

## RESOLUTION NO. 2016-0337

Adopted by the Sacramento City Council

September 27, 2016

### **ADOPTING FINDINGS OF FACT AND APPROVING THE WESTSHORE - LOT E PROJECT LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF EL CENTRO ROAD AND NATOMAS CENTRAL DRIVE (P15-032) (APN: 225-2350-003-0000)**

#### **BACKGROUND**

- A. On August 11, 2016, the Planning and Design Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Westshore – Lot E project.
- B. On September 27, 2016, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.812.030(B)(1)(2), and (3) (publication, posting, and mail), and received and considered evidence concerning the Westshore – Lot E project.

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

Section 1. Based on the verbal and documentary evidence received at the hearing on the Westshore – Lot E project, the City Council approves the project based on the findings of fact and subject to the conditions of approval as set forth below.

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

#### **A. Findings of Fact related to the Natomas Central (P04-173) Mitigated Negative Declaration and Mitigation Monitoring Plan for the Project (CEQA Guidelines section 15162) and conditions of approval:**

- 1. The City Councils finds as follows:
  - a. On October 25, 2005, pursuant to the California Environmental Quality Act (Public Resources Code §21000 *et seq.* (“CEQA”), the CEQA Guidelines (14 California Code of Regulations §15000 *et seq.*), and the City of Sacramento environmental guidelines, the City Council approved the mitigated negative declaration (MND) and a mitigation monitoring program and approved the Natomas Central Planned Unit Development (Project).

- b. The Westshore – Lot E (Project Modification) proposes to modify the previously approved Project as follows: a proposal for the development of 46 single-unit dwellings on 8.4± acres in the proposed Single-Unit or Duplex Dwelling zone (R-1A) within the Natomas Central Planned Unit Development (PUD).
  - c. Staff has determined that the proposed changes to the original Project did not require the preparation of a subsequent negative declaration.
2. The City Council has reviewed and considered the information contained in the previously adopted MND for the Project, and all oral and documentary evidence received during the hearing on the Project Modification. The City Council has determined that the previously adopted MND constitutes an adequate, accurate, objective, and complete review of the proposed Project Modification and finds that no additional environmental review is required based on the reasons set forth below:
- a. No substantial changes are proposed by the Project Modification that will require major revisions of the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
  - b. No substantial changes have occurred with respect to the circumstances under which the Project Modification will be undertaken which will require major revisions to the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
  - c. No new information of substantial importance has been found that shows any of the following:
    - i. The Project Modification will have one or more significant effects not discussed in the previously adopted MND;
    - ii. Significant effects previously examined will be substantially more severe than shown in the previously adopted MND;
    - iii. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Project Modification; or

- iv. Mitigation measures which are considerably different from those analyzed in the previously adopted MND would substantially reduce one or more significant effects on the environment.
  3. The mitigation monitoring program for the Project shall apply to the Project Modification, and the mitigation measures shall be implemented and monitored as set forth in the program, based on the following findings of fact:
    - a. The mitigation monitoring program has been adopted and implemented as part of the Project;
    - b. The mitigation monitoring plan meets the requirements of CEQA section 21081.6 and CEQA Guidelines section 15074.]
  4. 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 the State EIR Guidelines adopted pursuant thereto.
  5. The documents and other materials that constitute the record of proceedings upon which the Planning and Design Commission has based its decision are located in the City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Boulevard, Sacramento, CA 95811-0218. The custodian of these documents and other materials is the Community Development Department, Environmental Planning Services.
- B.** The **Tentative Map** to subdivide 8.4 ± acres into forty-six (46) single-unit dwelling lots, three (3) private drive lots, and two (2) landscape lots in the proposed R-1A-PUD zone is **approved** based on the following findings:
1. None of the conditions described in Government Code section 66474 exist with respect to the proposed subdivision as follows:
    - a. The proposed map is consistent with the proposed General Plan, all applicable community and specific plans, Title 16 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, all applicable community and specific plans, Title 16 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 avoidably 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 proposed General Plan, all applicable community and specific plans, Title 16 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5).
  3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6).
  4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).
  5. The City has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

**C.** The **Site Plan and Design Review** with deviations for lot depth for the tentative map and the development of forty-six (46) single-unit dwellings is **approved** based on the following findings:

1. The design, layout, and physical characteristics of the proposed development are consistent with the proposed general plan and any applicable specific plan or transit village plan, in that: the development is consistent with the general plan goals and policies within the Suburban Neighborhood Medium Density designation and the project assists in providing a mix of housing types for diversity in market rate housing.

2. The design, layout, and physical characteristics of the proposed development are consistent with the purpose and intent of the applicable design guidelines and development standards, in that: the development is consistent with the single family residential design principles and the PUD guidelines, and the proposed project will maintain the character and quality of this neighborhood, consistent with the goals of the design principles.
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: the project has been analyzed by City departments and it is determined that 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.
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood, in that: the project will provide market rate single-unit dwelling units that are compatible with the size and height of the existing dwellings in the area.
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 staff recommends that the project, to the extent possible, incorporate green building methods in the construction of the proposed structures.
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 1) the proposed development is compatible with other uses found in the surrounding neighborhood, and 2) the project will provide adequate parking for the proposed single-unit dwellings and their guests.

**D. The 200-Year Flood Protection:**

1. The project site is within an area for which the local flood management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood protection system that will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood hazard zone, intended to be protected by the system, as demonstrated by 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 accepted by City Council Resolution No. 2016-0226 on June 21, 2016.

### **Conditions Of Approval**

- B.** The **Tentative Map** to subdivide 8.4 ± acres into forty-six (46) single-unit dwelling lots, three (3) private drive lots, and two (2) landscape lots in the proposed R-1A-PUD is **approved** subject to the following Conditions of Approval:

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P15-032). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.**

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

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City 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**

- B1.** In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments (if any), Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments (if any), Zoning changes, and the Development Agreement;
- B2.** The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated by Resolution No. 2002-373 on June 11, 2002, and shall execute any and all agreements, which may be required in order to implement this condition;

- B3. Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento;
- B4. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P04-173) to the satisfaction of the Planning Director and Department of Public Works;
- B5. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P04-173);
- B6. The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard;
- B7. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement;
- B8. Show all existing and proposed/required easements on the Final Map;
- B9. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering, easement shall be conveyed to and reserved from all appropriate Parcels, at no cost, at the time of sale or other conveyance of either parcel.
- B10. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service;
- B11. Multiple Final Maps may be recorded. Prior to recordation of any Final Map all infrastructure/improvements necessary for the respective Final Map must be in place to the satisfaction of the Departments of Utilities, and Department of Public Works. Improvements shall be designed and constructed to City standards in place at the time that each subsequent final map is recorded. Improvements required for subsequent maps will be determined by the City for each of those maps.
- B12. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Department of Public Works, Plan Check Engineer at 808-

7754 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible;

**Department of Public Works: Streets (Anis Ghobril, PW, 808-5367)**

- B13. 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;
- B14. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the map shall be designed and constructed to City standards;
- B15. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the city code and standards adopted in and for the North Natomas Community Plan. Improvements required shall be determined by the City, but at a minimum, streets shall include half-streets and at least one travel lane in each direction.
- B16. Dedicate and construct Street 1 as a standard residential section (53-foot) to the satisfaction of the Department of Public Works. Street 1 shall be constructed with no sidewalk adjacent to Natomas Central Drive. The applicant shall provide a pedestrian connection to the existing sidewalk along Natomas Central Drive and dedicate the appropriate pedestrian easements on the Final Map;
- B17. The applicant shall remove any existing driveways that are not intended for use with the proposed project and reconstruct the full frontage improvements to the satisfaction of the Department of Public Works.
- B18. The applicant shall construct an EVA access in the vicinity of Lot 1 and across Lot B to Natomas Central Drive. The EVA access shall have standard curb cuts on both Street 1 and Natomas Central Drive to the satisfaction of the Department of Public Works. The EVA access shall be constructed with a drivable surface and equipped with a sliding gate with a locking mechanism acceptable to the Fire Department.
- B19. The City may, at its discretion, 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 humps, additional 4-way intersections, etc. to the satisfaction of the Department of Public Works.



- B20. 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;
- B21. Developer is required to install permanent street signs to the satisfaction of the Department of Public Works;
- B22. The applicant shall make provisions for bus stops, shelters, etc. to the satisfaction of Regional Transit and the Department of Public Works;
- B23. 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.

**PRIVATE/PUBLIC UTILITIES:** (John Yu, SMUD) & (Amandeep Singh, SASD, 876-6278)

- B24. Dedicate a 10-foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public street right of ways;
- B25. Dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication and a minimum of 10-feet adjacent thereto as a PUE for underground facilities and appurtenances.
- B26. Maintain existing easements adjacent to El Centro Road and Natomas Central Drive.
- B27. If any existing facilities need to be relocated or removed the developer will need to work with SMUD and this would be billable to the customer.
- B28. Developer to comply with SMUD requirements, i.e. panel size/location, clearances from SMUD equipment, transformer location and service conductors.
- B29. Structural setback must be a minimum of 14-feet from the edge of Road R.O.W. Structural setbacks of less than 14-feet may create clearance issues with SMUD facilities and the facilities of other utilities.
- B30. To maintain adequate trench integrity, building foundations must have a minimum horizontal clearance of 5-feet from any SMUD trench. Developer to verify with other utilities (Gas, Telephone, etc.) for their specific clearance requirements.

- B31. SMUD equipment shall be accessible to a 26,000 Pound service vehicle in all weather. SMUD equipment shall be no further than 15-feet from a drivable surface. The drivable surface shall have a minimum width of 20-feet.
- B32. Dedicate all common areas excluding structures and pools as public utility easements;
- B33. Prior to recordation of the Final Map, Natomas Central Mutual Water Company shall be notified of map processing. Also, all assessments due on the property shall be paid and if the land use is other than agricultural, severance from the company is required. Pursuant to Company by-laws, severance from the Company requires execution of a stock cancellation agreement with Natomas Central Mutual Water Company, and severance fees must be paid.
- B34. Connection to the SASD sewer system shall be required to the satisfaction of SASD for each of the newly created Lots. SASD Design Standards apply to any on-site and off-site sewer construction.
- B35. Each parcel with a sewage source shall have a separate connection to the SASD public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or the SASD public sewer line.
- B36. Developing this property will require the payment of sewer impact fees. Impact fees shall be paid prior to filing and recording the Final map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

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

- B37. All turning radii for fire access shall be designed as 35' inside and 55' outside. CFC 503.2.4.
- B38. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead). CFC 503.2.5.
- B39. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3.
- B40. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C105.

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

- B41. Two points of service connection for the water distribution system for this subdivision is required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual or as approved by the Department of Utilities (DOU).
- B42. Dedicate an easement for the proposed public water main that may be located under Lot B (Landscape Lot) or the proposed 40' EVA to the satisfaction of the Department of Utilities and City Attorney.
- B43. Per City Code 13.04.230, no permanent structures (included but not limited to trees, concrete pavements, patios, etc.) shall be constructed on top of water or drainage pipelines or anywhere within the associated utility easements, unless approved by the director upon execution of a hold harmless agreement approved by the City Attorney. Therefore, prior to issuance of the Tentative Map, the applicant shall execute a hold harmless agreement for improvements placed on top of the existing water main and/or storm drainage main under Lot B or the 40'EVA easement.
- B44. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if appropriate DOU Development Review and Field staff have reviewed the proposed number of taps and associated location and have no issues or concerns. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.
- B45. Construct water pipes and appurtenances, construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in all internal streets shown on the Tentative Subdivision Map. The construction shall be to the satisfaction of the DOU and Sacramento Area Sewer District (SASD).
- B46. Prior to or concurrent with the submittal of the improvement plans, the applicant shall provide 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 is required for this project. Contact the DOU Water CIP Section (916-808-1400) for the pressure boundary conditions to be used in the water study.
- B47. No public water or drainage facilities is allowed within the private drives (Lot C, Lot D and Lot E).

- B48. The applicant shall provide a project specific drainage analysis for review and approval by the DOU. The drainage analysis shall be developed using the existing Master Drainage Study for the project area. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage analysis shall include an overland flow release map for the proposed project. The 10-year HGL shall be no higher than 6 inches below the lowest drop inlet (DI). The 10-year and 100-year HGL's shall be shown on the improvement plans and shall be approved by the DOU. The applicant is advised to contact the Department of Utilities Sewer and Drainage CIP section at 808-1400 for any drainage related requirements.
- B49. The finish floor elevation shall conform to the latest standards and shall be approved by the DOU.
- B50. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
- B51. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- B52. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- B53. 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. Since the project is in an area served by an existing regional water quality control facility, only source control measures are required. Improvement plans must include the source controls measures selected for the site. Refer to "Stormwater Quality Design Manual for the Sacramento and South Placer Regions (May 2007)" Chapter 4 for appropriate source control measures.

**PARKS:** (Mary de Beauvieres, Parks, 808-8722)

B54. The Westshore Lot E Tentative Subdivision Map project is included within the boundaries of the Natomas Central Planned Unit Development, PUD (P04-173). The applicant for this project shall provide proof that all of the applicable conditions for the Natomas Central project have been met prior to recording the map for Lot E. These obligations include but are not limited to compliance with City Code, Title 16, 16.64 Park Dedication/In Lieu Fees and annexation to Community Facilities District 2002-02, Neighborhood Park Maintenance CFD.

**Miscellaneous**

B55. Form a Homeowner's Association or annex into the existing HOA. CC&R's shall be approved by the City and recorded assuring maintenance of private drives (Lots C, D and E). The Homeowner's Association shall maintain all private drives, common landscaping Lots (A and B) and masonry walls within this map boundary.

B56. The applicant shall work with Public Works on the feasibility of an 8' trail connection between Street '1' and Natomas Central Drive, as well as a curb-cut connection for bicycles to access Natomas Central Drive. The installation of these potential connections shall be to the satisfaction of the Department of Public Works.

**ADVISORY NOTES:**

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

B57. Comply with Ch. 16.32.160 of the City Code regarding Master Parcel Map, Ordinance No.95-013, Dated March 1995;

B58. Prior to the issuance of any building permits, provide the City with a copy of the certificate of payment of school fees for the applicable school district(s);

B59. The applicant shall pay a Park Development Impact Fee (PIF), due at the time of issuance of building permit. The Park Development Impact Fee for single family homes is currently \$5,962. 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. The fees are adjusted for inflation on July 1<sup>st</sup> of each year.

B60. K Hovnanian Homes may have Park Development Impact Fee Credits that it may utilize for homes to be constructed on these lots from its construction of Fisherman's Lake and Swainson's Hawk Parks.

- B61. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.
- B62. The applicant is responsible for obtaining all necessary permits, easements and approvals from federal, state and local agencies, and private landowners for the construction of this project.
- B63. Lot B shall have a separate street tap for a metered irrigation service that shall be maintained by the HOA.
- B64. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.
- B65. The proposed project is located in the Special Flood Hazard Area (SFHA), designated as Zone A99 on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) dated June 16, 2015. Within the A99 zone, there are no requirements to elevate or flood proof. However, the applicant will be required to record a Hold Harmless Agreement regarding risk of flooding.
- B66. The applicant is responsible for obtaining all necessary permits, easements and approvals from federal, state and local agencies, and private landowners for the construction of this project.
- C.** The **Site Plan and Design Review** with deviations for lot depth for the tentative map and the development of forty-six (46) single-unit dwellings is **approved** subject to the following Conditions of Approval:
- C1. The applicant shall obtain all necessary building permits and encroachment permits prior to commencing construction. Building permits shall not be issued unless the Final Map has been approved.
- C2. A model home/temporary sales office application and approval will be required for any model homes or temporary sales trailer.
- C3. The project shall be constructed per approved plans and shall be consistent with the attached exhibits.
- C4. The building exterior elevations shall have a consistency of detail and quality as indicated on the approved plans and attached exhibits.
- C5. Any change in the design, materials, or colors shall be submitted to the Planning staff for review and approval, and may require additional entitlements.

- C6. Elevations for the house plans shall be as follows:
- a. Elevation A – Spanish style elevations provide: concrete ‘S’ roof tiles; plaster corbel details; faux tile vents at gable ends; exterior plaster finish; decorative shutters; exterior plaster window trim; and a sectional garage door.
  - b. Elevation B – Craftsman style elevations provide: concrete flat roof tiles; 2x6 painted fascia; exterior plaster finish; exterior plaster window trim; board and batt at gable ends; shake siding; stone veneer; decorative shutters; and sectional garage door.
  - c. Elevation C – Cottage style elevations provide: concrete flat roof tiles; 2x6 painted fascia; horizontal siding at gable ends; exterior plaster finish; exterior plaster window trim; decorative shutters; stone veneer finish; plaster corbels at entry; and sectional garage door.
- C7. The “alternate” corner elevations shall be provided for any side elevation that faces a public or private street.
- C8. Provide decorative raised panel front door and decorative sectional paneled garage doors per the approved plans.
- C9. New HVAC units shall be ground mounted and shall not be visible from any street or pedestrian views. No roof mounted HVAC allowed.
- C10. This approval is for 46 lots within the Natomas Central PUD. Any increase in the number of lots or any modification to the location of the lots specified for these house plans will require additional entitlements.
- C11. The applicant shall comply with the previously approved Mitigation Monitoring Plan (P04-173) on file at the Planning Division.
- C12. Prior to the issuance of a building permit, the applicant shall submit a Transportation Management Plan for review and approval by the City’s Alternative Modes Coordinator and Planning Director or show compliance with an existing AQTMP.
- C13. All of the house plans submitted and approved with this application shall be actively marketed and offered for sale within the subdivision/village(s) covered by this approval (P15-032).
- C14. Plot plans consistent with the Final Map (P15-032) shall be submitted to the Building Division demonstrating compliance with setbacks and lot coverage (including the use of allowances/incentives as specified in the PUD Guidelines) for all lots included in this

approval. All building elevations shall demonstrate compliance with roof pitch and enhancement requirements as specified in the Natomas Central PUD guidelines.

**Police:**

C15. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K.

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Adopted by the City of Sacramento City Council on September 27, 2016, by the following vote:

Ayes: Members Ashby, Carr, Guerra, Hansen, Harris, Jennings, Schenirer, and Mayor Johnson

Noes: None

Abstain: None

Absent: Member Warren

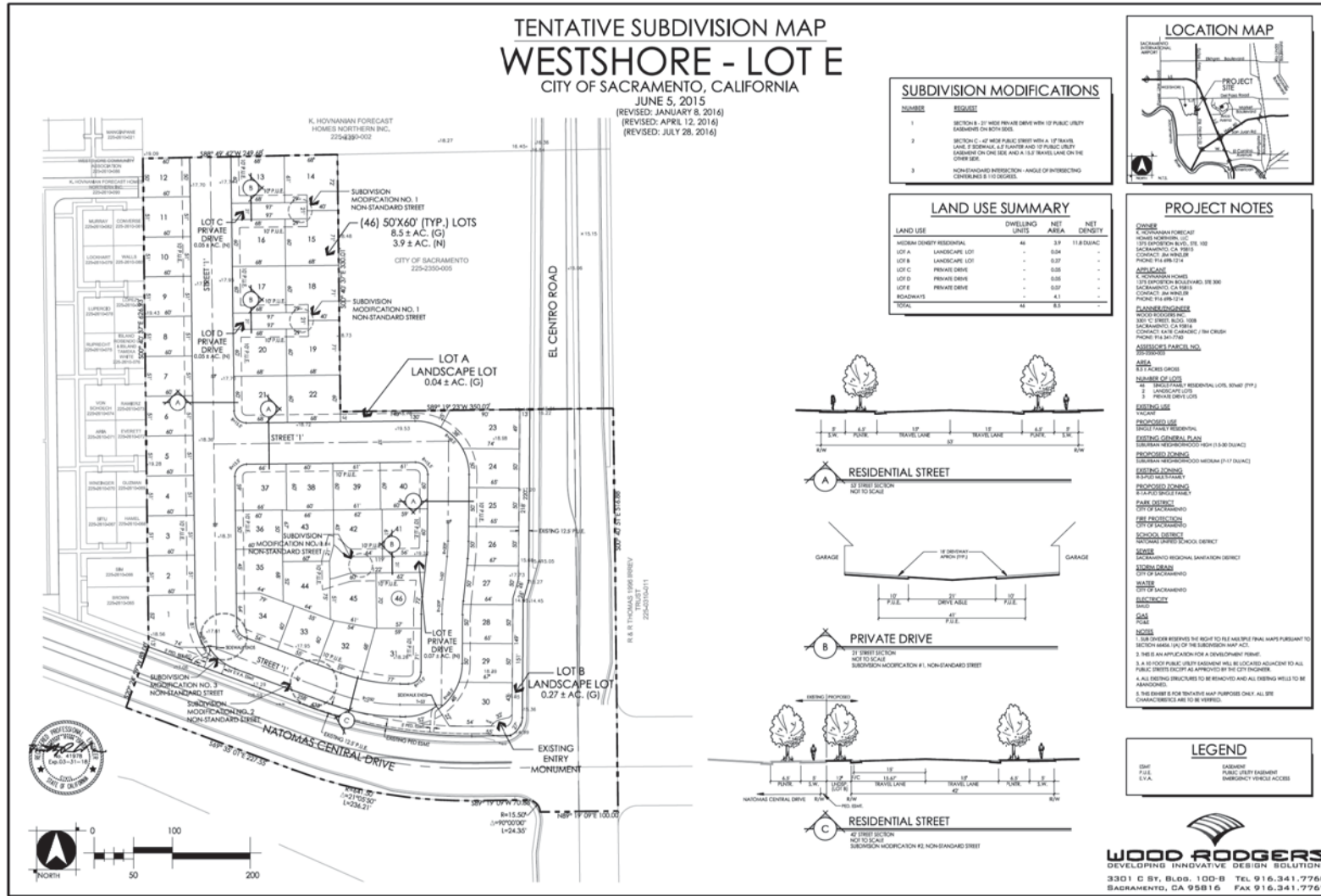
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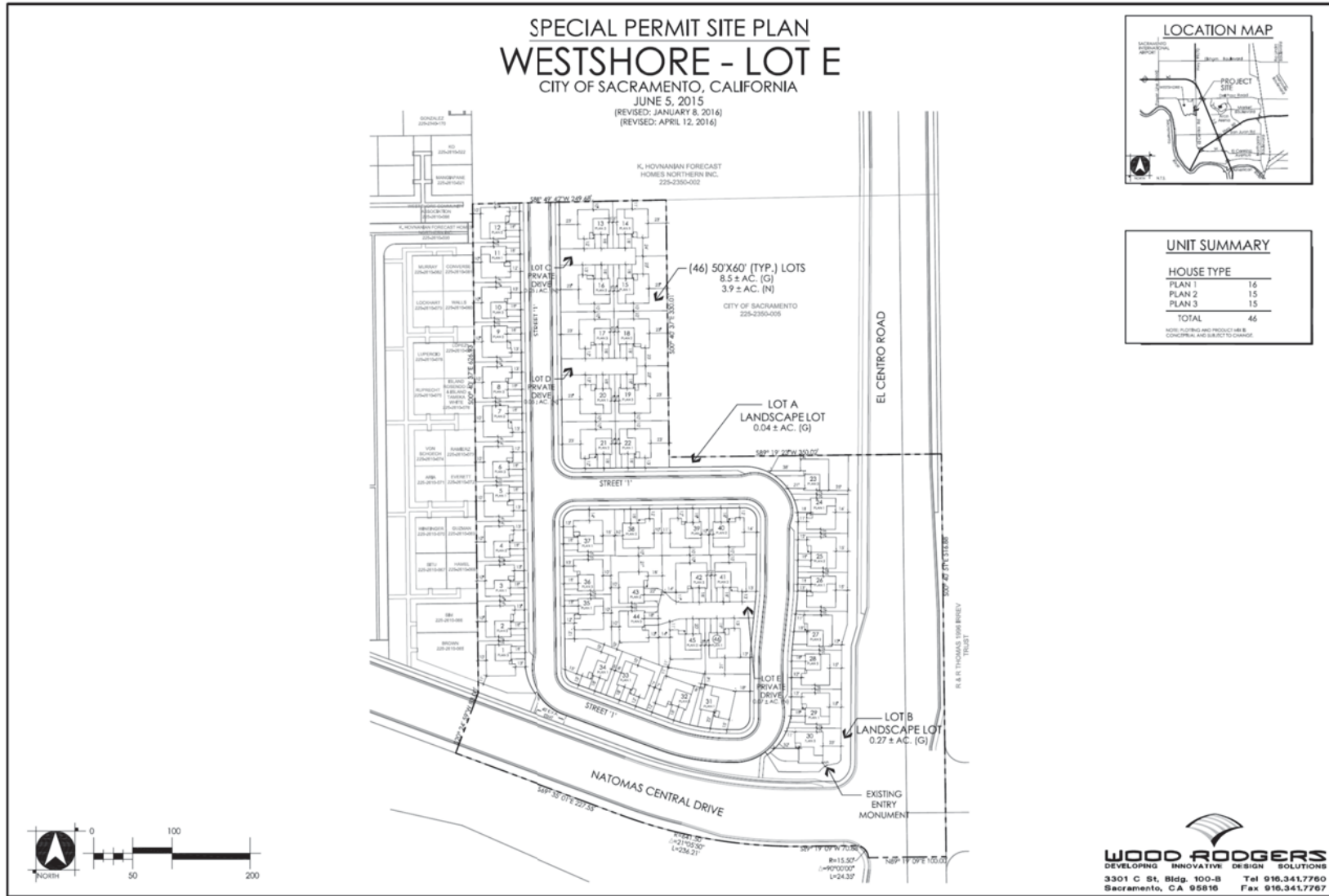
**Shirley Concolino**  
Digitally signed by Shirley Concolino  
DN: cn=Shirley Concolino, o=City of Sacramento, ou=City Clerk, email=sconcolino@cityofsacramento.org, c=US  
Date: 2016.10.21 15:26:48 -07'00'

Shirley Concolino, City Clerk



Exhibit A: Tentative Subdivision Map



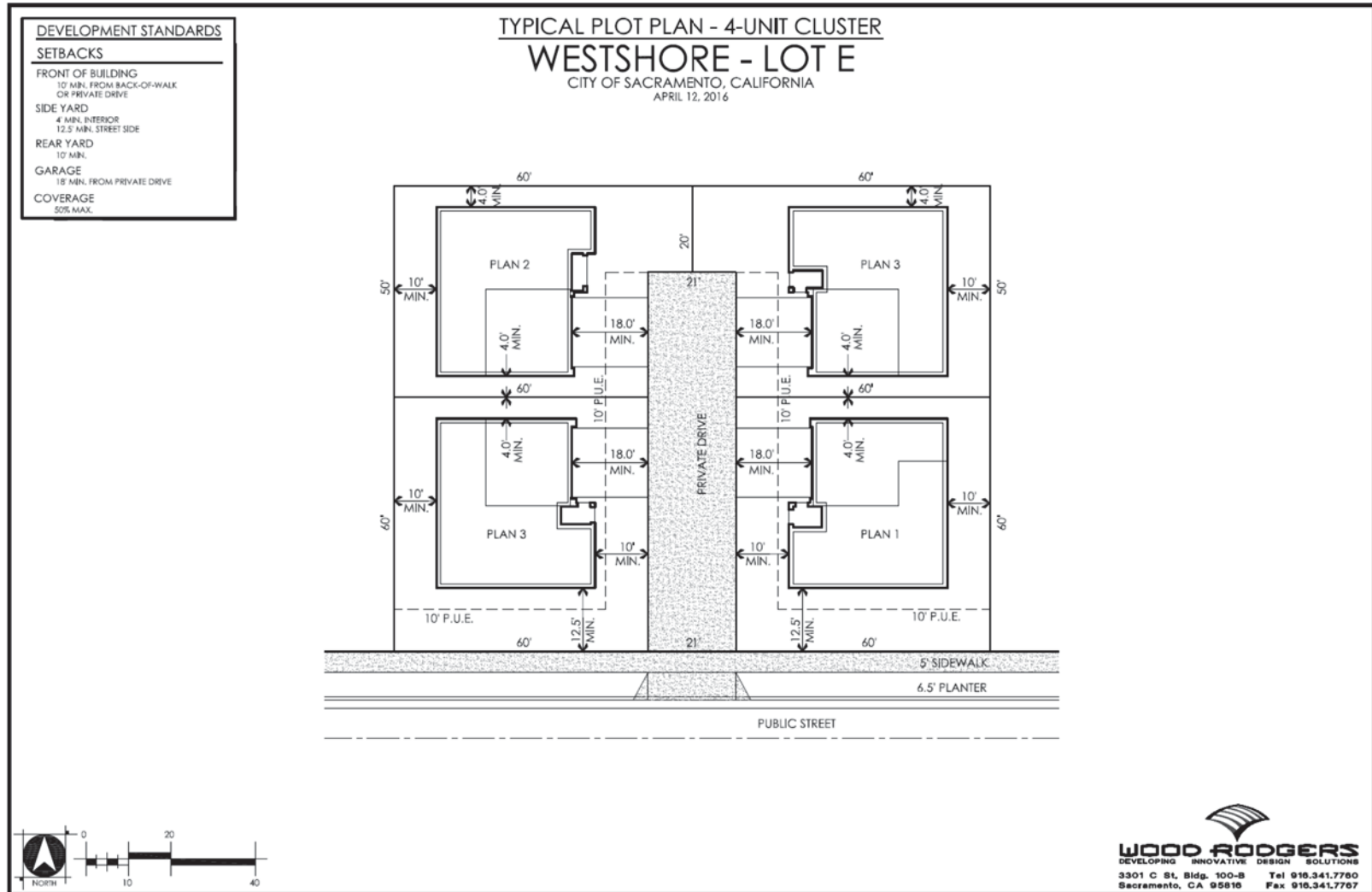




  
**WOOD RODGERS**  
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
 3301 C St. Bldg. 100-B Tel 916.341.7760  
 Sacramento, CA 95816 Fax 916.341.7767

PARKING PLAN, WESTSHORE, LOT E - SHEET 3

Exhibit D: Typical Plot Plans



J:\1000-s\1117-Natomas-Central\Natomas-Central\Westshore\Natomas-Central\Westshore-LotE\Planning\Exhibits\Typical Plot Plans-LotE.dwg 8/24/2016 4:38 PM Sarah Butler

**DEVELOPMENT STANDARDS**

**SETBACKS**

**FRONT OF BUILDING**  
10' MIN. FROM BACK-OF-WALK  
OR PRIVATE DRIVE

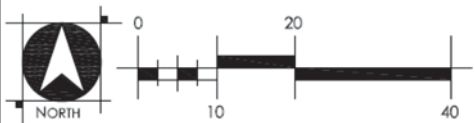
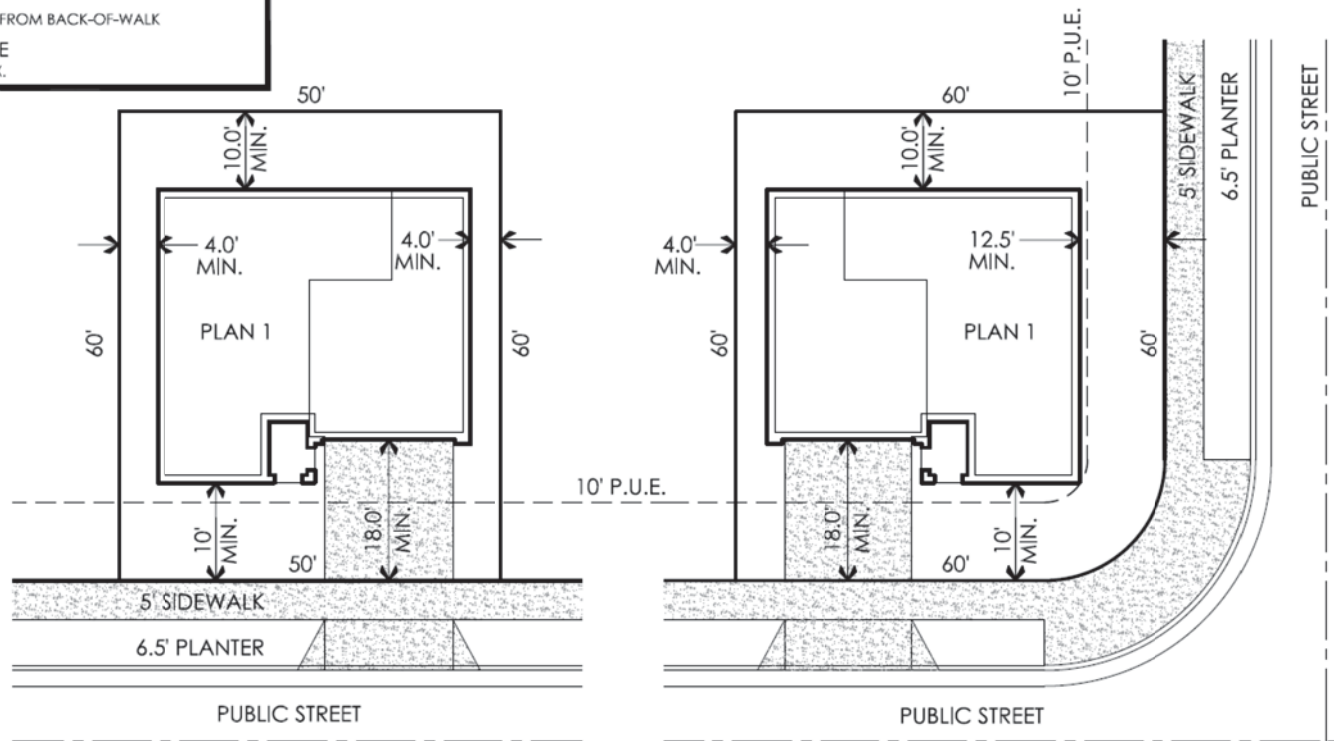
**SIDE YARD**  
4' MIN. INTERIOR  
12.5' MIN. STREET SIDE

**REAR YARD**  
10' MIN.

**GARAGE**  
18' MIN. FROM BACK-OF-WALK

**COVERAGE**  
50% MAX.

**TYPICAL PLOT PLAN**  
**STANDARD LOT - PLAN 1**  
**WESTSHORE - LOT E**  
CITY OF SACRAMENTO, CALIFORNIA  
APRIL 12, 2016



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Sacramento, CA 95816 Fax 916.341.7767

s:\1000-s\1117-Natomas-Central\NatomasCentral\_Westshore\NatomasCentralWestshore-LotE\Planning\Exhibits\PlotPlans-LotE.dwg 8/24/2016 4:37 PM Sarah Butler

**DEVELOPMENT STANDARDS**

**SETBACKS**

**FRONT OF BUILDING**  
10' MIN. FROM BACK-OF-WALK  
OR PRIVATE DRIVE

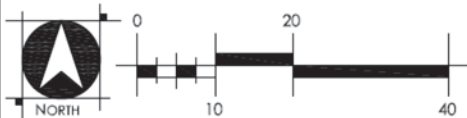
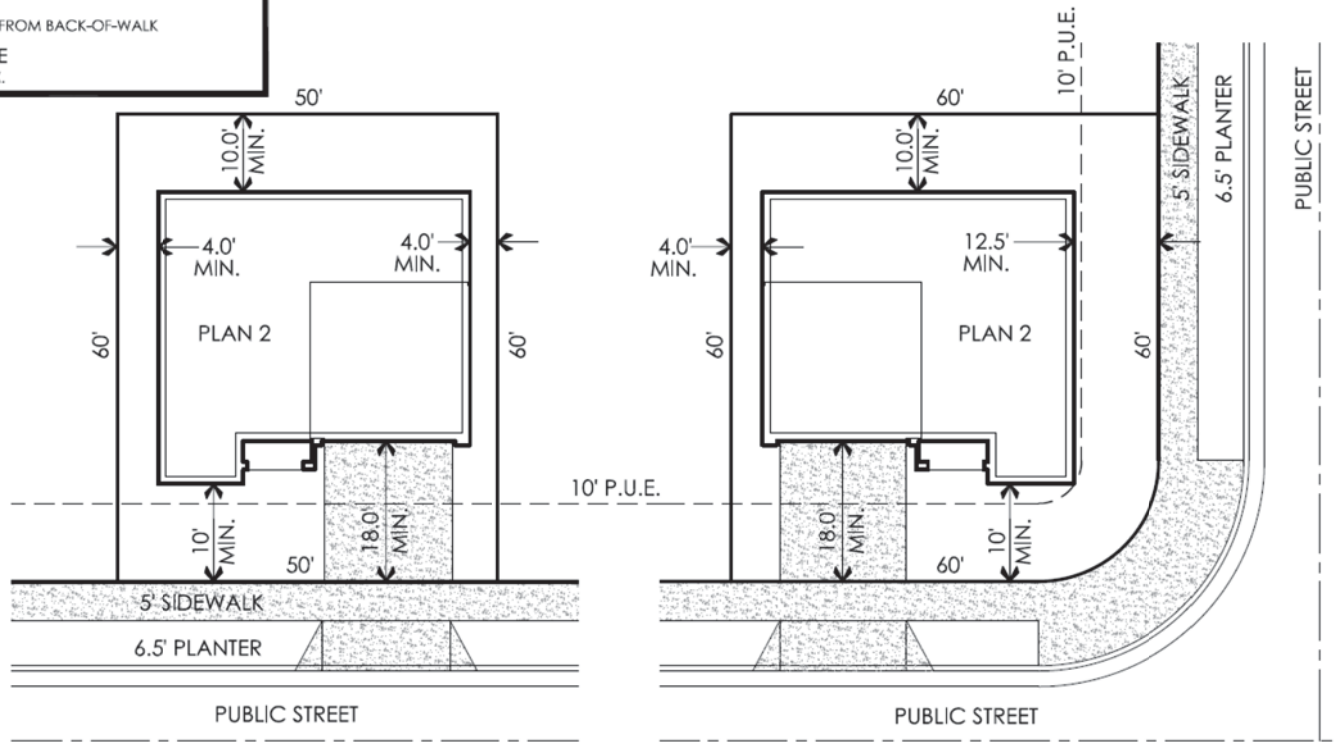
**SIDE YARD**  
4' MIN. INTERIOR  
12.5' MIN. STREET SIDE

**REAR YARD**  
10' MIN.

**GARAGE**  
18' MIN. FROM BACK-OF-WALK

**COVERAGE**  
50% MAX.

**TYPICAL PLOT PLAN**  
**STANDARD LOT - PLAN 2**  
**WESTSHORE - LOT E**  
CITY OF SACRAMENTO, CALIFORNIA  
APRIL 12, 2016



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Sacramento, CA 95816 Fax 916.341.7767

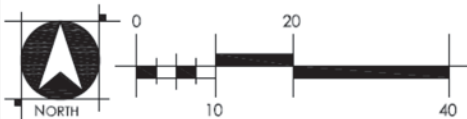
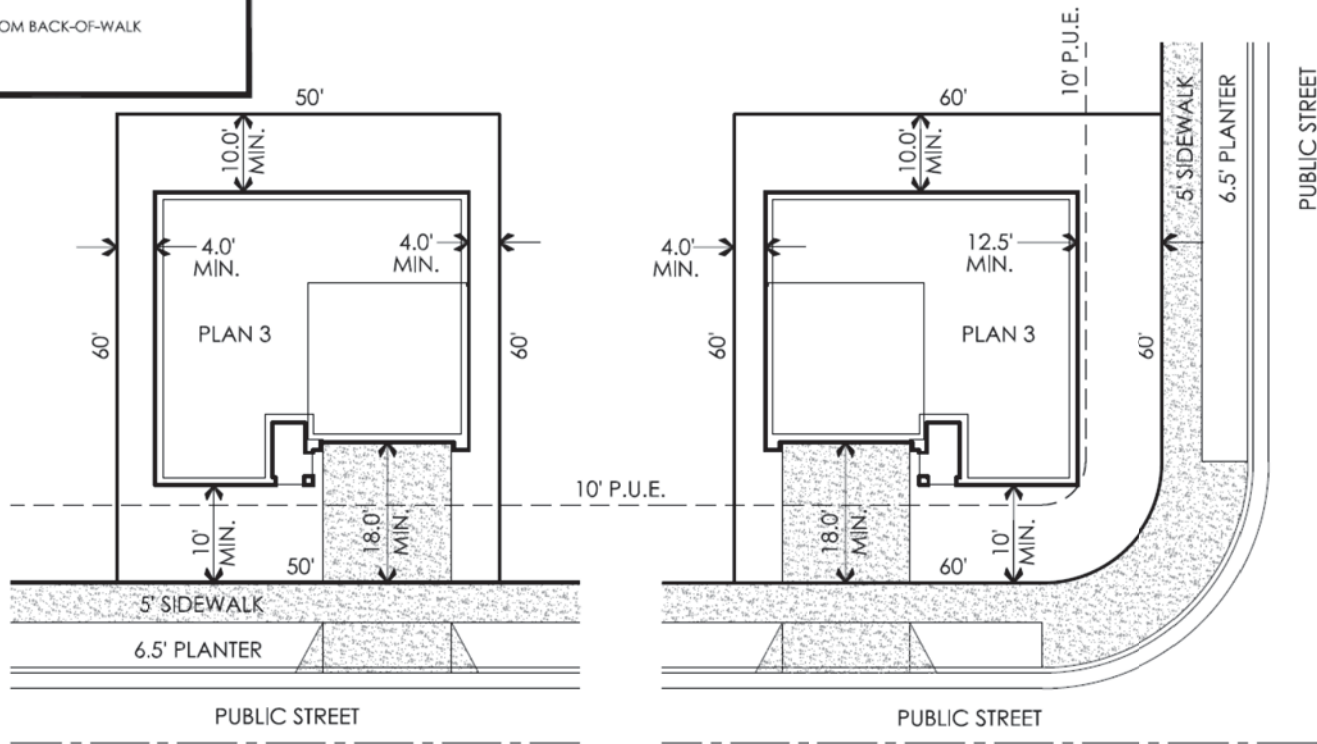
J:\1000-s\1117-Natomas-Central\NatomasCentral\Westshore-Lot E\Planning\Exhibits\PlotPlans-Lot E.dwg 8/24/2016 4:37 PM Sarah Butler

**DEVELOPMENT STANDARDS**

**SETBACKS**

- FRONT OF BUILDING  
10' MIN. FROM BACK-OF-WALK  
OR PRIVATE DRIVE
- SIDE YARD  
4' MIN. INTERIOR  
12.5' MIN. STREET SIDE
- REAR YARD  
10' MIN.
- GARAGE  
18' MIN. FROM BACK-OF-WALK
- COVERAGE  
50% MAX.

**TYPICAL PLOT PLAN**  
**STANDARD LOT - PLAN 3**  
**WESTSHORE - LOT E**  
 CITY OF SACRAMENTO, CALIFORNIA  
 APRIL 12, 2016

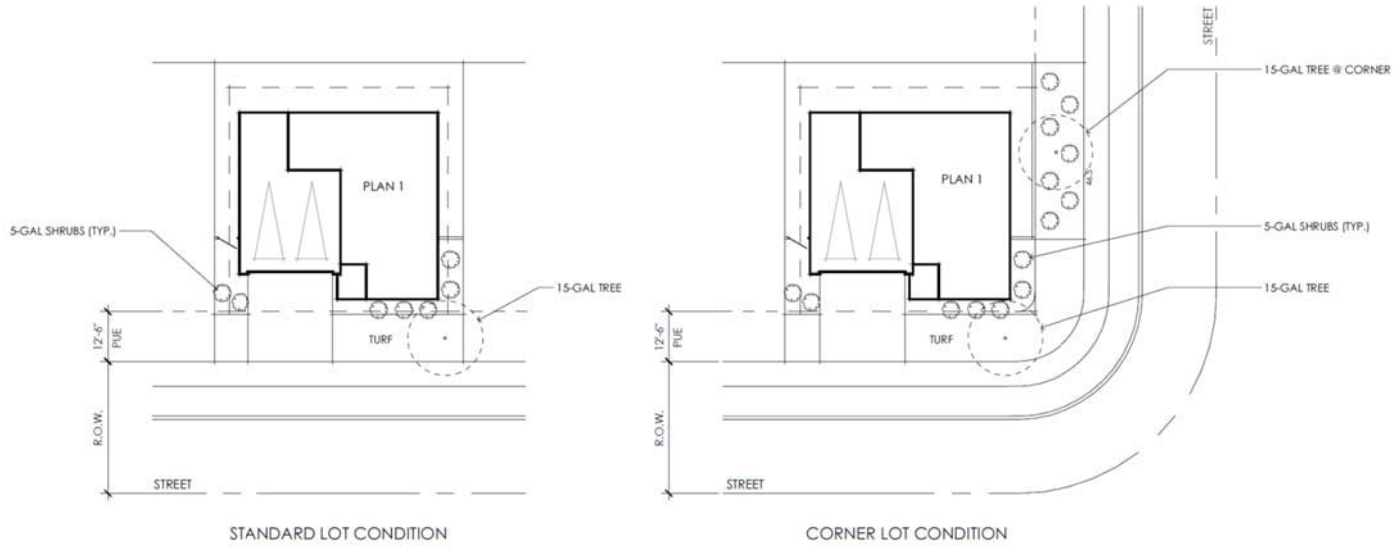


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s:\1000-s\1117-Natomas-Central\NatomasCentral\Westshore-LotE\Planning\Exhibits\PlotPlans-LotE.dwg 8/24/2016 4:38 PM Sarah Butler

Exhibit E: Typical Landscape Plan

05.19.2015

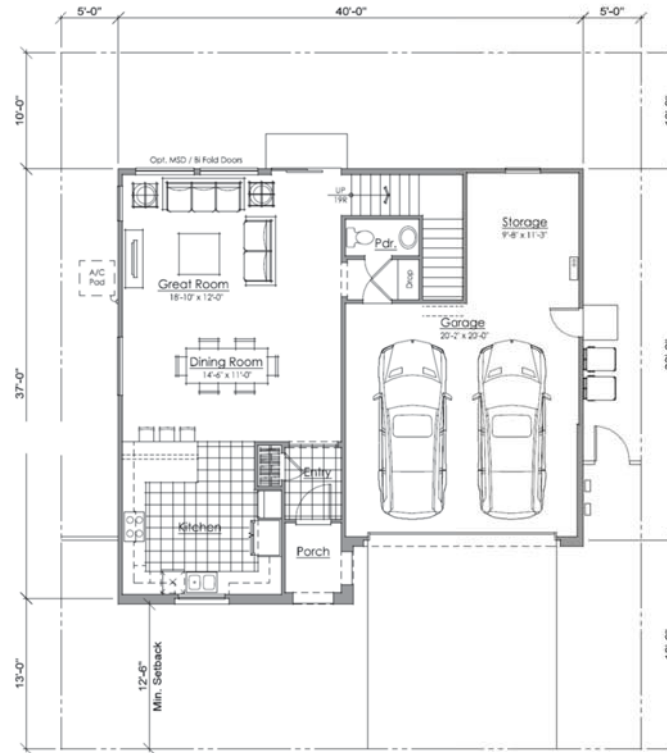
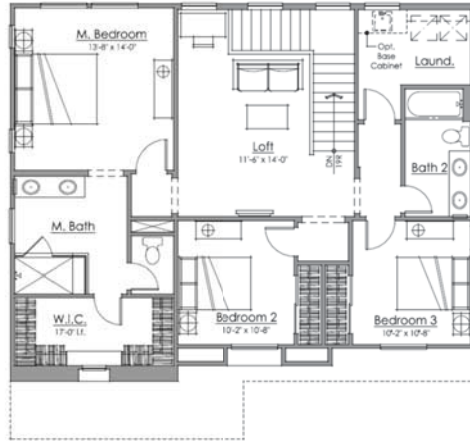


WESTSHORE LOT E | 50X60 LOTS  
TYPICAL LANDSCAPE PLAN | PLAN 1 (OTHERS SIMILAR)  
SCALE: 1" = 20'-0"

**K. HOVNANIAN HOMES**  
NORTHERN CALIFORNIA DIVISION



Exhibit F: Plan 1 – Floor Plans, Elevations, Roof Plans



WESTSHORE - LOT E - 50X60 LOTS  
**K. HOVNIANIAN HOMES**  
 NORTHERN CALIFORNIA DIVISION

**PLAN 1 - 1,956 Square Feet**

**AI.1**

K10 # 2015-0011

2.27.2015

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 Oakland, California 94607  
 ktgy.com  
 510.272.2910





Elevation '1A' - Spanish



Elevation '1B' - Craftsman



Elevation '1C' - Cottage

WESTSHORE - LOT E - 50X60 LOTS

K. HOVNIANIAN HOMES  
NORTHERN CALIFORNIA DIVISION

Plan I - Front Elevations

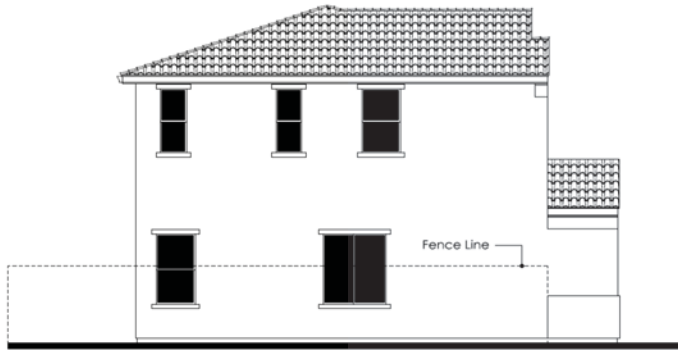
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2.27.2015

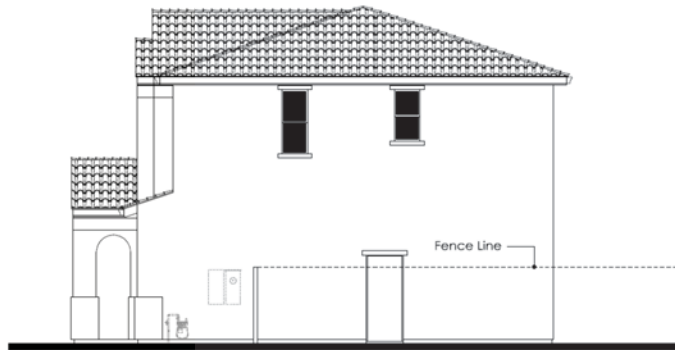
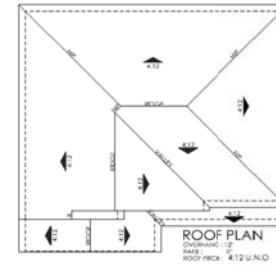
KTGY Group Inc.  
Architecture+Planning  
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Oakland, California 94607  
ktgy.com  
510.272.2910



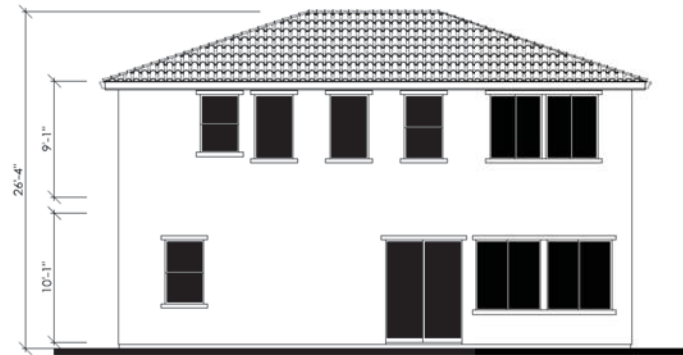
AI.0



LEFT



RIGHT



REAR

WESTSHORE - LOT E - 50X60 LOTS

K. HOVNANIAN HOMES  
NORTHERN CALIFORNIA DIVISION

Plan IA - Exterior Elevations

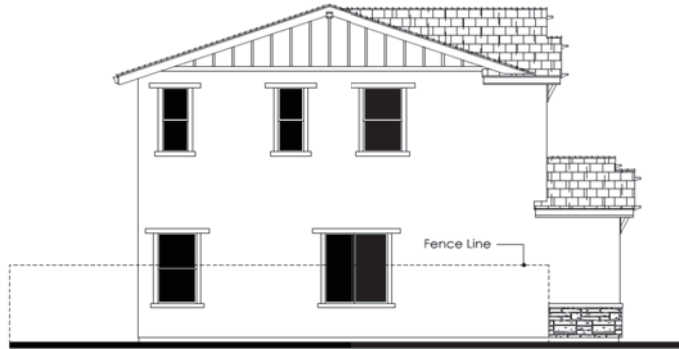
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K101 # 2015-003

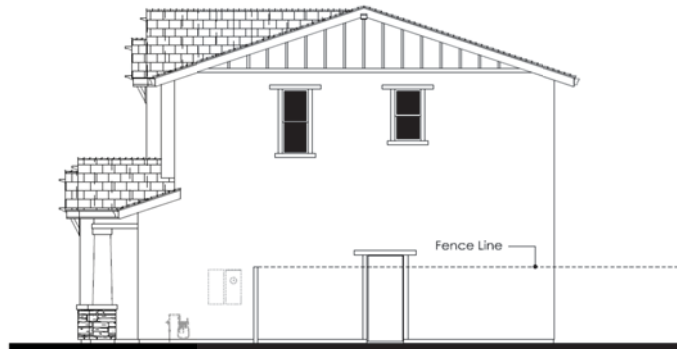
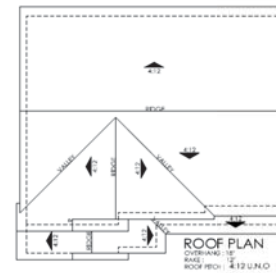
2.27.2015

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Architecture+Planning  
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Oakland, California 94607  
ktgy.com  
510 272 2910

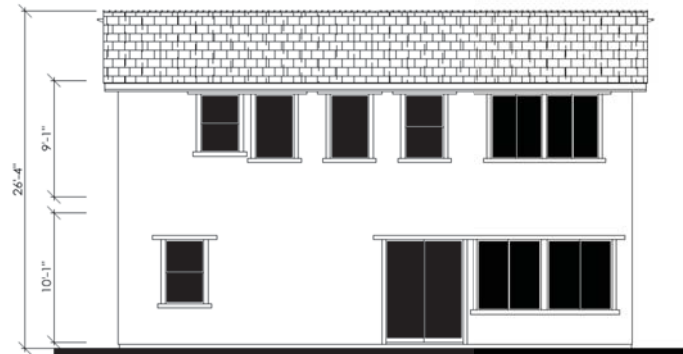




LEFT



RIGHT



REAR

WESTSHORE - LOT E - 50X60 LOTS

K. HOVNIANIAN HOMES  
NORTHERN CALIFORNIA DIVISION

Plan IB - Exterior Elevations

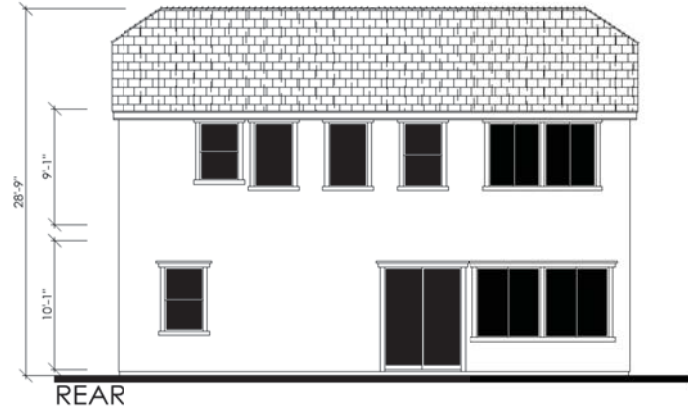
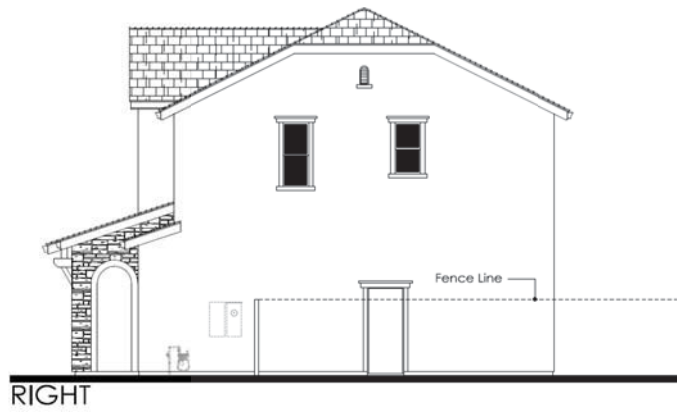
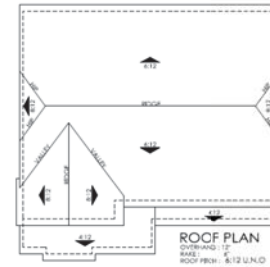
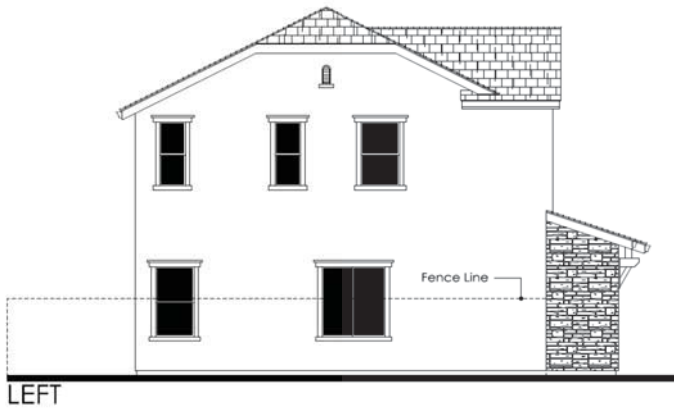
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K101 # 2015-003

2.27.2015

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WESTSHORE - LOT E - 50X60 LOTS

K. HOVNIANIAN HOMES  
NORTHERN CALIFORNIA DIVISION

Plan IC - Exterior Elevations

A1.4

K107 # 2015-011

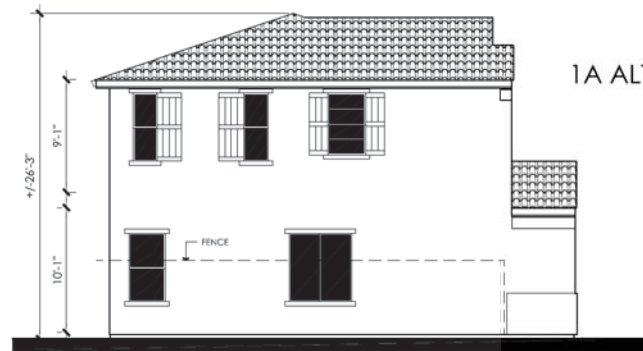
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Oakland, California 94607  
ktgy.com  
510.272.2910





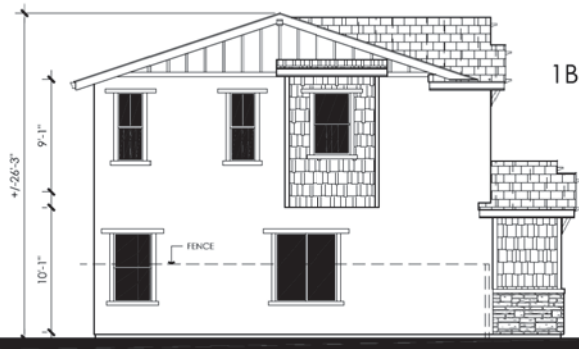
Partial Plan  
Alternate Plan 1B



Plan 1A - Left Elevation

**1A ALT ELEVATION**

- 1A Materials-  
Concrete Roof Tile  
"Low Profile S Tile"
- 12" Eaves, 2" Rakes
- Shaped stucco eave
- Shutters
- Window mullions
- 1x Stucco Finish Trim
- Stucco Wainscot



Plan 1B - Left Elevation

**1B ALT ELEVATION**

- 1B Materials-  
Concrete Roof Tile
- 12" typ. Eaves & Rakes
- Outrigger
- Shingles & siding accents
- Window mullions
- 1x Stucco Finish Trim
- Stone veneer



Plan 1C - Left Elevation

**1C ALT ELEVATION**

- 1C Materials-  
Concrete Roof Tile
- 12" Eaves & 6" Rakes
- Clipped rake
- Shutters
- Window mullions
- 1x Stucco Finish Trim
- Stone veneer

**PLAN I ALTERNATE CORNER ELEVATIONS**

**WESTSHORE - LOT A - 50X60 LOTS**  
**K. HOVNIANIAN HOMES**

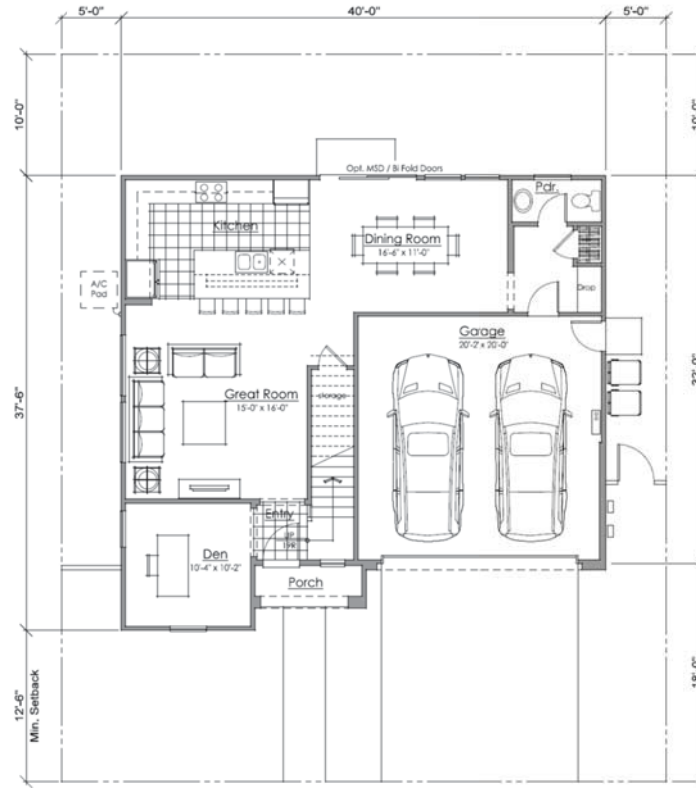
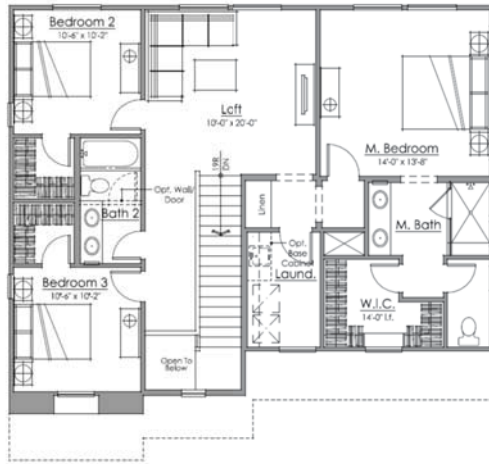
Sacramento, Ca.  
KSD # 2014-002  
Jurisdiction #

4-29-2016  
03.03.2012 2nd SUBMITTAL  
03.03.2012 1st SUBMITTAL

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580 Second Street, Suite 200  
Oakland, California 94607  
ktgy.com  
510 272 2910



Exhibit G: Plan 2 – Floor Plans, Elevations, Roof Plans



**WESTSHORE - LOT E - 50X60 LOTS**  
**K. HOVNIANIAN HOMES**  
 NORTHERN CALIFORNIA DIVISION

**PLAN 2 - 2,051 Square Feet**

**A2.1**

KIP # 2014-001

227.2015

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 Architecture+Planning  
 560 Second Street, Suite 200  
 Oakland, California 94607  
 ktgy.com  
 510.272.2810





Elevation '2A' - Spanish



Elevation '2B' - Craftsman



Elevation '2C' - Cottage

WESTSHORE - LOT E - 50X60 LOTS

K. HOVNIANIAN HOMES  
NORTHERN CALIFORNIA DIVISION

Plan 2 - Front Elevations

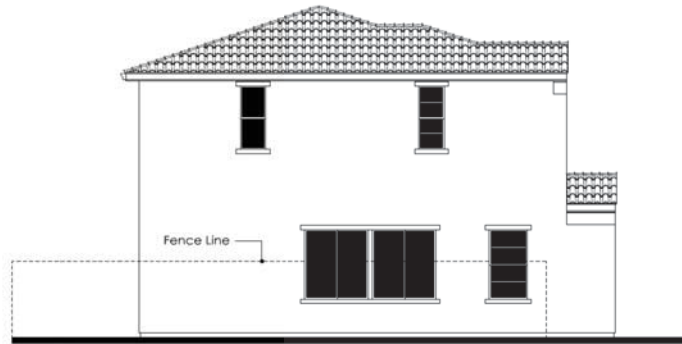
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Architecture+Planning  
580 Second Street, Suite 200  
Oakland, California 94607  
ktgy.com  
510.272.2910

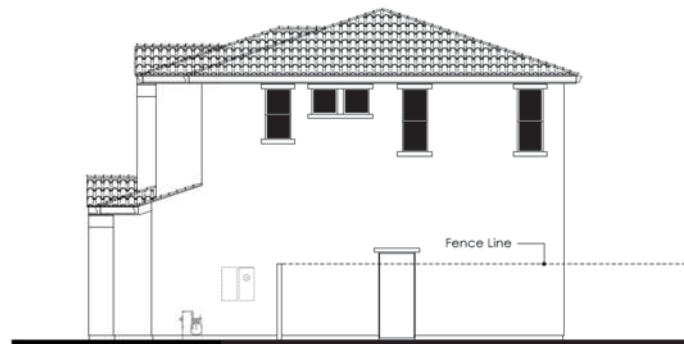
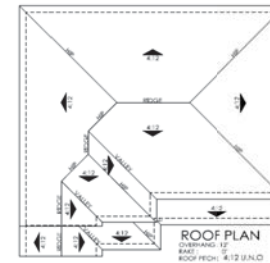


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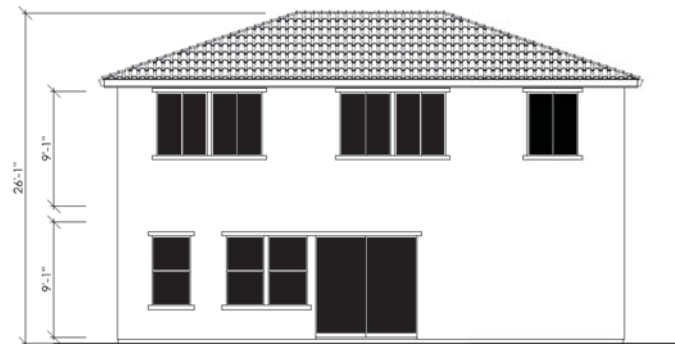




LEFT



RIGHT



REAR

WESTSHORE - LOT E - 50X60 LOTS

K. HOVNANIAN HOMES  
NORTHERN CALIFORNIA DIVISION

Plan 2A - Exterior Elevations

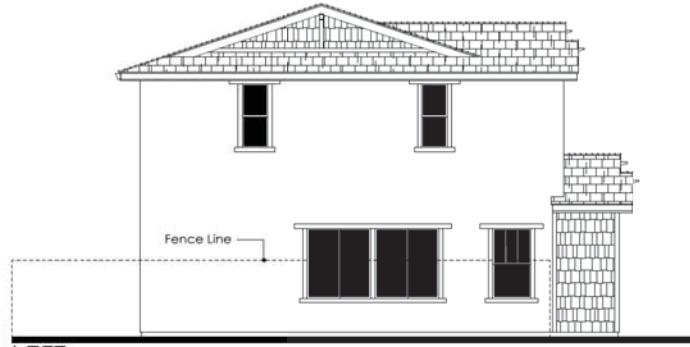
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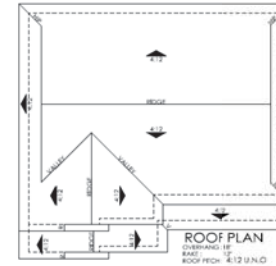
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ktgy.com  
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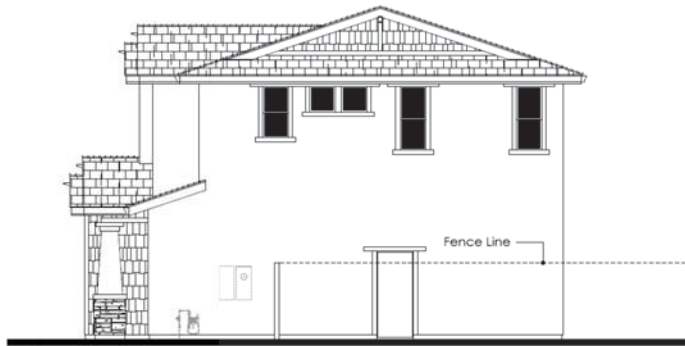




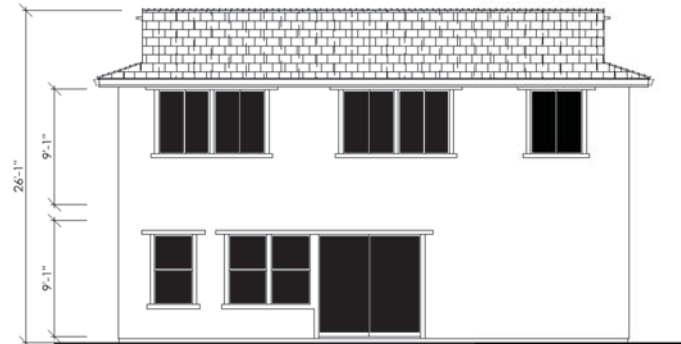
LEFT



ROOF PLAN  
FINISHED 1E  
SAND 1E  
ROOF PITCH 4:12 U.N.G.



RIGHT



REAR

WESTSHORE - LOT E - 50X60 LOTS

K. HOVNIANIAN HOMES  
NORTHERN CALIFORNIA DIVISION

Plan 2B - Exterior Elevations

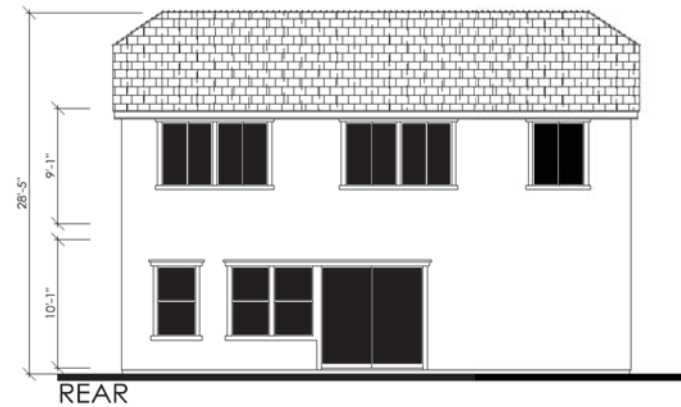
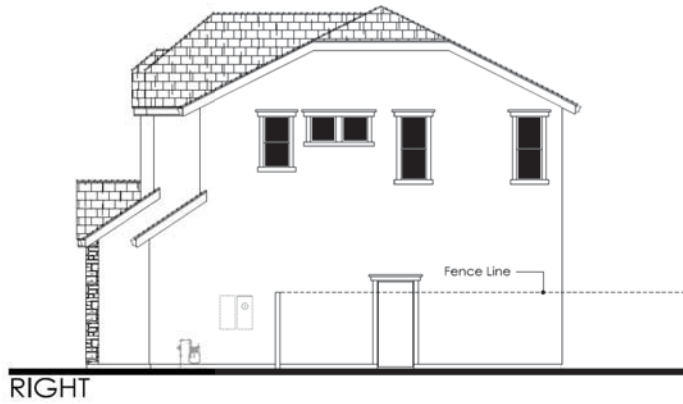
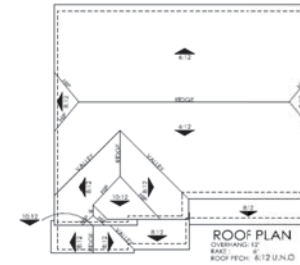
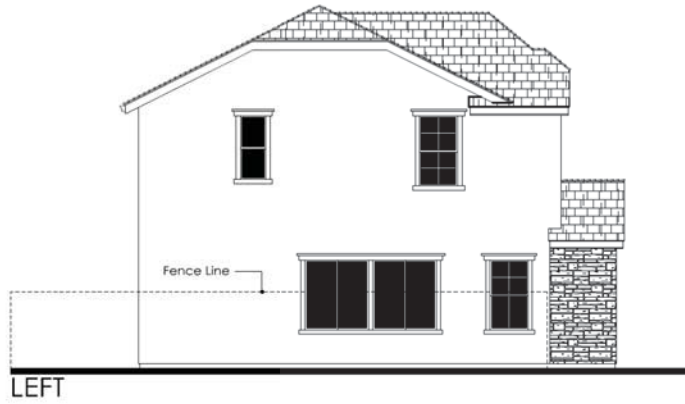
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K107 # 2015-003

2.27.2015

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ktgy.com  
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WESTSHORE - LOT E - 50X60 LOTS  
**K. HOVNIANIAN HOMES**  
 NORTHERN CALIFORNIA DIVISION

Plan 2C - Exterior Elevations

A2.4

REV # 2015-041

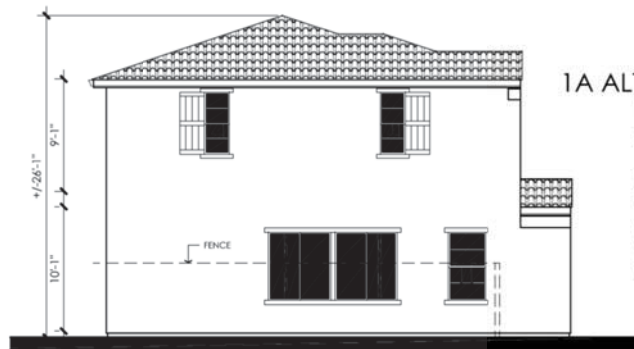
227 2015

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 580 Second Street, Suite 200  
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 ktgy.com  
 510 272 2910





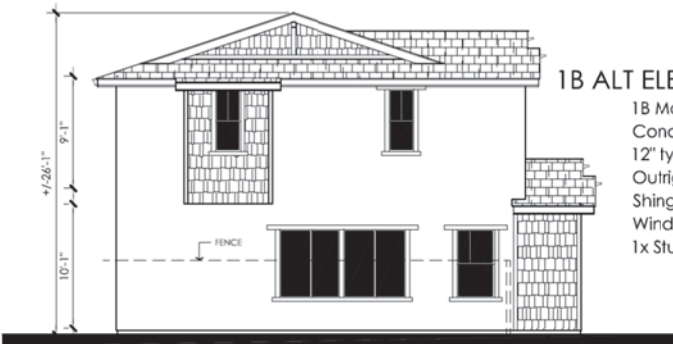
Partial Plan  
Alternate Plan 2B



Plan 2A - Left Elevation

**1A ALT ELEVATION**

- 1A Materials-
- Concrete Roof Tile
- "Low Profile S Tile"
- 12" Eaves, 2" Rakes
- Shaped stucco eave
- Shutters
- Window mullions
- 1x Stucco Finish Trim



Plan 2B - Left Elevation

**1B ALT ELEVATION**

- 1B Materials-
- Concrete Roof Tile
- 12" typ. Eaves & Rakes
- Outrigger
- Shingle accents
- Window mullions
- 1x Stucco Finish Trim



Plan 2C - Left Elevation

**1C ALT ELEVATION**

- 1C Materials-
- Concrete Roof Tile
- 12" Eaves & 6" Rakes
- Clipped rake
- Shutters
- Window mullions
- 1x Stucco Finish Trim
- Stone veneer

**WESTSHORE - LOT A - 50X60 LOTS**  
**K. HOVNIANIAN HOMES**

**PLAN 2 ALTERNATE CORNER ELEVATIONS**

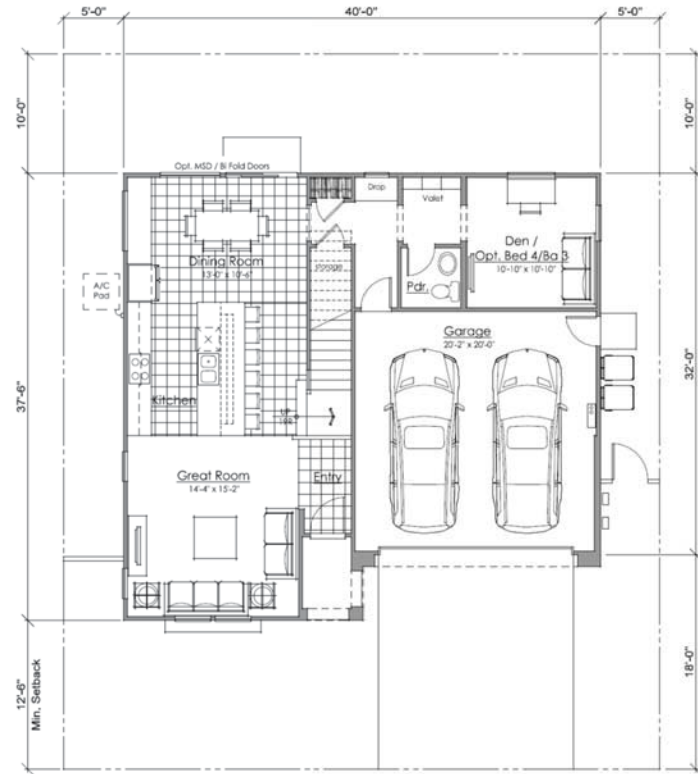
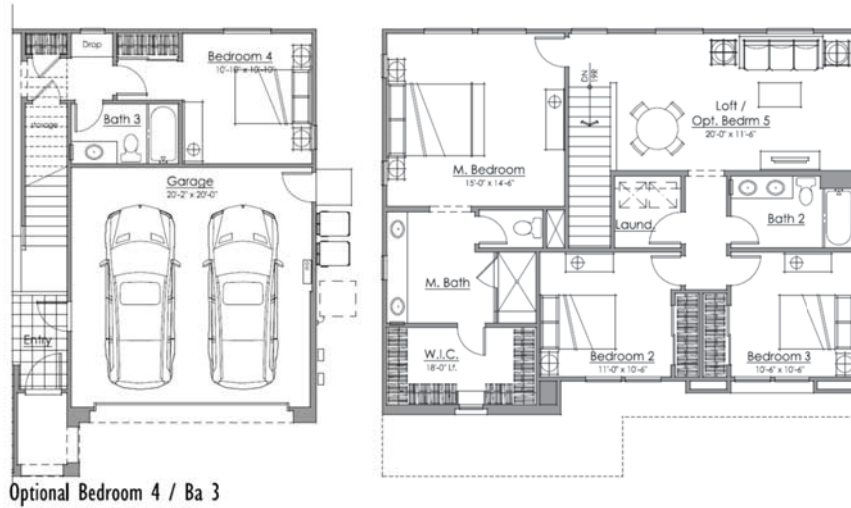
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K22 # 2016-012  
Jurisdiction #

4.29.2016  
ex.2012 2nd SUBMITTAL  
ex.2012 1st SUBMITTAL

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Architecture+Planning  
580 Second Street, Suite 200  
Oakland, California 94607  
ktgy.com  
510 272 2910



Exhibit H: Plan 3 – Floor Plans, Elevations, Roof Plans



WESTSHORE - LOT E - 50X60 LOTS  
 K. HOVNANIAN HOMES  
 NORTHERN CALIFORNIA DIVISION

Plan 3 - 2,101 Square Feet

A3.1

030 # 2015-001

227.2015

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 Architecture+Planning  
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 Oakland, California 94607  
 ktgy.com  
 510 272 2910





Elevation '3A' - Spanish



Elevation '3B' - Craftsman



Elevation '3C' - Cottage

WESTSHORE - LOT E - 50X60 LOTS

K. HOVNIANIAN HOMES  
NORTHERN CALIFORNIA DIVISION

Plan 3 - Front Elevations

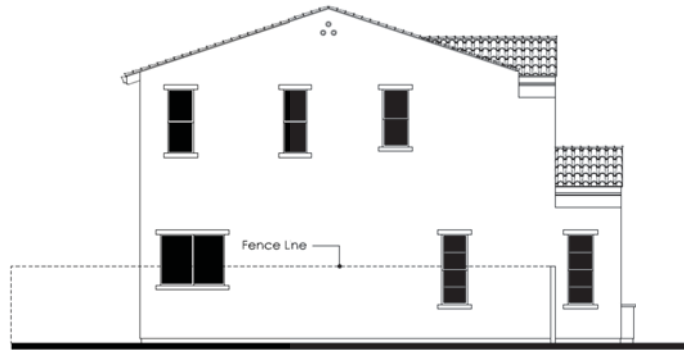
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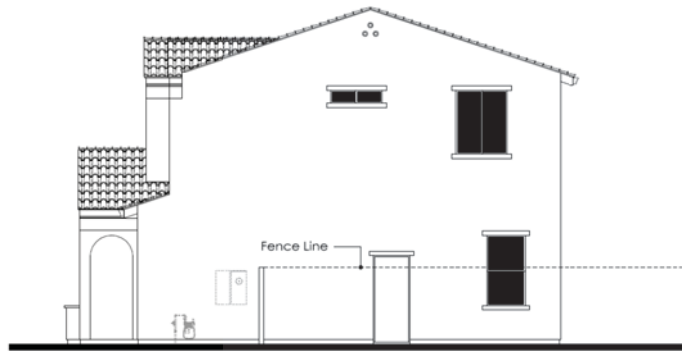
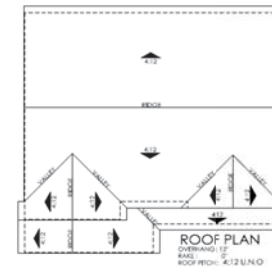
KTGY Group Inc.  
Architecture+Planning  
580 Second Street, Suite 200  
Oakland, California 94607  
ktgy.com  
510 272 2910



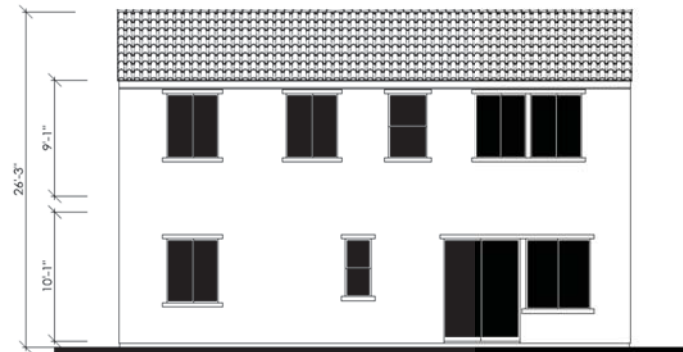
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LEFT



RIGHT



REAR

WESTSHORE - LOT E - 50X60 LOTS

K. HOVNANIAN HOMES  
NORTHERN CALIFORNIA DIVISION

Plan 3A - Exterior Elevations

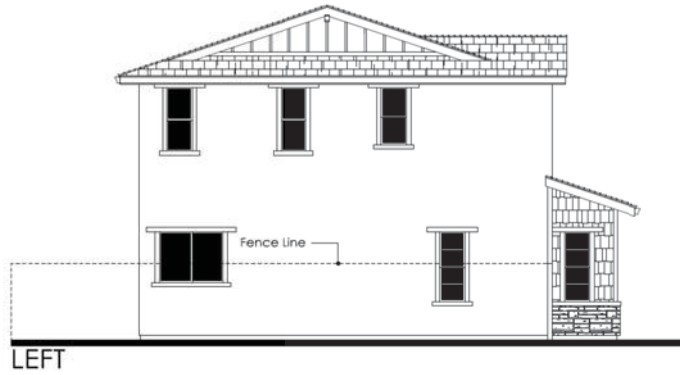
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KTG # 2015-003

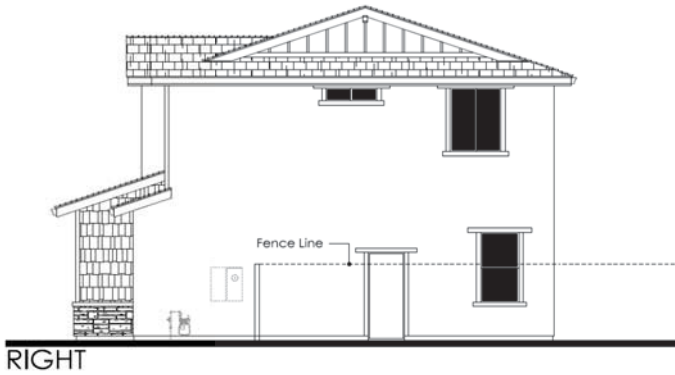
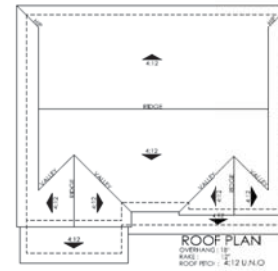
2.27.2015

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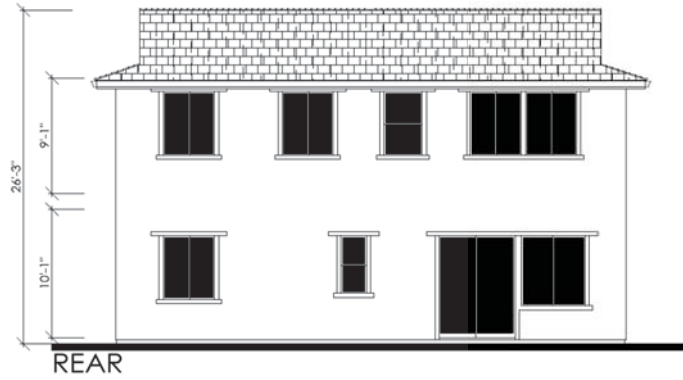




LEFT



RIGHT



REAR

WESTSHORE - LOT E - 50X60 LOTS  
**K. HOVNIANIAN HOMES**  
 NORTHERN CALIFORNIA DIVISION

Plan 3B - Exterior Elevations

A3.3

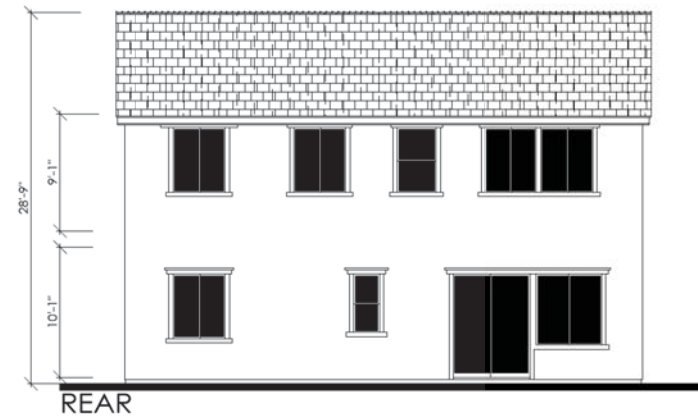
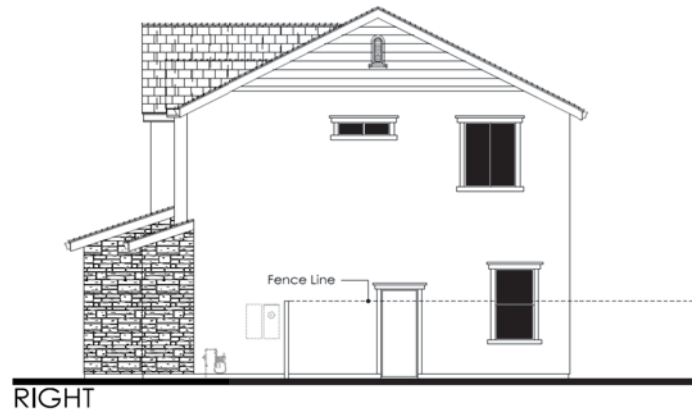
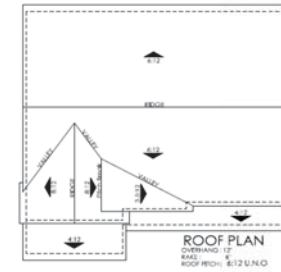
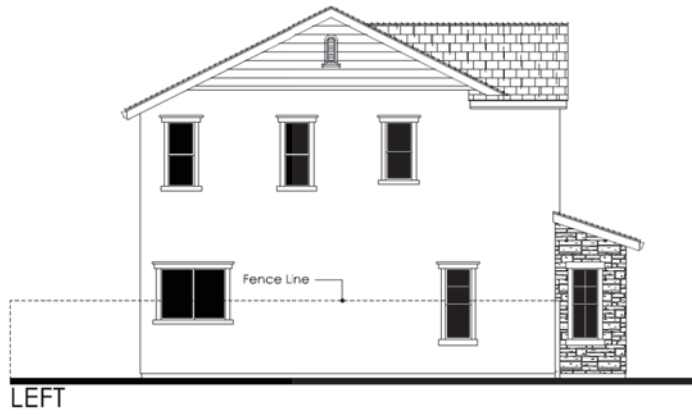
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WESTSHORE - LOT E - 50X60 LOTS  
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Plan 3C - Exterior Elevations

A3.4

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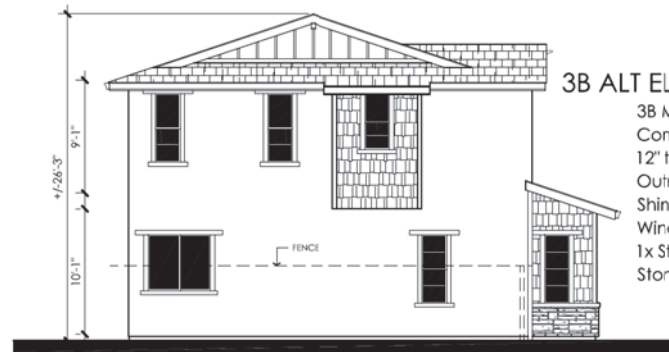
Partial Plan  
Alternate Plan 3B



Plan 3A - Left Elevation

**3A ALT ELEVATION**

- 3A Materials-
- Concrete Roof Tile
- "Low Profile S Tile"
- 12" Eaves, 2" Rakes
- Shaped stucco eave
- Rake detail
- Shutters
- Window mullions
- 1x Stucco Finish Trim



Plan 3B - Left Elevation

**3B ALT ELEVATION**

- 3B Materials-
- Concrete Roof Tile
- 12" typ. Eaves & Rakes
- Outrigger
- Shingle & siding accents
- Window mullions
- 1x Stucco Finish Trim
- Stone veneer



Plan 3C - Left Elevation

**3C ALT ELEVATION**

- 3C Materials-
- Concrete Roof Tile
- 12" Eaves & 6" Rakes
- Gable siding accent
- Rake detail
- Shutters
- Window mullions
- 1x Stucco Finish Trim
- Stone veneer

**WESTSHORE - LOT A - 50X60 LOTS**

**K. HOVNIANIAN HOMES**  
NORTHERN CALIFORNIA DIVISION

**PLAN 3 ALTERNATE CORNER ELEVATIONS**

Sacramento, Ca.  
KIP # 2014-002  
jurisdiction #

4.29.2016  
04.03.2012 2nd SUBMITTAL  
04.03.2012 1st SUBMITTAL

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