLVD. = 1.76 AC
TOTAL PUBLIC = 7.80 AC

PRIVATE LOTS:
177 RESIDENTIAL LOTS = 9.46 AC
PRIVATE ALLEYS (N1-N18) = 1.82 AC
LOT C (landscape) = 0.09 AC
LOT D (landscape) = 0.08 AC
LOT E (landscape) = 0.15 AC
LOT F (park) = 0.08 AC
LOT G (park) = 0.12 AC
LOT H (open space) = 0.11 AC
LOT I (open space) = 0.25 AC
LOT J (open space) = 0.28 AC
LOT K (open space) = 0.10 AC
LOT L (open space) = 0.06 AC
LOT M (open space) = 0.08 AC
LOT N (open space) = 0.06 AC
LOT O (open space) = 0.10 AC
TOTAL PRIVATE = 12.60 AC

PRIVATE OFF-STREET PARKING = 42 SPACES

EXISTING ZONING
R-2A

PROPOSED ZONING
R-2A

COMMUNITY PLAN
LOW A NEIGHBORHOOD, SUBURBAN RESIDENTIAL

LOT SIZE
LOT SIZE AS SHOWN

PROPOSED IMPROVEMENTS
CITY OF SACRAMENTO STANDARDS

SEWER
CITY OF SACRAMENTO

WATER SUPPLY
CITY OF SACRAMENTO

DRAINAGE
CITY OF SACRAMENTO

FIRE PROTECTION
CITY OF SACRAMENTO

TELEPHONE SERVICE
A.T. & T.

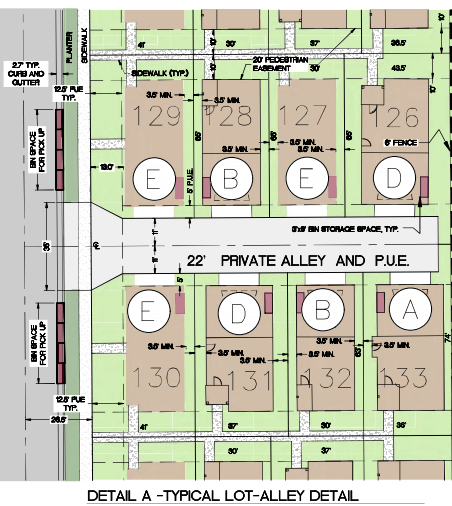
ELECTRICAL SERVICE
S.M.U.D.

GAS SUPPLY
N/A

SCHOOL DISTRICT
RO LINDA UNION SCHOOL DISTRICT

PARK DISTRICT
CITY OF SACRAMENTO

LEGEND
BOUNDARY LINE
EX. LOT LINES
PROP. LOT LINES
CENTERLINE
EX. STORM DRAIN
EX. SANITARY SEWER
EX. WATER MAIN
PROP. 6" FENCE
12" MASSCUT W/4" OPEN (IRON)
PROP. SIDEWALK
PROP. DRIVEWAY
PROP. CURB, GUTTER, & SIDEWALK
PROP. PRIVATE STREETLIGHT
PROP. SPEED BUMP
EX. CONTOURS
EX. SPOT ELEVATION
EX. TREE TO BE REMOVED
TREE NO. PER ARBORIST REPORT
NOT A PART OF THIS SITE
N.A.P.O.T.S.



DETAIL A - TYPICAL LOT-ALLEY DETAIL

SCALE: 1"=50'

NOTES:

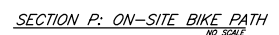
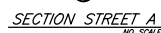
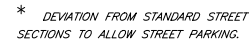
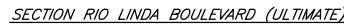
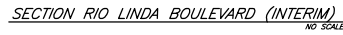
1. SEE SHEET 2 FOR TREE REMOVAL LIST
2. BUILDER RESERVES THE RIGHT TO MODIFY HOUSE PLANS SUBJECT TO CITY APPROVAL.

* DEVIATION FROM STANDARD TO ALLOW STREET PARKING ALONG PARK FRONTAGE.

BW **BAKER WILLIAMS ENGINEERING GROUP**
6939 SUNRISE BLVD., SUITE 112
CITRUS HEIGHTS, CA 95610-5153
Phone: (916) 331-4336 • Fax: (916) 331-4430
EMAIL: office@bwilliams.com

JOB # 20-02-009

CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA
MAY 17, 2023
SHEET 2 of 2



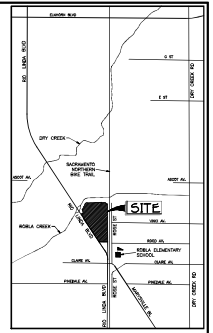
**BAKER WILLIAMS
ENGINEERING GROUP**

6939 SUNRISE BLVD, SUITE 112
CITRUS HEIGHTS, CA 95610-3153
Phone (916) 431-4336 • Fax (916) 331-4430
EMAIL: office@bwengineers.com

JOB # 20-02-009

SITE PLAN ROBLA ESTATES

CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA
MAY 17, 2023



VICINITY MAP

OWNER/DEVELOPER

DAVE M. SWIFT
SWIFT CONSTRUCTION
2000 30TH ST
GRANITE BAY, CALIFORNIA 95746
PH: (916) 747-5355
FAX: (916) 747-5355

ENGINEER

BAKER WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD, SUITE 117
CITRUS HEIGHTS, CALIFORNIA 95610
PH: (916) 331-4336
FAX: (916) 331-4430

ASSESSOR'S PARCEL NUMBER

220-006-014

ACREAGE

20.401 ACRES GROSS
12.602 ACRES NET

PROPOSED DENSITY

177 RES. LOTS/12.604 AC = 14.05 du/ac

EXISTING USE

VACANT

PROPOSED USE

PUBLIC LOTS:
LOT A (park) = 1.61 AC
LOT B (basin) = 1.36 AC
STREET A & C.R. = 3.07 AC
RIO LINDA BLVD. = 1.78 AC
TOTAL PUBLIC = 7.82 AC

PRIVATE LOTS:
177 RESIDENTIAL LOTS = 9.46 AC
PRIVATE ALLEYS (N1-N18) = 1.82 AC
LOT G (landscape) = 0.09 AC
LOT D (landscape) = 0.08 AC
LOT F (landscape) = 0.08 AC
LOT G (park) = 0.12 AC
LOT H (open space) = 0.11 AC
LOT I (open space) = 0.05 AC
LOT J (open space) = 0.06 AC
LOT K (open space) = 0.10 AC
LOT L (open space) = 0.06 AC
LOT M (open space) = 0.08 AC
LOT N (open space) = 0.06 AC
LOT O (open space) = 0.10 AC
TOTAL PRIVATE = 12.60 AC

PRIVATE OFF-STREET PARKING = 42 SPACES

EXISTING ZONING

R-2P

PROPOSED ZONING

R-2P

COMMUNITY PLAN

ROBLA NEIGHBORHOOD, SUBURBAN RESIDENTIAL-LOW

LOT SIZE

LOT SIZE AS SHOWN

PROPOSED IMPROVEMENTS

CITY OF SACRAMENTO STANDARDS

SEWER

CITY OF SACRAMENTO

WATER SUPPLY

CITY OF SACRAMENTO

DRAINAGE

CITY OF SACRAMENTO

FIRE PROTECTION

CITY OF SACRAMENTO

TELEPHONE SERVICES

A & T

ELECTRICAL SERVICES

S.W.U.D.

GAS SUPPLY

N/A

SCHOOL DISTRICT

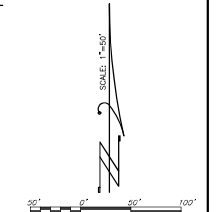
RIO LINDA UNION SCHOOL DISTRICT

PARK DISTRICT

CITY OF SACRAMENTO

LEGEND

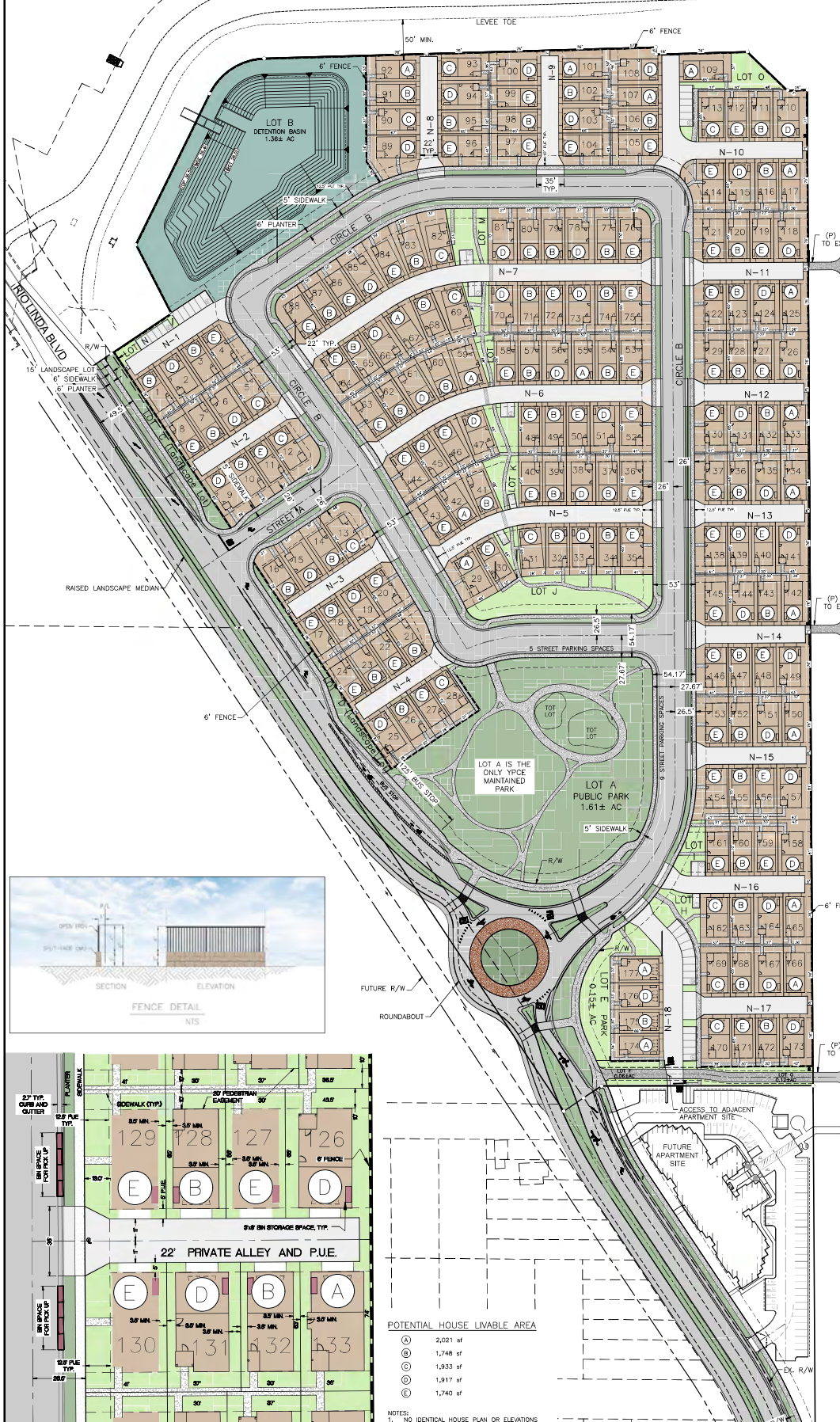
PUBLIC MAINTAINED PARKS/
LANDSCAPE
DETENTION BASIN (PUBLIC)
LANDSCAPE AREAS (PRIVATE)
PRIVATE ALLEYS
CONCRETE
PUBLIC STREETS
6" FENCE (2" MASONRY
W/4" OPEN IRON)
PRIVATE STREETLIGHT
SPEED BUMP



GRAPHIC SCALE: 1"=50'

BW BAKER WILLIAMS
ENGINEERING GROUP
6939 SUNRISE BLVD, SUITE 117
CITRUS HEIGHTS, CA 95610-3153
Phone: (916) 331-4336 Fax: (916) 331-4430
Email: office@bakerswilliams.com

JOB # 20-02-009



DETAIL A -TYPICAL LOT-ALLEY DETAIL

POTENTIAL HOUSE LIVABLE AREA

(A)	2,021 sf
(B)	1,748 sf
(C)	1,933 sf
(D)	1,917 sf
(E)	1,740 sf

- NOTES:
1. NO IDENTICAL HOUSE PLAN OR ELEVATIONS SHALL BE ADJACENT TO EACH OTHER.
 2. THE HOME BUILDER RESERVES THE RIGHT TO MODIFY HOUSE PLANS SUBJECT TO CITY APPROVAL.



**STRIPING EXHIBIT:
INTERIM CONDITIONS
ROBLA ESTATES
RIO LINDA BOULEVARD**
A.P.N. 226-0062-014
CITY OF SACRAMENTO, SACRAMENTO COUNTY
CALIFORNIA
MAY, 2023

SECTION RIO LINDA BOULEVARD (INTERIM)
10' SCALE



EXISTING LEVEE

COMMON AREA PLANT LIST & LEGEND

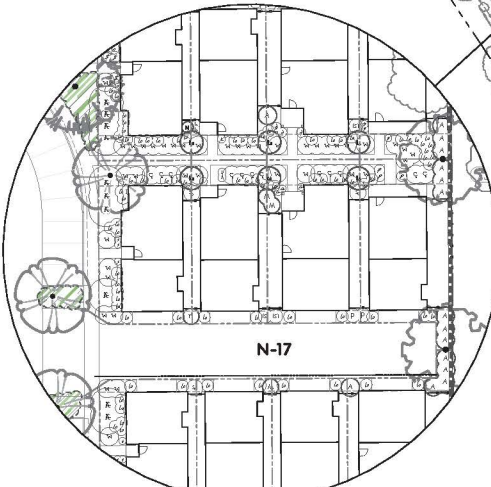
SYMBOL BOTANICAL NAME/COMMON NAME QUANTITY

	CEDRUS DEODARA/DROODAR CEDAR	15 GALLON	12
	CERIS OCCIDENTALIS/WESTERN REDBUD	15 GALLON	45
	CHLOPSIS LINARIS/THRELESS BEAUTY/DESERT WILLOW	15 GALLON	25
	CHINQUAPINUS CALIFORNICA/CALIFORNIA TREE	15 GALLON	12
	CESTRUM PARVIFLORUM/AUSTRALIAN WILLOW	15 GALLON	39
	PISTACHIA CHINENSIS/CHINESE PISTACHE	15 GALLON	34
	QUERCUS LONATA/VALLEY OAK	15 GALLON	37
	QUERCUS SUBER/CORK OAK	15 GALLON	29
	ULMUS PROPINQUUS/BERNARD SUNSHINE/RYBROD BEE	15 GALLON	25
	ULMUS WILSONIANA "PROSPECTOR"/PROSPECTOR BEE	15 GALLON	4
	ZELKOVIA SERATA/SAVILBA ZELKOVIA	15 GALLON	15
	SHRUB & GROUNDCOVER AREA:		
	ACACIA REDOLENS "DESERT CACTUS"/PROSTRATE ACACIA	1 GALLON	
	ARCTOSTAPHYLOS Q. "HONOLULU BUSH"/HONOLULU	5 GALLON	
	BACCHARIS PILLULARIS "PILLOON POINT"/DOY. COYOTE BRUSH	1 GALLON	
	BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM	1 GALLON	
	CHONDRILLARIA TECTORIALIS/DOY. CAPE BUSH	5 GALLON	
	CISTUS HYBRIDUS/WHITE ROCKROSE	5 GALLON	
	CISTUS SALVIFOLIUS/SALEAF ROCKROSE	5 GALLON	
	CALLISTEMON V. LITTLE JOHN/DOY. BOTTLE BRUSH	5 GALLON	
	COROPHILA GRANDIFLORA "SUNBURN"/COROPHILA	1 GALLON	
	CAREX DOLICA/BERNARD GRAY SEDGE	1 GALLON	
	DIANELLA REVOLUTA LITTLE RED/BLACK FLAX LILY	1 GALLON	
	DOODONIA V. PURPUREA/PURPLE HOP BUSH	5 GALLON	
	HETEROPHYLLUS A. "HONOLULU BUSH"/HONOLULU	5 GALLON	
	HESPERALOE X. BRAKE LIGHTS/RYBROD RED YUCCA	5 GALLON	
	JUNIPERUS C. "SAN JOSE/PAK JOSE JUNIPER	1 GALLON	
	LOPHANTHUS LONIFOLIA "FLAMINGO RED HOT POKER	1 GALLON	
	LOPHANTHUS LONIFOLIA "BREEZE/DOY. FLAT BUSH	1 GALLON	
	LANTANA MONTENSIS/SANTANA	5 GALLON	
	MULLENBERGIA CAPILLARIS/PURPLE MULLENBERG	5 GALLON	
	MYOPORUM PARVIFOLIUM/PROSTRATE MYOPORUM	5 GALLON	
	NERIUM Q. "DWARF RED/PETITE RED OLEANDER	5 GALLON	
	PANICUM VIRGATUM "SHENANDOAH/SHENANDOAH SWITCH GRASS	1 GALLON	
	PENTSTEMON HETEROPHYLLUS "HONOLULU BUSH"/HONOLULU	1 GALLON	
	PIRACANTHA F. "HONOLULU BUSH"/PIRACANTHA	5 GALLON	
	ROSA CALIFORNICA/WILD ROSE	5 GALLON	
	SALVIA X. "BEE'S BLISS/CREeping SAGE	1 GALLON	
	SALVIA HICOPHYLLA "HOT LIPS/AUTUMN SAGE	1 GALLON	
	TULAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON	
	TURF AREA	SEED	
	GRASSES, PERENNIAL MIX	SEED	

RESIDENTIAL PLANT LIST

SYMBOL BOTANICAL NAME/COMMON NAME QUANTITY

	ACACIA REDOLENS "DESERT CACTUS"/PROSTRATE ACACIA	1 GALLON
	ARCTOSTAPHYLOS Q. "HONOLULU BUSH"/HONOLULU	5 GALLON
	BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM	1 GALLON
	COPROSMA P. "VIBRE VISTA"/COPROSMA	1 GALLON
	DIANELLA REVOLUTA LITTLE RED/BLACK FLAX LILY	1 GALLON
	GERANIUM X. GANTABERGENSIS BIKONOV/BIKONOV GRASS	1 GALLON
	HESPERALOE X. BRAKE LIGHTS/RYBROD RED YUCCA	2 GALLON
	IRIS DOUGLASSIANA/DOUGLASS IRIS	1 GALLON
	LAGESTROBILIA X. "LUNY/DOY. PURPLE GRAPE HYDRANGEA	5 GALLON
	LOPHANTHUS LONIFOLIA "FLAMINGO RED HOT POKER	1 GALLON
	LOPHANTHUS LONIFOLIA "BREEZE/DOY. FLAT BUSH	1 GALLON
	LOPHANTHUS LONIFOLIA "FLAMINGO RED HOT POKER	5 GALLON
	NERIUM Q. "DWARF RED/PETITE RED OLEANDER	5 GALLON
	NANDINA DOMESTICA/HEAVENLY NANDINA	5 GALLON
	PENTSTEMON HETEROPHYLLUS "HONOLULU BUSH"/HONOLULU	1 GALLON
	PURICA GRAMINIFLORA "HONOLULU BUSH"/HONOLULU	5 GALLON
	SCABROSA "BLUE WANDER/SCABROSA	1 GALLON
	SALVIA CLEVERLY/RYBROD GRASS/COMPACT CLEVELAND SAGE	5 GALLON
	SALVIA HETEROPHYLLA/BRAKE LIGHTS	5 GALLON
	TULAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON
	WESTRINGIA FRUTICOSA "WILSON BUSH/COAST ROSEMARY	1 GALLON



TYPICAL RESIDENTIAL PLANTING

SEE RESIDENTIAL PLAN LIST AT LEFT

SCALE: 1"=25'



PRELIMINARY LANDSCAPE PLAN ROBLA ESTATES

CITY OF SACRAMENTO
SACRAMENTO COUNTY, CALIFORNIA
MAY, 2023

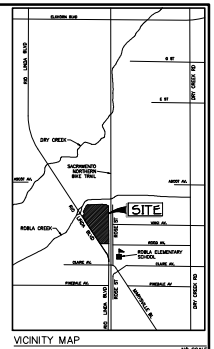
Garth Puffer Landscapes Architects (016) 707-2076
10700 1st Ave., Suite 400, Sacramento, CA 95811
www.garthpuffer.com

JOB #40000

TREE REPLACEMENT EXHIBIT

ROBLA ESTATES

CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA
MAY 23, 2023



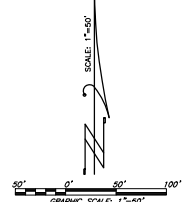
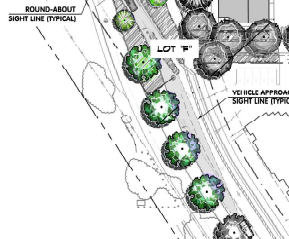
OWNER/DEVELOPER	
RALPH M. SWIFT SWIFT CONSTRUCTION P.O. BOX 3038 GRANITE BAY, CALIFORNIA 95746 PH: (916) 747-5255	
ENGINEER	
BAKER WILLIAMS ENGINEERING GROUP 6939 SUNRISE BLVD., SUITE 112 CITRUS HEIGHTS, CALIFORNIA 95610 PH: (916) 331-4336 FAX: (916) 331-4430	
ASSESSOR'S PARCEL NUMBER	
226-0062-014	
ACREAGE	
20.40± ACRES GROSS 12.60± ACRES NET	
PROPOSED DENSITY:	
177 RES. LOTS/12.60± NET AC = 14.05 du/acre	
EXISTING USE	
VACANT	
PROPOSED USE	
PUBLIC LOTS:	
LOT A (park)	= 1.61 AC
LOT B (park)	= 1.36 AC
STREET A & CDR. B	= 3.07 AC
RD LINDA BLVD.	= 1.76 AC
TOTAL PUBLIC	7.80 AC
PRIVATE LOTS:	
177 RESIDENTIAL LOTS	= 9.46 AC
PRIVATE ALLEYS (N1-N18)	= 1.82 AC
LOT C (landscape)	= 0.09 AC
LOT D (landscape)	= 0.08 AC
LOT E (landscape)	= 0.15 AC
LOT F (park)	= 0.08 AC
LOT G (park)	= 0.12 AC
LOT H (open space)	= 0.11 AC
LOT I (open space)	= 0.05 AC
LOT J (open space)	= 0.26 AC
LOT K (open space)	= 0.10 AC
LOT L (open space)	= 0.06 AC
LOT M (open space)	= 0.08 AC
LOT N (open space)	= 0.06 AC
LOT O (open space)	= 0.10 AC
TOTAL PRIVATE	13.60 AC
PRIVATE OFF-STREET PARKING = 42 SPACES	
EXISTING ZONING	
R-2A	
PROPOSED ZONING	
R-2A	
COMMUNITY PLAN	
ROBLA NEIGHBORHOOD, SUBURBAN RESIDENTIAL - LOW	
LOT SIZE	
LOT SIZE AS SHOWN	
PROPOSED IMPROVEMENTS	
CITY OF SACRAMENTO STANDARDS	
SEWER	
CITY OF SACRAMENTO	
WATER SUPPLY	
CITY OF SACRAMENTO	
DRAINAGE	
CITY OF SACRAMENTO	
FIRE PROTECTION	
CITY OF SACRAMENTO	
TELEPHONE SERVICES	
A T & T	
ELECTRICAL SERVICES	
S.M.U.D.	
GAS SUPPLY	
N/A	
SCHOOL DISTRICT	
RO LINDA UNION SCHOOL DISTRICT	
PARK DISTRICT	
CITY OF SACRAMENTO	

NOTE: TREES SHOWN IN COLOR TO BE COUNTED TOWARD MITIGATION. 87 INCHES OF REPLACEMENT TO BE LOCATED IN RIGHT-OF-WAY. 25 INCHES OF REPLACEMENT TO BE LOCATED ON PRIVATE LOT.

TREE TO BE REMOVED	LOCATED IN	INCHES TO BE REPLACED
TYPE	SPECIES	R/W?
7932	BLACK WILLOW	NO
13488	VALLEY OAK	YES
13494	VALLEY OAK	YES
13496	VALLEY OAK	YES
1119	VALLEY OAK	YES
100	VALLEY OAK	YES
2286	VALLEY OAK	YES
2520	VALLEY OAK	YES
TOTAL INCHES		112

COMMON AREA PLANT LIST & LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE
	CEDRUS DECIDUA/DEODAR CEDAR	15 GALLON
	CERCIS OCCIDENTALIS/WESTERN REDBUD	15 GALLON
	CHILOPSIS LINEARIS/TIMELESS BEAUTY/DESERT WILLOW	15 GALLON
	CHINNAOMUM CAMPHORA/CAMPFOR TREE	15 GALLON
	GELEERA PARVIFLORA/AUSTRALIAN WILLOW	15 GALLON
	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GALLON
	QUERCUS LOBATA/VALLEY OAK	15 GALLON
	QUERCUS SUBER/CORK OAK	15 GALLON
	ULMUS PROPINQUA/EMERALD SUNSHINE/EMERALD OAK	15 GALLON
	ULMUS WILSONIANA 'PROSPECTOR'/PROSPECTOR OAK	15 GALLON
	ZELKOVA SERRATA/SAWLEAF ZELKOVA	15 GALLON



BAKER WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD., SUITE 112
CITRUS HEIGHTS, CA 95610-3153
Phone: (916) 331-4336 • Fax: (916) 331-4430
EMAIL: office@bwilliamseng.com

JOB # 20-02-009



EX1
COLOR: MOUNTAIN SAGE JH 50-30
HARDIE-BOARD HORIZONTAL
SIDING



EX2
COLOR: BOOTHBAY BLUE JH 70-20
HARDIE-BOARD HORIZONTAL
SIDING



EX3
COLOR: SOFT GREEN JH 60-10
HARDIE-BOARD VERTICAL SIDING



EX4
COLOR: BENJAMIN MOORE PAINT
OYSTER 2115-70
STUCCO - SAND FINISH BY DRYVIT



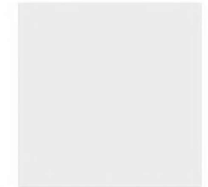
EX5
COLOR: GREY / BLUE
ROOFING ASPHALT - CLASS A FIRE
RATED



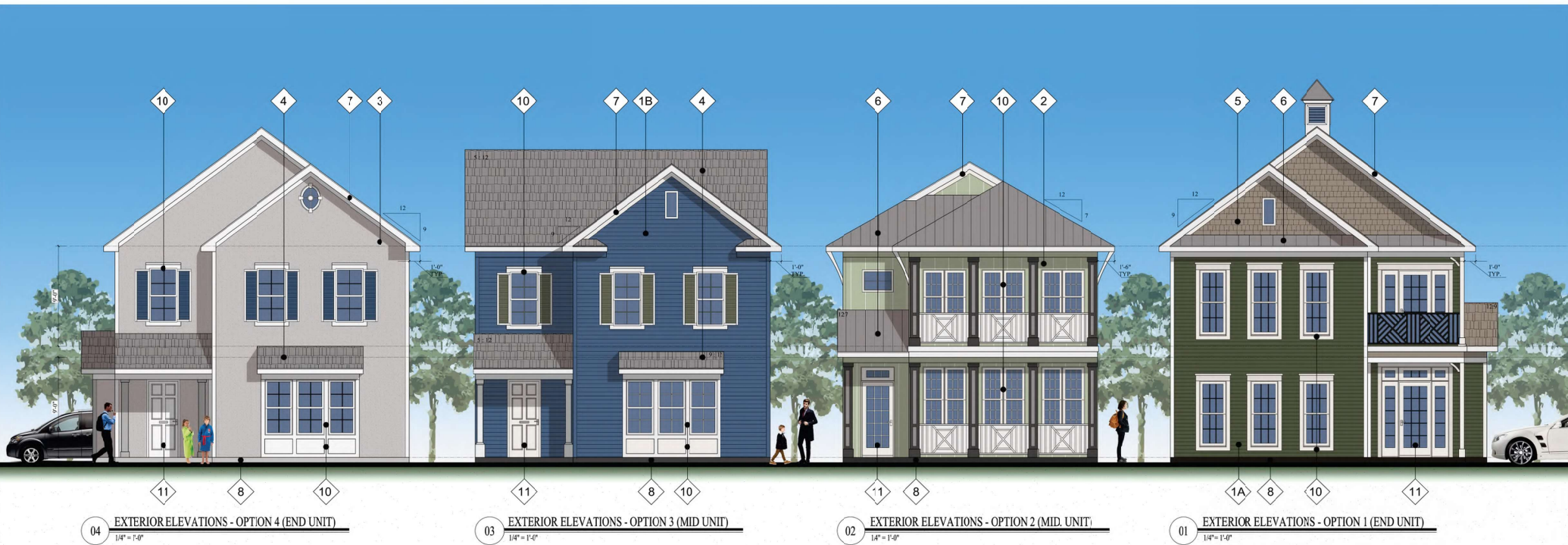
EX6
COLOR: SLATE
ROOFING SHINGLES



EX7
COLOR: GREY
METAL ROOFING



EX8
COLOR: ALCOA ALUMINIUM WHITE
SOFFITS & GUTTERS



04 EXTERIOR ELEVATIONS - OPTION 4 (END UNIT)
1/4" = 1'-0"

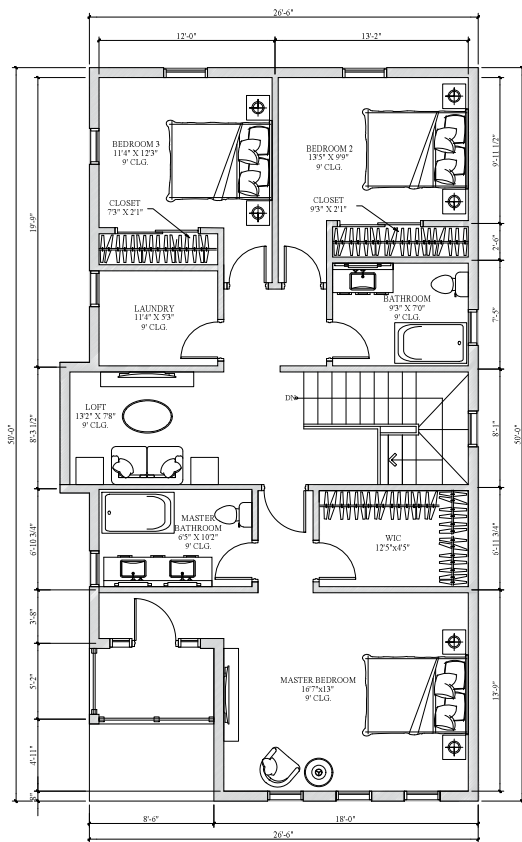
03 EXTERIOR ELEVATIONS - OPTION 3 (MID UNIT)
1/4" = 1'-0"

02 EXTERIOR ELEVATIONS - OPTION 2 (MID UNIT)
1/4" = 1'-0"

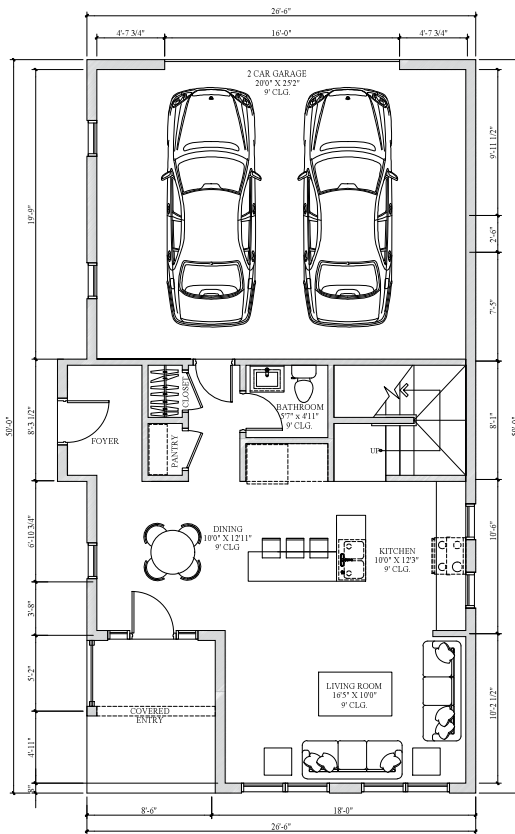
01 EXTERIOR ELEVATIONS - OPTION 1 (END UNIT)
1/4" = 1'-0"

ARCHITECTURAL :

1A	HARDIE-BOARD HORIZONTAL SIDING EX1	4	ROOFING ASPHALT - CLASS A FIRE RATED EX5	9	GARAGE DOORS - METAL WHITE PANELED
1B	HARDIE-BOARD HORIZONTAL SIDING EX2	5	ROOFING SHINGLES EX6	10	WINDOWS - PELLA OR MARVIN HIGH E GLASS AND METAL CLADDING MATCH TRIM COLORS
2	HARDIE-BOARD VERTICAL SIDING EX3	6	METAL ROOFING EX7	11	ENTRY DOORS - AS SELECTED BY THE OWNER / COLOR MATCHED
3	STUCCO - SAND FINISH BY DRYVIT EX4	7	SOFFITS & GUTTERS EX8		
		8	CONCRETE - NATURAL		



06 OPT 1 SECOND FLOOR PLAN - END UNIT
1/4" = 1'-0"



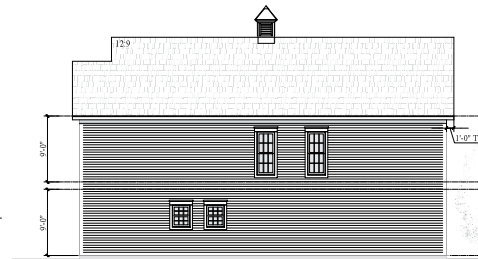
05 OPT 1 FIRST FLOOR PLAN - END UNIT
1/4" = 1'-0"



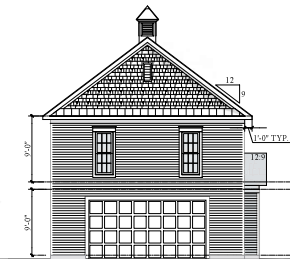
04 OPT 1 FRONT ELEVATION - END UNIT
1/4" = 1'-0"



03 OPT 1 SIDE ELEVATION - END UNIT
1/8" = 1'-0"



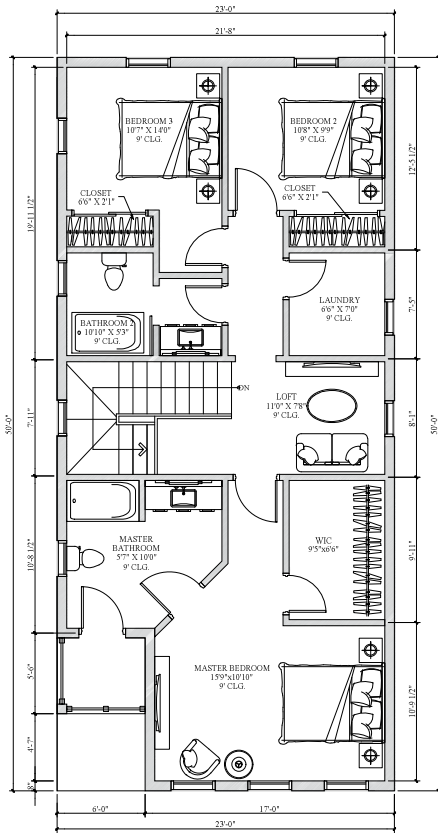
02 OPT 1 SIDE ELEVATION - END UNIT
1/8" = 1'-0"



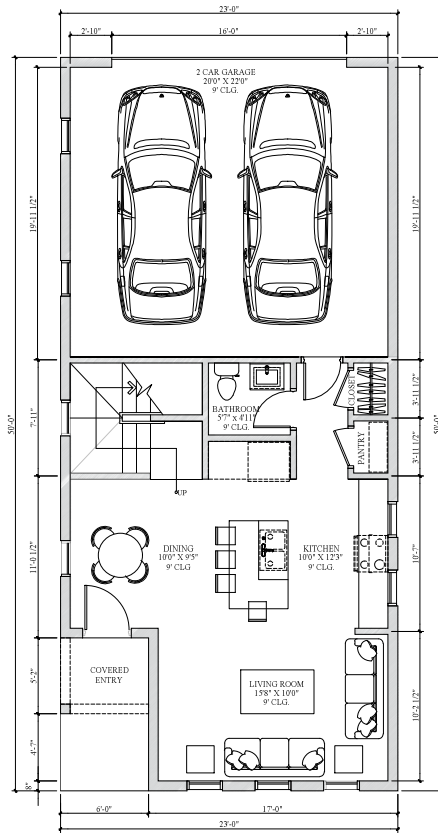
01 OPT 1 BACK ELEVATION - END UNIT
1/8" = 1'-0"

ROBLA
HOUSING
RIO LINDA
BLVD.
SACRAMENTO,
CA

PLAN A 2,021 SF



06 OPT 1 SECOND FLOORPLAN- MIDDLE UNIT
1/4" = 1'-0"



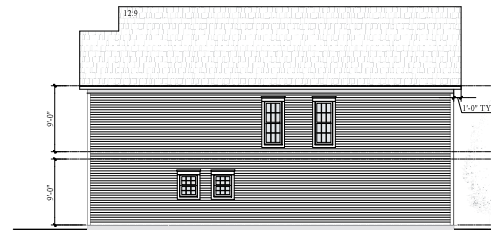
05 OPT 1 FIRST FLOORPLAN- MIDDLE UNIT
1/4" = 1'-0"



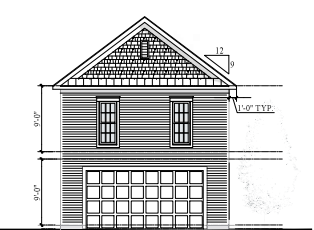
04 OPT 1 FRONT ELEVATION - MIDDLE UNIT
1/4" = 1'-0"



03 OPT 1 SIDE ELEVATION - MIDDLE UNIT
1/8" = 1'-0"



02 OPT 1 SIDE ELEVATION - MIDDLE UNIT
1/8" = 1'-0"

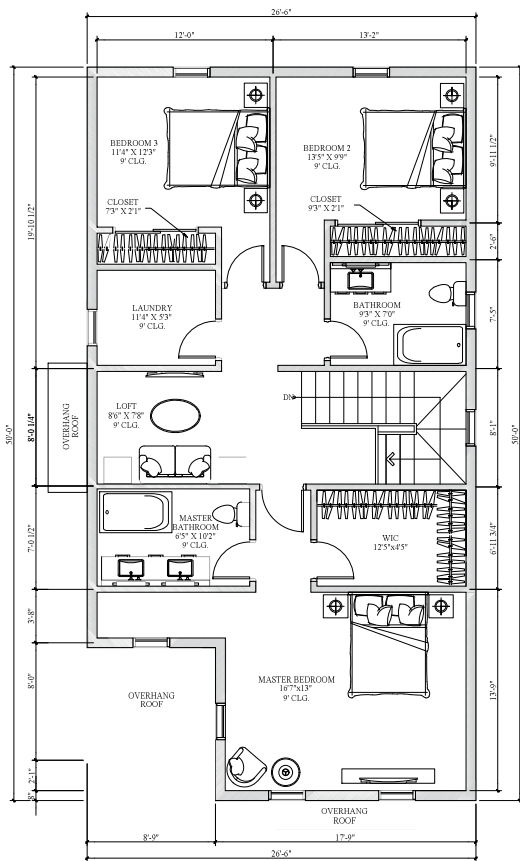


01 OPT 1 BACK ELEVATION - MIDDLE UNIT
1/8" = 1'-0"

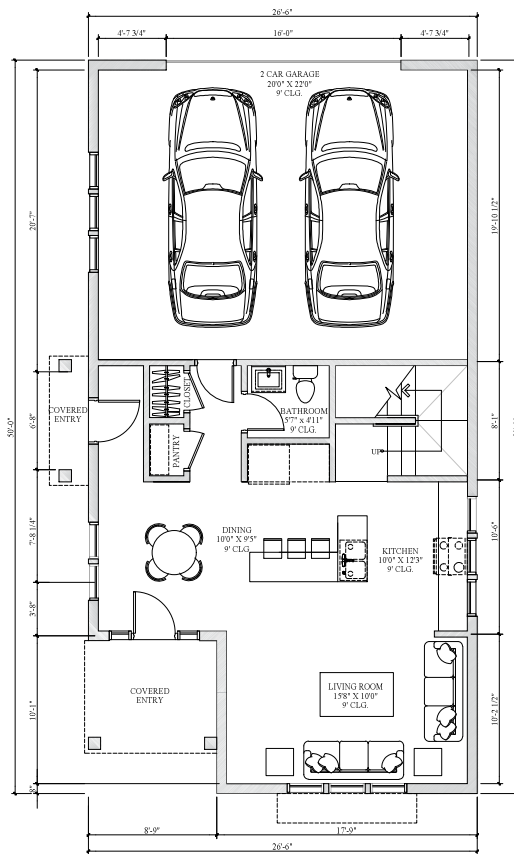
PLAN B 1,748 SF

ROBLA
HOUSING
RIO LINDA
BLVD.
SACRAMENTO,
CA





06 OPT. 1 SECOND FLOORPLAN - END UNIT
1/4" = 1'-0"



05 OPT. 1 FIRST FLOORPLAN - END UNIT
1/4" = 1'-0"



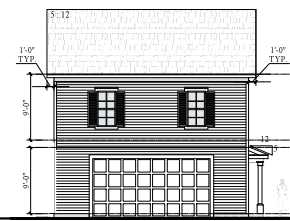
04 OPT. 1 FRONT ELEVATION - END UNIT
1/4" = 1'-0"



03 OPT. 1 SIDE ELEVATION - END UNIT
1/4" = 1'-0"



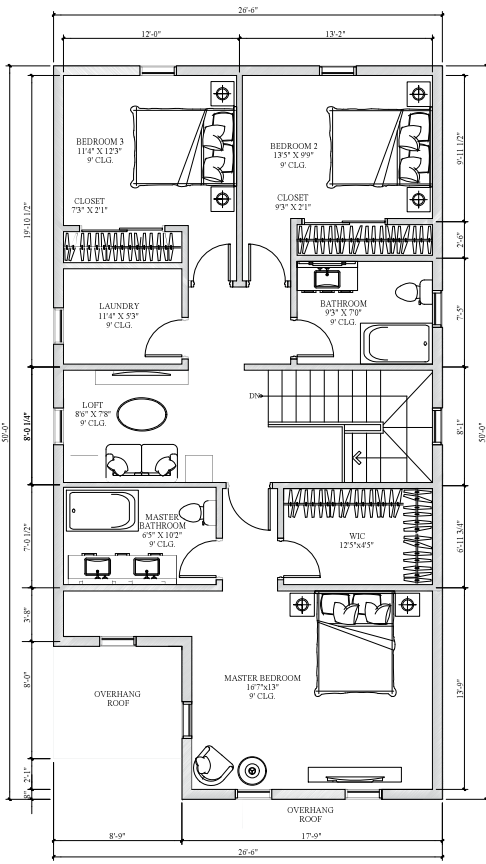
02 OPT. 1 SIDE ELEVATION - END UNIT
1/4" = 1'-0"



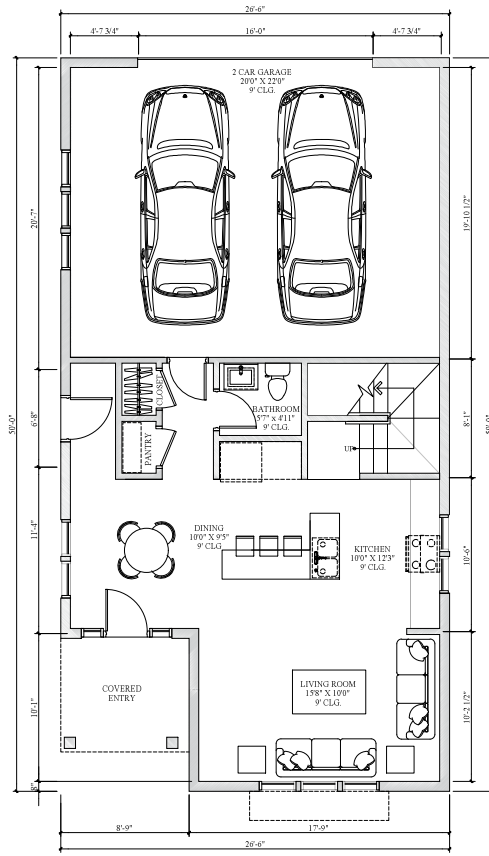
01 OPT. 1 BACK ELEVATION - END UNIT
1/4" = 1'-0"

ROBLA
HOUSING
RIO LINDA
BLVD.
SACRAMENTO,
CA

PLAN C 1,933 SF



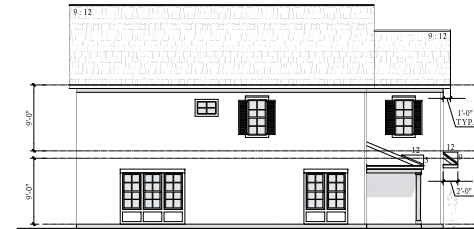
06 OPT 1 SECOND FLOORPLAN- MIDDLE UNIT
1/4" = 1'-0"



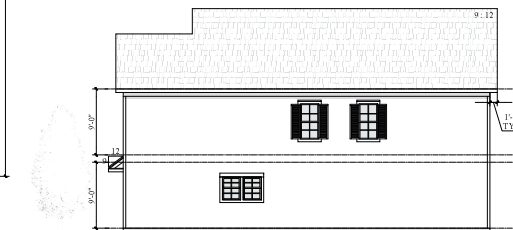
05 OPT 1 FIRST FLOORPLAN- MIDDLE UNIT
1/4" = 1'-0"



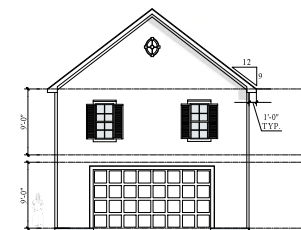
04 OPT 1 FRONT ELEVATION - MIDDLE UNIT
1/4" = 1'-0"



03 OPT 1 SIDE ELEVATION - MIDDLE UNIT
1/8" = 1'-0"



02 OPT 1 SIDE ELEVATION - MIDDLE UNIT
1/8" = 1'-0"



01 OPT 1 BACK ELEVATION - MIDDLE UNIT
1/8" = 1'-0"

ROBLA
HOUSING
RIO LINDA
BLVD.
SACRAMENTO,
CA

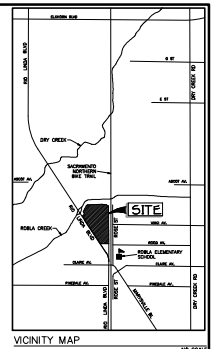


PLAN D 1,917 SF

TREE REPLACEMENT EXHIBIT

ROBLA ESTATES

CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA
MAY 23, 2023



OWNER/DEVELOPER	
RALPH M. SWIFT SWIFT CONSTRUCTION P.O. BOX 3038 GRANITE BAY, CALIFORNIA 95746 PH: (916) 747-5255	
ENGINEER	
BAKER WILLIAMS ENGINEERING GROUP 6939 SUNRISE BLVD, SUITE 112 CITRUS HEIGHTS, CALIFORNIA 95610 PH: (916) 331-4336 FAX: (916) 331-4430	
ASSESSOR'S PARCEL NUMBER	
226-0062-014	
ACREAGE	
20.40± ACRES GROSS 12.60± ACRES NET	
PROPOSED DENSITY:	
177 RES. LOTS/12.60± NET AC = 14.05 du/±	
EXISTING USE	
VACANT	
PROPOSED USE	
PUBLIC LOTS:	
LOT A (park)	= 1.61 AC
LOT B (park)	= 1.36 AC
STREET A & CIR. B	= 3.07 AC
RD LINDA BLVD.	= 1.76 AC
TOTAL PUBLIC	7.80 AC
PRIVATE LOTS:	
177 RESIDENTIAL LOTS	= 9.46 AC
PRIVATE ALLEYS (N1-N18)	= 1.82 AC
LOT C (landscape)	= 0.09 AC
LOT D (landscape)	= 0.08 AC
LOT E (landscape)	= 0.15 AC
LOT F (park)	= 0.08 AC
LOT G (park)	= 0.12 AC
LOT H (open space)	= 0.11 AC
LOT I (open space)	= 0.05 AC
LOT J (open space)	= 0.06 AC
LOT K (open space)	= 0.10 AC
LOT L (open space)	= 0.06 AC
LOT M (open space)	= 0.08 AC
LOT N (open space)	= 0.06 AC
LOT O (open space)	= 0.10 AC
TOTAL PRIVATE	13.60 AC
PRIVATE OFF-STREET PARKING = 42 SPACES	
EXISTING ZONING	
R-2A	
PROPOSED ZONING	
R-2A	
COMMUNITY PLAN	
ROBLA NEIGHBORHOOD, SUBURBAN RESIDENTIAL - LOW	
LOT SIZE	
LOT SIZE AS SHOWN	
PROPOSED IMPROVEMENTS	
CITY OF SACRAMENTO STANDARDS	
SEWER	
CITY OF SACRAMENTO	
WATER SUPPLY	
CITY OF SACRAMENTO	
DRAINAGE	
CITY OF SACRAMENTO	
FIRE PROTECTION	
CITY OF SACRAMENTO	
TELEPHONE SERVICES	
A T & T	
ELECTRICAL SERVICES	
S.M.U.D.	
GAS SUPPLY	
N/A	
SCHOOL DISTRICT	
RO LINDA UNION SCHOOL DISTRICT	
PARK DISTRICT	
CITY OF SACRAMENTO	

NOTE: TREES SHOWN IN COLOR TO BE COUNTED TOWARD MITIGATION. 87 INCHES OF REPLACEMENT TO BE LOCATED IN RIGHT-OF-WAY. 25 INCHES OF REPLACEMENT TO BE LOCATED ON PRIVATE LOT.

TREE TO BE REMOVED	LOCATED IN	INCHES TO BE REPLACED
TAG	SPECIES	R/W?
7332	BLACK WILLOW	NO
13488	VALLEY OAK	YES
13494	VALLEY OAK	YES
13496	VALLEY OAK	YES
1119	VALLEY OAK	YES
100	VALLEY OAK	YES
2286	VALLEY OAK	YES
2520	VALLEY OAK	YES
TOTAL INCHES		112

COMMON AREA PLANT LIST & LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE
	CEDRUS DECEDARA/DEODAR CEDAR	15 GALLON
	CERCIS OCCIDENTALIS/WESTERN REDBUD	15 GALLON
	CHILOPSIS LINEARIS/TIMELESS BEAUTY/DESERT WILLOW	15 GALLON
	CINNAMOMUM CAMPHORA/CAMPHOR TREE	15 GALLON
	GELSIERA PARVIFLORA/AUSTRALIAN WILLOW	15 GALLON
	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GALLON
	QUERCUS LOBATA/VALLEY OAK	15 GALLON
	QUERCUS SUBER/CORK OAK	15 GALLON
	ULMUS PROPINQUUS/EMERALD SUNSHINE/EMERALD OAK	15 GALLON
	ULMUS WILSONIANA/PROSPERITY/PROSPERITY OAK	15 GALLON

Resolution 2023-0249

July 25, 2023

RESOLUTION 2023-0247

Adopted by the Sacramento City Council

July 25, 2023

Adopting the Mitigated Negative Declaration and the Mitigation Monitoring Plan for the Robla Estates Subdivision Project (P21-009) (226-0062-014-0000)

BACKGROUND

- A. On May 25, 2023, the City Planning and Design Commission reviewed and considered the mitigated negative declaration and conducted a public hearing on, and forwarded to the City Council, a recommendation to approve with conditions the Robla Estates Subdivision Project (the Project) (P21-009).
- B. On July 25, 2023, the City Council conducted a public hearing, for which notice was given under Sacramento City Code Section 17.812.010(2)(b).

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

SECTION 1.

The City Council finds as follows:

- A. The Project initial study identified potentially significant effects of the Project. Revisions to the Project made by or agreed to by the Project applicant before the proposed mitigated negative declaration and initial study were released for public review were determined by City's Environmental Planning Services to avoid or reduce the potentially significant effects to a less than significant level, and, therefore, there was no substantial evidence that the Project as revised and conditioned would have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the Project was then completed, noticed, and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows:
 - 1. On August 5, 2022, a Notice of Intent to Adopt the MND (NOI) was circulated for public comments for 30 days. The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed project and to other interested parties and agencies, including property owners within 500 feet of the boundaries of the proposed project. The comments of such persons and agencies were sought.

2. On August 5, 2022, the NOI was published in the Sacramento Bulletin, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.
3. The Initial Study was revised after public notice of availability; however, none of the conditions requiring recirculation (CEQA Guidelines section 15073.5(b)) is applicable to the project. The revisions included modifications to the mitigation measures for air quality to include an equipment list to the City and the Sacramento Metropolitan Air Quality Management District prior to ground disturbance activities and at the conclusion of project construction. Additionally, modifications to mitigation measures in the Biological Resources section have been made to address consistency with California Department of Fish and Wildlife guidance on Swainson's hawk.
4. These revisions do not result in new avoidable significant effects, and the new information added to the Mitigated Negative Declaration makes clarifications and insignificant modifications.

SECTION 2.

The City Council has reviewed and considered the information contained in the MND, including the initial study, the revisions and conditions incorporated into the Project, and the comments received during the public review process and the hearing on the Project. The City Council has determined that the MND constitutes an adequate, accurate, objective, and complete review of the environmental effects of the proposed project.

SECTION 3.

Based on its review of the MND and on the basis of the whole record, the City Council finds that the MND reflects the City Council's independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.

SECTION 4.

The City Council adopts the MND for the project.

SECTION 5.

Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15074, and in support of its approval of the Project, the City Council adopts a Mitigation Monitoring Plan to require all reasonably feasible mitigation measures be implemented by means of Project conditions, agreements, or other measures, as set forth in the Mitigation Monitoring Plan.

SECTION 6.

Upon approval of the 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 section 15075 of the State EIR Guidelines adopted pursuant thereto.

SECTION 7.

Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision 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

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Exhibit A – Mitigation Monitoring Plan

Adopted by the City of Sacramento City Council on July 25, 2023, by the following vote:

Ayes: Members Jennings, Kaplan, Maple, Loloee, Talamantes, Valenzuela, Vang, and Mayor Steinberg

Noes: None

Abstain: None

Absent: Member Guerra

Attest:  08/07/2023

Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.

Robla Estates Project (P21-009) Mitigation Monitoring Plan

In January 1989, Assembly Bill (AB) 3180 went into effect requiring the City to monitor all mitigation measures applicable to this project and included in the Mitigated Negative Declaration. For this project, mitigation reporting will be performed by the City of Sacramento in accordance with the monitoring and reporting program developed by the City to implement AB 3180.

This Mitigation Monitoring Plan is being prepared for the City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811, pursuant to the California Environmental Quality Act Guidelines, California Public Resources Code 21081.

Project Name (number): **Robla Estates Project (P21-009)**

Project Location: 5330 Rio Linda Boulevard, Sacramento, CA 95838
Assessor's Parcel Numbers (APNs) 226-0062-004, -008, -009, and -011

Project Description: The Robla Estates Project (proposed project) would include development of 177 two-story single-unit residences and two public parks, as well as a detention basin in the northwest corner of the project site. The main access point to the site would be provided from Rio Linda Boulevard through a new roundabout intersection to be located in the southern portion of the site, which would connect to the proposed internal roadway. A secondary access point would be provided from Rio Linda Boulevard in the northern portion of the site. The proposed internal roadway network would also include a number of private alleys from the main internal roadway. The proposed project would include a number of improvements to Rio Linda Boulevard along the project site's frontage, including landscaping, widening of the existing bicycle lane, a planter sidewalk, open iron fencing, and a masonry block wall. The proposed project would require approval of an amendment to the General Plan, Rezone, a Tentative Subdivision Map, and Site Plan and Design Review, with deviations for single-unit residential lot depth and area.

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)					
Mitigation Measure		Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
				Initials	Date
2. Air Quality					
2-1	<i>Prior to the initiation of ground disturbance, the project applicant shall show on the plans via notation that the contractor shall ensure that the heavy-duty off-road vehicles (50 horsepower or more) to be used in the construction project, including owned, leased, and subcontractor vehicles, shall not generate PM_{2.5} emissions in excess of 0.0512 tons PM_{2.5} per year. The PM_{2.5} reduction shall be achieved by requiring a combination of engine Tier 4 off-road construction equipment or the use of hybrid, electric, or alternatively fueled equipment.</i> <i>In addition, all off-road equipment working at the construction site must be maintained in proper working condition according to manufacturer's specifications. Idling shall be limited to five minutes or less in accordance with the Off-Road Diesel Fueled Fleet Regulation as required by CARB. Portable equipment over 50 horsepower must have either a valid District Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.</i> <i>The aforementioned requirements shall be noted on Grading Plans and submitted for review and approval by the City of Sacramento Community Development Department.</i>	Prior to the initiation of ground disturbance	City of Sacramento Community Development Department		
3. Biological Resources					
<u>Vernal Pool Species</u>					
3-1	<i>Prior to construction, the project applicant shall submit an Aquatic Resources Delineation Report to the USACE and RWQCB to determine if the seasonal wetlands on-site would be regulated by the USACE under Section 404 of the Clean Water Act and/or by the RWQCB under Section 401 of the Clean Water Act or the Porter-Cologne Water Quality Control Act. If the seasonal wetlands present on the project site are deemed to be waters of the U.S. and any are proposed to be filled by the proposed project, a Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers would be required prior to any grading activities. If the U.S. Army Corps of Engineers determines the season wetlands to be habitat for the</i>	Prior to construction	USACE RWQCB City of Sacramento Community Development Department		

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<i>vernal pool fairy shrimp or the vernal pool tadpole shrimp, authorization from the USFWS is required. The authorization would happen through Section 7(EA) consultation between the Corps of Engineers (the Federal Lead Agency) and the USFWS. RWQCB and USACE determinations, as well as proof of required permits, if any, shall be submitted to the City's Community Development Department for review.</i> <u>Burrowing Owl</u> 3-2 <i>A qualified biologist shall conduct Take Avoidance Surveys at the project site in accordance with Appendix D of the Staff Report on Burrowing Owl Mitigation (CDFW 2012). An initial Take Avoidance Survey shall be conducted no less than 14 days prior to initiating ground disturbance activities and a final survey shall be conducted within 24 hours prior to ground disturbance. The preconstruction survey for burrowing owls shall include all potential burrowing owl habitat within 500 feet of the project. Portions of the survey area located on private land shall be surveyed from all publicly accessible areas. A written summary of the survey results shall be submitted to the City of Sacramento Community Development Department before any construction permits are issued. If burrowing owl are not detected during pre-construction surveys, further mitigation is not required. If active burrowing owl burrows are found, the following measures shall be implemented at the project site:</i> <i>During the non-breeding season (September 1 through January 31), the biologist shall establish a 160-foot ESA around the burrow. During the breeding season (February 1 through August 31), the biologist shall establish a 300-foot ESA around the burrow in consultation with CDFW.</i> <i>The size of the ESA may be reduced if the biologist monitors the construction activities and determines that disturbance to the burrowing owl is not occurring. Reduction of ESA size depends on the location of the burrow relative to the proposed disturbance area, project activities during</i>	Within 14 days prior to initiating ground disturbance activities, and within 24 hours prior to ground disturbance	City of Sacramento Community Development Department		

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<i>the time the burrow is active, and other project-specific factors.</i> <i>If the burrow is located within the construction zone and it is during the non-breeding season, the burrowing owl shall be passively excluded from the burrow using one-way doors, as described in the Exclusion Plan of Appendix E of the CDFW's 2012 Staff Report on Burrowing Owl Mitigation.</i> <i>If the burrow is located within the construction zone and it is during the breeding season, the burrow owl shall only be passively excluded if it has been confirmed that the owl has not begun egg laying and incubation, the clutch was unsuccessful, or juveniles from the occupied burrows are foraging independently and are capable of independent survival.</i> <u>Nesting Raptors and Migratory Birds</u>				
3-3 <i>If tree removal or other ground-disturbing activities are to begin during the breeding/nesting season for raptors or other protected bird species in the region (generally February 1 through August 31), a qualified biologist shall be retained by the project applicant to conduct pre-construction surveys in areas of suitable nesting habitat within two weeks prior to initiation of tree removal or ground disturbance. The pre-construction surveys shall be submitted to the City's Community Development Department. If active nests are not found, further mitigation is not required. If active nests are found, the construction contractor shall avoid impacts on such nests by establishing a no-disturbance buffer around the nest. The appropriate buffer size for all nesting birds shall be determined by a qualified biologist. Buffer size will vary depending on site-specific conditions, the species of nesting bird, nature of the project activity, the extent of existing disturbance in the area, visibility of the disturbance from the nest site, and other relevant circumstances. Construction activity shall not occur within the buffer area of an active nest and nests shall be monitored by a qualified biologist until a qualified biologist confirms that the chicks have fledged and are no longer dependent on the nest, or the nesting cycle has otherwise</i>	Within two weeks prior to initiation of tree removal or ground disturbance, if tree removal or other ground disturbing activities are to begin during the breeding/nesting season for raptors or other protected bird species in the region (generally February 1 through August 31)	City of Sacramento Community Development Department		

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<i>completed. Monitoring of the nest by a qualified biologist during construction activities shall be required if the activity has the potential to adversely affect the nest.</i> <u>Protected Trees</u> 3-4 <i>Prior to issuance of grading permits, the plans shall note tree protection requirements stated within the Arborist Report prepared for the project. The measures shall be reflected on the grading plans, subject to review and approval by the City's Community Development Department.</i> 3-5 <i>Prior to issuance of a grading permit, the project applicant shall comply with tree permit requirements in effect at the time of project approval for removal, pruning, or soil disturbance within the canopy dripline of a private protected tree or City Street Tree. In addition, the following measures shall be implemented to reduce impacts from the removal of City Street Trees:</i> <i>a) Replacement trees for City Street Trees shall be replanted within the City right-of-way in coordination with the City's Urban Forester. If replacement trees for City Street Trees cannot be accommodated in the City's right-of-way, they shall be planted on site and incorporated into the project landscape plan or be planted at another off-site location at the City's direction.</i> <i>b) Replacement plantings shall consist of shade tree species recommended by the Urban Forestry Director.</i> <i>c) Tree planting shall comply with the City's landscaping requirements (City Code Sections 17.612.010 and 17.612.040).</i> <i>d) Canopy or root pruning of any retained City Street Trees to accommodate construction and/or fire lane access shall be conducted according the American National Standards Institute (ANSI) standards and the International Society of Arboriculture (ISA) best management practices (BMPs) All City Street Trees shall be protected from construction-</i>	Prior to the issuance of grading permits Prior to the issuance of a grading permit	City of Sacramento Community Development Department City of Sacramento Community Development Department		

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<i>related impacts pursuant to Sacramento City Code Chapter 12.56).</i> <i>The aforementioned measures shall be reflected on the grading plans, subject to review and approval by the City's Community Development Department.</i> <u>Wetlands and/or Other Jurisdictional Waters</u>				
3-6 <i>Prior to construction, the project applicant shall submit an Aquatic Resources Delineation Report to the USACE and RWQCB to determine if the seasonal wetlands, roadside ditches, and agricultural ditches would be regulated by the USACE under Section 404 of the Clean Water Act and/or by the RWQCB under Section 401 of the Clean Water Act or the Porter-Cologne Water Quality Control Act. If the RWQCB and/or the USACE determines that the wetlands and non-wetland waters are not regulated under State and federal laws, further mitigation is not required.</i> <i>If the RWQCB and/or the USACE determines that the wetlands and non-wetland waters are regulated under State and federal laws, the project applicant shall obtain the required permits and implement any required compensation for the loss of waters of the U.S. and/or waters of the State. The actual mitigation ratio and associated credit acreage shall be based on USACE and RWQCB permitting, which will dictate the ultimate compensation for permanent or temporary impacts to waters of the U.S./waters of the State. RWQCB and USACE determinations, as well as proof of required permits, if any, shall be submitted to the City's Community Development Department for review.</i>	Prior to construction	USACE RWQCB City of Sacramento Community Development Department		
3-7 <i>Prior to initiation of any ground disturbing activities affecting the bed, bank, or associated riparian vegetation along Robla Creek, a Notification pursuant to CDFW's Section 1602 shall be submitted to the CDFW. If required, the developer shall enter into a Streambed Alteration Agreement (SAA) with CDFW in developing appropriate mitigation, and shall abide by the conditions of the SAA, including</i>	Prior to initiation of any ground disturbing activities affecting the bed, bank, or associated	CDFW City of Sacramento Community		

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
appropriate BMPs to prevent construction-related impacts. A copy of the fully executed SAA shall be submitted to the City's Community Development Department.	riparian vegetation along Robla Creek	Development Department		
4. Cultural Resources				
4-1 <i>In the Event that Cultural Resources are Discovered During Construction, Implement Procedures to Evaluate Cultural Resources and Implement Avoidance and Minimization Measures to Avoid Significant Impact.</i> <i>If archaeological resources, or paleontological resources, are encountered in the project area during construction, the following performance standards shall be met prior to continuance of construction and associated activities that may result in damage to or destruction of cultural resources:</i> <i>Each resource will be evaluated for California Register of Historical Resources (CRHR) eligibility through application of established eligibility criteria (California Code of Regulations 15064.636), in consultation with consulting Native American Tribes.</i> <i>If a cultural resource is determined to be eligible for listing on the CRHR, the City will avoid damaging effects to the resource in accordance with California PRC Section 21084.3, if feasible. If the City determines that the project may cause a significant impact to a cultural resource, and measures are not otherwise identified in the consultation process, the following are examples of mitigation capable of avoiding or substantially lessening potential significant impacts to a cultural resource or alternatives that would avoid significant impacts to the resource. These measures may be considered to avoid or minimize significant adverse impacts and constitute the standard by which an impact conclusion of less-than significant may be reached:</i> <i>Avoid and preserve resources in place, including, but not limited to, planning construction to avoid the resources and protect the cultural and natural context, or planning</i>	During construction	City of Sacramento Community Development Department		

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
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<i>greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.</i> • <i>Treat the resource with culturally appropriate dignity taking into account the cultural values and meaning of the resource, including, but not limited to, the following:</i> ○ <i>Protect the cultural character and integrity of the resource.</i> ○ <i>Protect the traditional use of the resource.</i> ○ <i>Protect the confidentiality of the resource.</i> ○ <i>Establish permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or using the resources or places.</i> ○ <i>Rebury the resource in place.</i> ○ <i>Protect the resource.</i> <i>Avoidance and preservation in place is the preferred manner of mitigating impacts to archaeological resources and paleontological resources will be accomplished, if feasible, by several alternative means, including:</i> • <i>Planning construction to avoid cultural resources, archaeological sites and/ or other resources; incorporating sites within parks, green-space or other open space; covering archaeological sites; deeding a site to a permanent conservation easement; or other preservation and protection methods agreeable to consulting parties and regulatory authorities with jurisdiction over the activity.</i> • <i>The construction contractor(s) will install and maintain protective fencing throughout construction to avoid the site during all remaining phases of construction. The area will be demarcated as an “Environmentally Sensitive Area”.</i>				

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
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<i>To implement these avoidance and minimization standards, the following procedures shall be followed in the event of the discovery of an archaeological or paleontological resource:</i> <i>At the developer's expense, the City shall coordinate the investigation of the find with a qualified (meeting the Secretary of the Interior's Qualification Standards for Archaeology) archaeologist approved by the City. As part of the site investigation and resource assessment, the City and the archaeologist shall assess the significance of the find, make recommendations for further evaluation and treatment as necessary and provide proper management recommendations should potential impacts to the resources be determined by the City to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the City representative by the qualified archaeologist. These recommendations will be documented in the project record.</i> <i>The City shall consider management recommendations for tribal cultural resources, including Native American archaeological resources, that are deemed appropriate, including resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, preservation in place or other measures. The contractor shall implement any measures deemed by the City to be necessary and feasible to avoid or minimize significant impacts to the cultural resources.</i>				
6. Geology and Soils				
6-1	<i>Prior to issuance of a grading permit, the grading plans shall incorporate the geotechnical recommendations specified in the Geotechnical Exploration prepared for the proposed project, as agreed upon by City Building Division staff. All grading and foundation plans for the development must be reviewed and approved by the City Engineer and Chief Building Official, or their representative(s), prior to issuance of grading and building permits in order to ensure that recommendations in the Geotechnical</i>	Prior to issuance of a grading permit City Engineer Chief Building Official		

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
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Exploration are properly incorporated and utilized in the project design.				
7. Greenhouse Gas Emissions				
7-1 The following requirements shall be noted on project improvement plans, subject to review and approval by the City of Sacramento Community Development Department: Each dwelling unit shall be constructed to include an electric vehicle (EV) ready parking space, consistent with SMAQMD BMP 2 Standards.	Prior to the approval of project improvement plans	City of Sacramento Community Development Department		
14. Tribal Cultural Resources				
13-1 Due to the cultural sensitivity of the project area, the following mitigation measure is intended to address the potential for buried tribal cultural resources (TCRs) that may be unearthed during ground disturbing activities. A minimum of seven days prior to beginning earthwork, clearing and grubbing, or other soil disturbing activities, the applicant shall notify lead agency of the proposed earthwork start-date. The lead agency shall contact the consulting Native American tribes (Tribes) with the proposed earthwork start-date and a Tribal Representative or Tribal Monitor shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity, or as appropriate for the type and size of project. During this inspection, a Tribal Representative or Tribal Monitor may provide an on-site meeting for construction personnel information on TCRs and workers awareness brochure. If any TCRs are encountered during this initial inspection, or during any subsequent construction activities, work shall be suspended within 100 feet of the find and the measures included in the Inadvertent/Unanticipated Discoveries Mitigation Measure [MM 13-2] shall be implemented. Preservation in place is the preferred alternative under CEQA and every effort must be made to preserve the resources in place, including through project redesign.	A minimum of seven days prior to beginning earthwork, clearing and grubbing, or other soil disturbing activities	Tribal Representative or Tribal Monitor		

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
13-2 <i>The contractor shall implement any measures deemed by CEQA lead agency (The City) to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid Native American Monitor during ground disturbing activities.</i> <i>In the Event that Tribal Cultural Resources are Discovered During Construction, Implement Procedures to Evaluate Tribal Cultural Resources and Implement Avoidance and Minimization Measures to Avoid Significant Impact.</i> <i>If archaeological resources, or tribal cultural resources, are encountered in the project area during construction, the following performance standards shall be met prior to continuance of construction and associated activities that may result in damage to or destruction of tribal cultural resources:</i> <i>Each resource will be evaluated for California Register of Historical Resources (CRHR) eligibility through application of established eligibility criteria (California Code of Regulations 15064.636), in consultation with consulting Native American Tribes.</i> <i>If a tribal cultural resource is determined to be eligible for listing on the CRHR, the City will avoid damaging effects to the resource in accordance with California PRC Section 21084.3, if feasible. If the City determines that the project may cause a significant impact to a tribal cultural resource, and measures are not otherwise identified in the consultation process, the following are examples of mitigation capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to the resource. These measures may be considered to avoid or minimize significant adverse impacts and constitute the standard by which an impact conclusion of less-than significant may be reached:</i>	During construction activities	City of Sacramento Community Development Department Native American Representatives		

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
• <i>Avoid and preserve resources in place, including, but not limited to, planning construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.</i> • <i>Treat the resource with culturally appropriate dignity taking into account the Tribal cultural values and meaning of the resource, including, but not limited to, the following:</i> ○ <i>Protect the cultural character and integrity of the resource.</i> ○ <i>Protect the traditional use of the resource.</i> ○ <i>Protect the confidentiality of the resource.</i> ○ <i>Establish permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or using the resources or places.</i> ○ <i>Rebury the resource in place.</i> ○ <i>Protect the resource.</i> <i>Avoidance and preservation in place is the preferred manner of mitigating impacts to tribal cultural resources and archaeological resources and will be accomplished, if feasible, by several alternative means, including:</i> • <i>Planning construction to avoid tribal cultural resources, archaeological sites and/or other resources; incorporating sites within parks, green-space or other open space; covering archaeological sites; deeding a site to a permanent conservation easement; or other preservation and protection methods agreeable to consulting parties and regulatory authorities with jurisdiction over the activity.</i> • <i>Recommendations for avoidance of tribal cultural resources and Native American archaeological sites will be reviewed by the City representative, interested culturally affiliated Native American Tribes and other appropriate agencies, in</i>				

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<i>light of factors such as costs, logistics, feasibility, design, technology and social, cultural and environmental considerations, and the extent to which avoidance is consistent with project objectives. Avoidance and design alternatives may include realignment within the project area to avoid cultural resources, modification of the design to eliminate or reduce impacts to cultural resources or modification or realignment to avoid highly significant features within a cultural resource.</i> <i>Native American Representatives from interested culturally affiliated Native American Tribes will be allowed to review and comment on these analyses and shall have the opportunity to meet with the City representative and its representatives who have technical expertise to identify and recommend feasible avoidance and design alternatives, so that appropriate and feasible avoidance and design alternatives can be identified.</i> <i>If the discovered resource can be avoided, the construction contractor(s), will install protective fencing outside the site boundary, including a 100-foot buffer area, before construction restarts. The boundary of a tribal cultural resource or a Native American archaeological site will be determined in consultation with interested culturally affiliated Native American Tribes and such Tribes will be invited to monitor the installation of fencing. Use of temporary and permanent forms of protective fencing will be determined in consultation with Native American Representatives from interested culturally affiliated Native American Tribes.</i> <i>The construction contractor(s) will maintain the protective fencing throughout construction to avoid the site during all remaining phases of construction. The area will be demarcated as an "Environmentally Sensitive Area".</i> <i>Native American Representatives from interested culturally affiliated Native American Tribes and the City representative will also consult to develop measures for long term management of any discovered tribal cultural</i>				

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
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<i>resources. Consultation will be limited to actions consistent with the jurisdiction of the City and taking into account ownership of the subject property. To the extent that the City has jurisdiction, routine operation and maintenance within tribal cultural resources retaining tribal cultural integrity shall be consistent with the avoidance and minimization standards identified in this mitigation measure.</i> <i>To implement these avoidance and minimization standards, the following procedures shall be followed in the event of the discovery of a tribal cultural resource:</i> <i>If any tribal archaeological resources or Native American materials, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or Native American architectural remains or articulated or disarticulated human remains are discovered on the project site, work shall be suspended within 100 feet of the find (based on the apparent distribution of cultural resources), and the construction contractor shall immediately notify the project's City representative.</i> <i>The City shall coordinate the investigation of the find with a qualified (meeting the Secretary of the Interior's Qualification Standards for Archaeology) archaeologist approved by the City and with one or more interested culturally affiliated Native American Tribes that respond to the City's invitation. As part of the site investigation and resource assessment, the City and the archaeologist shall consult with interested culturally affiliated Native American Tribes to assess the significance of the find, make recommendations for further evaluation and treatment as necessary and provide proper management recommendations should potential impacts to the resources be determined by the City to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the City representative by the qualified archaeologist. These</i>				

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<i>recommendations will be documented in the project record. For any recommendations made by interested culturally affiliated Native American Tribes which are not implemented, a justification for why the recommendation was not followed will be provided in the project record.</i> <i>The City shall consider management recommendations for tribal cultural resources, including Native American archaeological resources, that are deemed appropriate, including resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, preservation in place or other measures. The contractor shall implement any measures deemed by the City to be necessary and feasible to avoid or minimize significant impacts to the cultural resources. These measures may include inviting an interested culturally affiliated Native American Tribe to monitor ground-disturbing activities whenever work is occurring within 100 feet of the location of a discovered tribal cultural resource or Native American archaeological site.</i> <i>If an adverse impact to tribal cultural resources, including Native American archaeological resources, occurs then consultation with interested culturally affiliated Tribes regarding mitigation contained in the Public Resources Code sections 21084.3(a) and (b) and CEQA Guidelines section 15370 shall occur, in order to identify mitigation for the impact.</i> 13-3 Implement Procedures in the Event of the Inadvertent Discovery of Native American Human Remains. <i>If an inadvertent discovery of Native American human remains is made at any time during project-related construction activities or project planning, the City will implement the procedures listed above in Mitigation Measure 13-1. The following performance standards shall be met prior to implementing or continuing actions such as construction, that may result in damage to or destruction of human</i>	During project-related construction activities or project planning	City of Sacramento Community Development Department Sacramento County Coroner		

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<i>remains: In accordance with the California Health and Safety Code, if human remains are encountered during ground-disturbing activities, the City shall immediately halt potentially damaging excavation in the area of the burial and notify the Sacramento County Coroner and a professional archaeologist to determine the nature of the remains. The Coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or State lands (California Health and Safety Code Section 7050.5[b]). If the Coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (California Health and Safety Code Section 7050[c]). After the Coroner's findings have been made, the archaeologist and the NAHC-designated Most Likely Descendant (MLD), in consultation with the landowner, shall determine the ultimate treatment and disposition of the remains. The responsibilities of the City for acting upon notification of a discovery of Native American human remains are identified in California PRC Section 5097.9 et seq.</i> <i>If the human remains are of historic age and are determined to be not of Native American origin, the City will follow the provisions of the California Health and Safety Code Section 7000 (et seq.) regarding the disinterment and removal of non-Native American human remains.</i>		NAHC		