

Property Dimensions:	Irregular
Property Area:	2.4 acres
Building Size:	41,750 gross square feet: Office use 6,250 gross square feet: Medical Office use 48,000 gross square feet total
Height of Building:	Three story (45 Feet)
Exterior Building Materials:	Textured Concrete, Brick, Storefront
Roof Material:	Metal roof
Parking Required:	Min. 135 stalls, Max. 182 stalls
Parking Provided:	162 stalls
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Project Plans:	Exhibits D through J
Previous Files:	P99-135, P03-124

Background Information:

On May 11, 2000, the Planning Commission originally heard the proposal for the Cambay West Planned Unit Development (P99-135). The Planning Commission approved the proposed Tentative Map and Master Parcel Map, and recommended approval of the General Plan Amendment, Community Plan Amendment, Rezone, PUD Schematic Plan Amendment, PUD Guidelines Amendment, and Development Agreement. On May 17, 2000, several neighborhood groups jointly filed an appeal opposing the project and the Planning Commission's decision to approve a Negative Declaration, Mitigation Monitoring Plan, Tentative Master Parcel Map, and Tentative Subdivision Map. The appellants specified in their appeal that the project as proposed at that time, reducing high and medium density housing land and employment center uses to provide more single family housing, was inconsistent with the North Natomas Community Plan and should instead be built out as it was adopted.

On August 3, 2000, the City Council conducted a hearing on the appeal and legislative entitlements and adopted a motion of intent which would:

- Grant the appeal, in part, and send the project back to Subdivision Review Committee before returning to the City Council
- Retain the 8 acres of EC-65 adjacent to the bus transit center
- Retain the Employment Center (EC) uses along the freeway at 300+ feet in width; make the EC work; if necessary move Duckhorn Drive to the west
- Retain High Density Residential of 18.2 acres
- Integrate the low and medium density uses, incorporating alternative housing types such as duplexes, halfplexes, cottages and granny units
- Disperse as much as possible the 10% very low income throughout the project

On February 13, 2001, the City Council granted the appeal on the Tentative Master Parcel Map and Tentative Subdivision Map, in part, and approved the project as revised. One of the

entitlements approved included an amendment to the Gateway West PUD Guidelines to include the Cambay West PUD. The Gateway West and Cambay West PUD Guidelines now cover both the Gateway West PUD and the Cambay West PUD.

On April 8, 2004, the Planning Commission approved the request for Cambay West Office to develop four office buildings and five medical office buildings totaling 48,320± square feet on 12 newly created parcels totaling 4.25± net acres in the Employment Center 40 PUD (EC-40 PUD) zone within the Cambay West PUD (P03-124); the request also created four other parcels in the Employment Center 40 PUD (EC-40 PUD) zone.

The present request is to develop a 48,000± square foot office/medical office building on 2.4± acres in the Employment Center 40 Planned Unit Development (EC-40-PUD) zone. The Planning Director Plan Review is appropriate for this proposal because the development is consistent with the North Natomas Community Plan designation of Employment Center: 40/acre, the project use is compatible with the uses in the vicinity of the project site and the project is consistent with the Gateway/Cambay West Planned Unit Development Guidelines.

Project Review:

No plan review shall be approved by the planning director unless the following findings are made:

1. The proposed development, including but not limited to the density of a proposed residential development, is consistent with the general plan and any applicable community or specific plan;
2. Facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways;
3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title; and
4. Approval of the plan review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties. The decision by the Planning Director can be appealed to the Planning Commission within ten (10) days of the decision.

Staff's evaluation of the proposal includes the following:

1. Setbacks

The site is approximately 270± feet wide and 380± feet long on the east side of Duckhorn Drive. A one hundred foot Freeway Landscape Buffer is on the east boundary separating the project from Interstate 5. This landscape buffer is also a detention basin to hold rainwater runoff. A 16' wide conjunctive use utilities maintenance road and trail has been built on the landscape buffer for multi-purpose uses including bike usage. The trail connects to Duckhorn Drive on either end of the

project and provides connections to other Employment Center uses. The guidelines for the Cambay West PUD encourage strong pedestrian access from the project to the landscape buffer, therefore, the project is conditioned to provide a paved pedestrian/bike access to the multi-purpose trail. The minimum building setback is 20' and the site plan indicates adequate setback is provided. There are no side and rear setback requirements.

2. Parking/Circulation

Vehicle Parking: Parking is required to be provided as follows: a minimum of 1 space per 400 square feet and a maximum of 1 space per 275 square feet for office uses; a minimum of 1 space per 200 square feet for medical office uses. The project has designated 41,750 gross square feet for office use and 6,250 gross square feet for medical office use; therefore, a minimum of 104 or a maximum of 151 stalls are allowed for office use and a minimum of 31 stalls are required for medical office use. The entire project provides 162 parking stalls, approximately the median of the required parking range for this project. The tentative map for P03-124, which created the parcel for this project, was conditioned to require reciprocal access and parking between all of the proposed parcels for the project. Thus, there shall be a reciprocal parking agreement with the adjoining parcels.

Bicycle Parking: The project is required to provide bicycle parking based on the number of required parking spaces. The Sacramento City Code, Section 17.64.050, requires one (1) bicycle parking space for every twenty (20) required vehicle parking spaces. This project is required to provide a minimum of 7 bicycle parking spaces (four Class I bicycle parking spaces and three Class I, II or III bicycle parking spaces). The attached site plan does not identify bicycle parking locations. Bicycle parking spaces shall be located near the entrances of buildings. Staff has included a condition of approval to ensure bicycle parking regulations are met.

Access: The project has a shared vehicular ingress/egress on Duckhorn Drive with Phase 1 of the project and there will be reciprocal access with the existing site. A new 35 foot wide driveway will be located on the northwest corner of the parcel, providing full ingress and egress to Duckhorn Drive. To allow for full movement of the driveway, the applicant shall reconstruct and landscape the existing median adjacent to the proposed driveway.

Pedestrian Circulation: Off-site pedestrian access is provided to the site via the sidewalks on Duckhorn Drive and the proposed driveway. The project is also conditioned to provide one access point to the multi-use trail located along the 100 foot I-5 landscape buffer.

Transportation Management/Air Quality Plans (TMAQP): The applicant will implement air quality mitigation strategies by complying with the Transportation Systems Management (TSM) Plan Ordinance and the requirements of the 1994 North Natomas Community Plan regarding TMAQPs. The applicant shall prepare an amendment to

the existing AQTMP submitted for Phase 1, and shall be approved the City's Alternate Modes Coordinator.

3. Landscaping

The Gateway West and Cambay West PUD Guidelines require a 20 foot designated landscape setback. The proposed project includes landscaping that is consistent with phase 1 of the original project. This landscaped area includes a variety of trees, shrubs and groundcover.

The Zoning Ordinance requires that trees be planted and maintained throughout the surface parking lot to ensure that, within 15 years after establishment of the parking lot at least 50% of the parking area will be shaded. Areas to be shaded include parking area and any driveways or maneuvering area utilized or accessed by the vehicles using the parking spaces. Evergreen trees do not count towards the 50% shading area. The applicant has indicated on the submitted site plan that the project will comply with the 50% shading requirement for parking areas. Conditions will be placed on the project for maintenance of all landscaping areas and height of shrubs and tree branches so as not to impede safety and lighting. The project will be required to meet Water Conservation Ordinance requirements.

The submitted plans indicate that the trash and recycling enclosure for the subject building is shown located at the southeast corner of the property site. Proposed trash enclosures are required to comply with City standards for design and size described in Chapter 17.72.040 of the City Code. These regulations require receptacles to be constructed with masonry, landscaped and screened from public view. Trash and recycling collection areas must be adjacent to one another. Staff recommends that prior to issuance of building permits trash and recycling volumes and locations be sized appropriately and identified on the building plans.

4. Signage

All signage will be required to comply with the City of Sacramento Signage Ordinance standard. All detached signs will be required to be monument type signs. Staff will condition the project to provide a comprehensive sign program for the office and medical office use and subject to review and approval by the planning director prior to the issuance of any building permits.

5. Building Design

The development standards for EC uses in Cambay West are combined with the Gateway West PUD Employment Center Building Standards on Section VI of the Guidelines. Architectural variety and diversity is strongly encouraged in the guidelines. Thus, the proposed building elevations have gone through revisions before reaching the current design. Based upon input from Design Review staff, the applicant revised the elevations of the office building to provide more visual interest and to complement the residential character of the neighborhood. Brick and textured concrete will be the

major building materials, and windows will be provided as the eyes on the street. Colors will be conditioned to match the architectural character of the neighborhood.

Staff supports the building design, because it provides quality building design, site layout, and building materials. The design is consistent with the Gateway West & Cambay West PUD Guidelines, and will not degrade the residential character of the neighborhood.

Staff finds that the proposed development is consistent with the North Natomas Community Plan designation of Employment Center: 40/acre; the development of the site is consistent with applicable City standards in relation to utilities, access roads, sanitation and drainage; the property involved is of adequate size and shape to accommodate the proposed use and the project will meet applicable building coverage, setback and parking requirements; and the development not be detrimental to the public welfare nor result in the creation of a public nuisance in that: 1) The project use is compatible with the uses in the vicinity of the project site; 2) Adequate landscaping, vehicle circulation, maneuvering, and parking is provided; and 3) The architectural designs of the proposed buildings are consistent with the PUD Guidelines.

Neighborhood Comments:

The project was routed to various neighborhood groups including WALKSacramento, the Natomas Chapter Partnership for Active Communities, and the Natomas Community Association. Staff has not received any comments to date.

Environmental Determination

The Development Services Department, Environmental Planning Services has reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA). The Duckhorn Office Phase II project (P06-131) is determined to fall within the scope of the Negative Declaration for the Cambay West PUD (P99-135) adopted on February 13, 2001.

An Addendum to the adopted Cambay West PUD Negative Declaration has been prepared in accordance with CEQA Guidelines Section 15164. The Addendum describes the proposed development of the Duckhorn Professional Offices project, evaluates the potential environmental effects of the proposed project and provides justification for use of an Addendum. The analyses and mitigation measures in the Adopted Negative Declaration are applicable as amended in the Addendum. With implementation of the mitigation measures identified in the Addendum, the proposed project will result in less-than-significant impacts to the physical environment. Therefore, it is recommended that the Planning Director consider the Addendum to the adopted Cambay West PUD Negative Declaration.

Findings of Fact

- A. Addendum to an Adopted Negative Declaration:** The Planning Director **approves** the Addendum to an Adopted Negative Declaration, based upon the following findings:

1. The Planning Director of the City of Sacramento finds as follows:
 - a. On February 13, 2001, the City Council adopted a Negative Declaration and a mitigation monitoring program and approved the Cambay West PUD Negative Declaration (P99-135).
 - b. The Duckhorn Office Phase II project (P06-131) proposes to modify the previously approved Project as follows:
Planning Director's Plan Review to develop a 48,000± square foot office building on 2.4± acres in the Employment Center 40 (EC-40 PUD) zone.
 - c. The City of Sacramento's Environmental Planning Services conducted or caused to be conducted an Initial Study on the Project Modification and determined that the proposed changes to the original Project did not require the preparation of a subsequent environmental impact report or negative declaration. An Addendum to the previously adopted MND was then prepared to address the modification to the Project.
2. The Planning Director has reviewed and considered the information contained in the previously adopted MND for the Project, the Addendum, and all oral and documentary evidence received during the hearing on the Project Modification. The Planning Director has determined that the previously adopted MND and the Addendum constitute 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:
 1. The Project Modification will have one or more significant effects not discussed in the previously adopted MND;
 2. Significant effects previously examined will be substantially more severe than shown in the previously adopted MND;

3. 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
 4. 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. Based on its review of the previously adopted MND for the Project, the Addendum, and all oral and documentary evidence received during the hearing on the Project Modification, the Planning Director finds that the MND and Addendum reflect the Planning Commission's independent judgment and analysis and approves the MND and the Addendum for the Project Modification and reapproves the findings of fact in support of the MND.
 4. A revised mitigation monitoring program is approved for the Project Modification, and the mitigation measures shall be implemented and monitored as set forth in the plan, based on the following findings of fact.
 5. The documents and other materials that constitute the record of proceedings upon which the Planning Director has based its decision are located in the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Boulevard, Suite 200, Sacramento, CA 95834. The custodian of these documents and other materials is the Development Services Department, Environmental Planning Services.
 6. Upon approval of the Project, the City's Environmental Planning Services 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.

B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is **approved** based upon the following findings of fact and Conditions of Approval:

1. One or more mitigation measures have been added to the above-identified project;
2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit A;
3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6; and

4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- C. Planning Director's Plan Review** to develop a 48,000± square feet office building on 2.4± acres in the Employment Center 40 Planned Unit Development (EC-40-PUD) zone Gateway West/Cambay West Planned Unit Development is **approved** based upon the following findings or fact and Conditions of Approval:
1. The proposed development is consistent with the North Natomas Community Plan designation of Employment Center: 40/acre;
 2. The development of the site is consistent with applicable City standards in relation to utilities, access roads, sanitation and drainage;
 3. The property involved is of adequate size and shape to accommodate the proposed use and the project will meet applicable building coverage, setback and parking requirements;
 4. Granting the Planning Director's Plan Review would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. The project use is compatible with the uses in the vicinity of the project site;
 - b. Adequate landscaping, vehicle circulation, maneuvering, and parking is provided; and
 - c. The architectural designs of the proposed buildings are consistent with the PUD Guidelines.

CONDITIONS OF APPROVAL:

B. Mitigation Monitoring Plan

- B1. Prior to issuance of a grading permit the developer shall (I) comply with all of the requirements of the 2003 NBHCP, including payment of fees and pre-construction surveys, together with any additional requirements specified in the North Natomas Community Plan EIR; (II) comply with any additional mitigation measures identified in the NBHCP EIR/EIS; and (III) comply with all conditions in the ITP's issued by the USGFWS and CDFG (as referenced in Mitigation Measure BR-1).

The following conditions (B2 to B5) are referenced in Mitigation Measure BR-2.

- B2. All sites shall be graded such that the new topography makes a smooth transition to existing adjacent topography.
- B3. Dust and soil erosion control measures shall be implemented during the construction phases of all projects. These measures are intended to minimize soil erosion and fugitive dust emissions. Suggested measures include:
- a. watering exposed soils;
 - b. covering exposed soils with straw or other materials;

- c. adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways;
 - d. covering trucks containing loose and dry soil; and
 - e. providing interim drainage measures during the construction period.
- B4. In non-pavement areas, any vegetation covered or removed during grading or construction (including slope protection) should be replanted following the construction activities.
- B5. Although the submitted Resources Assessment did not identify any burrowing owl, if future surveys reveal the presence of any on the project site it will be the responsibility of the project applicant to prepare a plan for relocation of the burrowing owls to a suitable site. At a minimum, the plan must include the following:
- a. The location of the birds (and nests) proposed to be relocated;
 - b. The location of the proposed relocation site;
 - c. The number of birds involved and when during the year relocation is proposed to take place;
 - d. The name and credentials of the biologist who would be retained by the applicant to move the birds (and nests);
 - e. The method(s) proposed to catch and transport the birds (and nests) to the relocation site;
 - f. A description of the preparation to be made at the relocation site where the birds (and nests) would be taken (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control, etc.); and
 - g. Efforts proposed to follow-up and/or monitor relocation.

The following condition (B6) is referenced in Mitigation Measure CR-1.

- B6. During grading, excavation and construction activities, the following condition shall be included on all grading and construction plans. If subsurface archaeological, prehistorical or historical remains (including unusual amounts of bones, stones or shells) are discovered during excavation or construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.

- C. **Planning Director's Plan Review** to develop a 48,000± square feet office/medical office building on 2.4± acres in the Employment Center 40 (EC-40-PUD) zone in the Cambay West PUD.

PLANNING:

- C1. Development of this site shall be in compliance with the attached exhibits except as conditioned. Any modification to the project shall be subject to review by Current Planning staff prior to the issuance of building permits. Any significant modifications to the project may require subsequent entitlements.

- C2. Comply with all requirements included in the Mitigation Monitoring Plan (Exhibit C) for P06-131.
- C3. Obtain all necessary building permits prior to construction.
- C4. A minimum of 135 parking spaces shall be provided.
- C5. Comply with all applicable conditions of the Gateway West/Cambay West Planned Unit Development.
- C6. Trash enclosure shall meet all requirements of the Sacramento City Code, Chapter 17.72 (Recycling and Solid Waste Disposal Regulations), including, but not limited to, perimeter landscaping, masonry walls, solid metal gate, concrete apron, overhead clearance, signs and setbacks.
- C7. Landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval by the Site Conditions Unit and the Landscape Architecture Section. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met. In order to provide adequate surveillance opportunities, all plants and shrubs are to be maintained at maximum height of thirty inches (30"). Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project.
- C8. Lighting:
 - a. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists, adjacent properties, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.
 - b. All open parking lots shall be provided with a minimum intensity of 1.5 foot-candles per square foot of lighting from one half-hour before sunset until one half-hour after sunrise. All lighting devices shall be equipped with weather and vandal resistant covers. Lighting shall be engineered so as not to produce direct glare or "stray light" on adjacent properties.
 - c. Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least seventy-five one-hundredths minimum maintained footcandle of light as measured at ground level during the hours of darkness. These lighting devices shall be protected by weather and vandal resistant covers.
 - d. Applicant shall submit a lighting plan to Current Planning for review prior to the issuance of building permits.
- C9. All mechanical equipment shall be screened. All rooftop mechanical and communications equipment shall be completely screened from view from public streets by the building parapet, screen wall, and architectural projections which are integral to the building design.

- C10. The proposal is required to meet the Sacramento City Code regulations, regarding bicycle parking (Section 17.64.050) as well as the requirement stated in the Gateway West/Cambay West Guidelines. Bicycle parking shall be located in a secure area located in close proximity to public view.
- C11. The applicant shall submit a sign program identifying all project signage for review and approval by the Development Services Planning Manager. Sign permits shall be required for all new signage.
- C12. All building numbers and street addresses shall be clearly visible from all public or private access streets. The street and building numbers shall be no less than four inches in height and of a contrasting color to their background.
- C13. Prior to issuance of a Building Permit the applicant shall submit an amendment to the Phase 1 Transportation Management Plan for review and approval by the City's Alternate Modes Coordinator and Planning Director.
- C14. No condominium units are approved per this application (P06-131). A condominium map will be required to create new condominium units.

DEVELOPMENT ENGINEERING:

- C15. Construct standard improvements as noted in these conditions pursuant to Section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include street light and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
- C16. The applicant shall reconstruct and landscape the existing median adjacent to the southernmost driveway of the project site to allow full movement for the said driveway. The design and reconstruction of the median shall be to the satisfaction of the Development Engineering Division and the Department of Transportation.
- C17. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division.
- C18. The minimum throat distance for all site driveways shall be 50' (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
- C19. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.

- C20. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
- C21. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

UTILITIES:

- C22. If required by the Department of Utilities (DOU), the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage, water and sanitary sewer at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements in Book____, O.R. Page____."
- C23. An on-site drainage study, shed map and overland release map is required. The on-site surface drainage system shall be connected to the existing storm drain stubs that connect to the freeway/buffer channel. The existing storm drain service stubs shall drain on-site shed areas that are in general conformance with the master drainage shed map for this area. This study and shed map shall be approved by the DOU. Contact the DOU for the design criteria.
- C24. The building pad elevation shall be approved by the DOU and shall be a minimum of 1.5 feet above the local controlling overland release elevation or the finished floor elevation shall be a minimum of 1.8 feet above the local controlling overland flow release elevation, whichever is higher.
- C25. Per City Code, the project shall not be developed in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. Furthermore, the parcel shall be graded so that drainage does not cross property lines. The project shall construct the required public and/or private infrastructure to handle runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle 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.
- C26. All on-site drainage systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- C27. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

- C28. Any new domestic water services shall be metered. Common area landscaping shall have a separate street tap or public easement tap for a metered irrigation service. Excess services shall be abandoned to the satisfaction of the DOU.
- C29. 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.
- C30. This project is greater than 1 acre in size; therefore, the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the DOU prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
- C31. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- C32. 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 a 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 the latest edition of the "Guidance Manual for On-Site Stormwater Quality Control Measures" for appropriate source control measures.

SOLID WASTE:

- C33. Recycling capacity: Enclosure space should include 9 cubic yards for recycling. This capacity should be evenly distributed among the trash/recycling enclosures.
- C34. A recycling program shall be established. The developer should send the name of the service provider, the frequency of service, and the processing facility to the Solid Waste Division to verify that service has been established.

C35. This project shall divert construction waste. The project proponent should plan to target cardboard, wood waste, scrap metal, brick, concrete, asphalt, and dry wall for recovery. The developer should submit the following information to the Solid Waste Division:

- Method of recovery
- Hauler information
- Disposal facility
- Diversion percentage
- Weigh tickets documenting disposal and diversion

PG&E:

C36. Dedicate a standard 12.5 foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways, private drives and/or Irrevocable Offer of Dedication.

C37. Dedicate the Private Drives and the Common Areas as a public utility easement for underground facilities and such underground and aboveground appurtenances and additional areas as required within the Common Areas as required to provide service as a public utility easement for underground facilities and appurtenances except for those areas where structures are located.

C38. Gas service may be available to this project is desired. The developer should contact PG&E's Service Planning Department at 1-800-743-5000 as soon as possible to coordinate construction so as not to delay the project.

CSD-1:

C39. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.

C40. Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in easements dedicated to CSD-1.

C41. The subject project owner(s) and subsequent unit buyers shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. It shall also be shown on the final map in like language, and in the Real Estate Commissioner's Public Report. Surface enhancements include, but are not limited to

non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.

- C42. All structures along private drives shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer services.

ADVISORY NOTES:

PARKS PLANNING, DESIGN & DEVELOPMENT:

- C43. As per City Code, the applicant will be responsible to meet his/her obligations regarding: Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$20,640. This is based on 48,000 square feet of office or medical office space at \$0.43 per sq. ft. 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.

SOLID WASTE:

- C44. The Solid Waste Division provides free waste audits to interested businesses. City staff will then recommend a method of waste management to the businesses to increase waste diversion at the greatest cost avoidance.
- C45. Businesses that choose private sector service should ask about the recycling opportunities that company offers. Recycling should still be cheaper than disposal.
- C46. Businesses that subscribe to City solid waste collection and disposal services are also provided recycling services as a package. The Solid Waste Division provides a variety of commercial services. They include commercial solid waste collection and disposal, commercial recycling, in-office recycling, and debris box services.

FIRE:

- C47. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
- C48. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
- C49. A Water Supply Test must be requested by the project applicant for all projects involving the construction of new commercial buildings, additions to commercial buildings, or four or more residential units. Contact the Utilities Department at 808-7065.
- C50. Provide appropriate Knox access for site.

- C51. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- C52. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 40 feet and no closer than 5 feet from a fire hydrant.

URBAN FOREST SERVICES:

- C53. Discontinue the following species from the tree pallet: Magnolia Grandiflora (Majestic Beauty); Fraxinus angustifolia (Raywood Ash) (Substitute w/ an Acer freemanii cultivar, Quercus Phellos, Quercus shumardii). For other possible substitutes refer to the City of Sacramento Street Tree Planting Guide or contact a City Arborist (916) 808-4996.
- C54. All trees are to be irrigated on a non-turf station by a minimum of two pop-up heads w/3' radius nozzles installed 30" to 40" from center trunk line.
- C55. All trees are to be planted in a gradual mound 2" to 3" higher than the surrounding grade and mulched w/ wood chips, (playground fiber or coarser) to a depth of approximately 3". No turf, groundcover or shrubs are to be planted within 3' of any tree trunk.

CSD-1:

- C56. Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
- C57. Developing this property may require the payment of sewer impact fees. Applicant should contact the fee quote desk at (916) 876-6100 for sewer impact fee information.

UTILITIES:

- C58. Per Sacramento City Code, water meters shall be located at the point of service which is located at the back of curb for separated sidewalks or the back of walk for connected sidewalks.
- C59. The proposed development is located within County Sanitation District No. 1 (CSD-1). Satisfy all CSD-1 requirements.
- C60. **Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems.** Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine

what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.

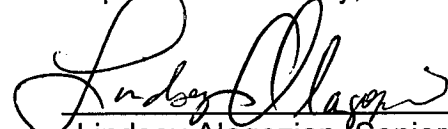
C61. If the office/medical office building will be converted to office/industrial condominiums, the on-site water and sanitary sewer systems within this project may need to be reconstructed in order to conform to City Code and standards. If a conversion is anticipated or possible, the applicant should contact the Department of Utilities (916-808-1412) prior to the design of the project for additional information regarding City Code and standard requirements.

C62. Multiple fire services are allowed per parcel and may be required.

Report Prepared By,

 for Matt.
Matthew Joseph, Assistant Planner

Report Reviewed By,


Lindsey Alagozian, Senior Planner

A use for which a Plan Review is granted must be established within three years after such permit is approved. If such use is not so established the Plan Review shall be deemed to have expired and shall be null and void. A Plan Review use; which requires a Building Permit, shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required the use shall be deemed established when the activity permitted has been commenced.

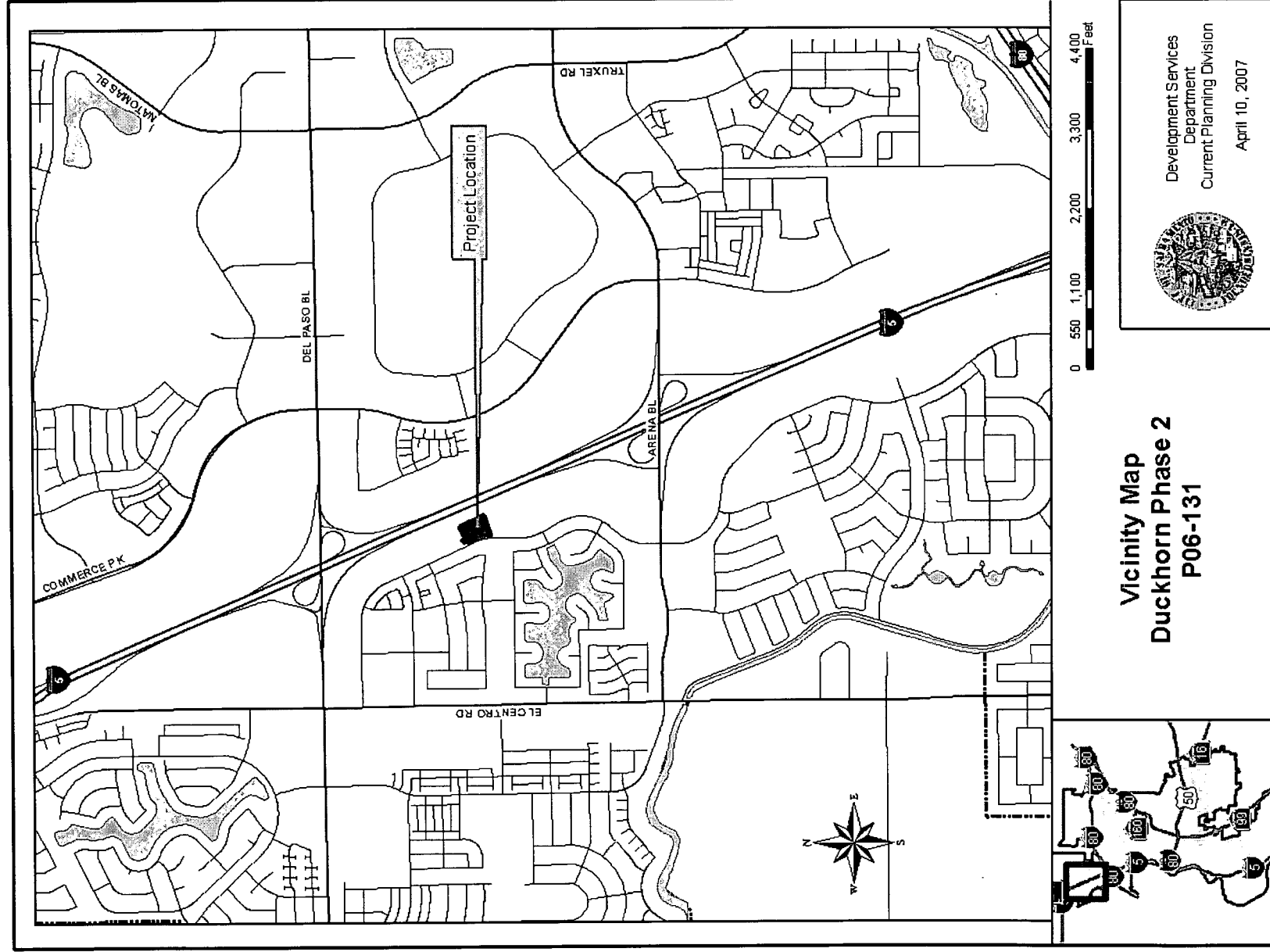
The decision of the Planning Director may be appealed to the Planning Commission. An appeal must be filed within 10 days of the decision of the Planning Director. If an appeal is not filed, the action of the Planning Director is final.

Attachments:

- Attachment 1: Vicinity Map
- Attachment 2: Land Use and Zoning Map
- Exhibit A: Mitigation Monitoring Plan
- Exhibit B: Overall Site Plan
- Exhibit C: Site Plan
- Exhibit D: Preliminary Utility Plan
- Exhibit E: Preliminary Grading Plan
- Exhibit F: Landscape Plan
- Exhibit G: Floor Plan
- Exhibit H: Elevations
- Attachment 3: Letter of Agreement

cc: File (original)
Applicant

Attachment 1: Vicinity Map



Attachment 2: Land Use and Zoning Map

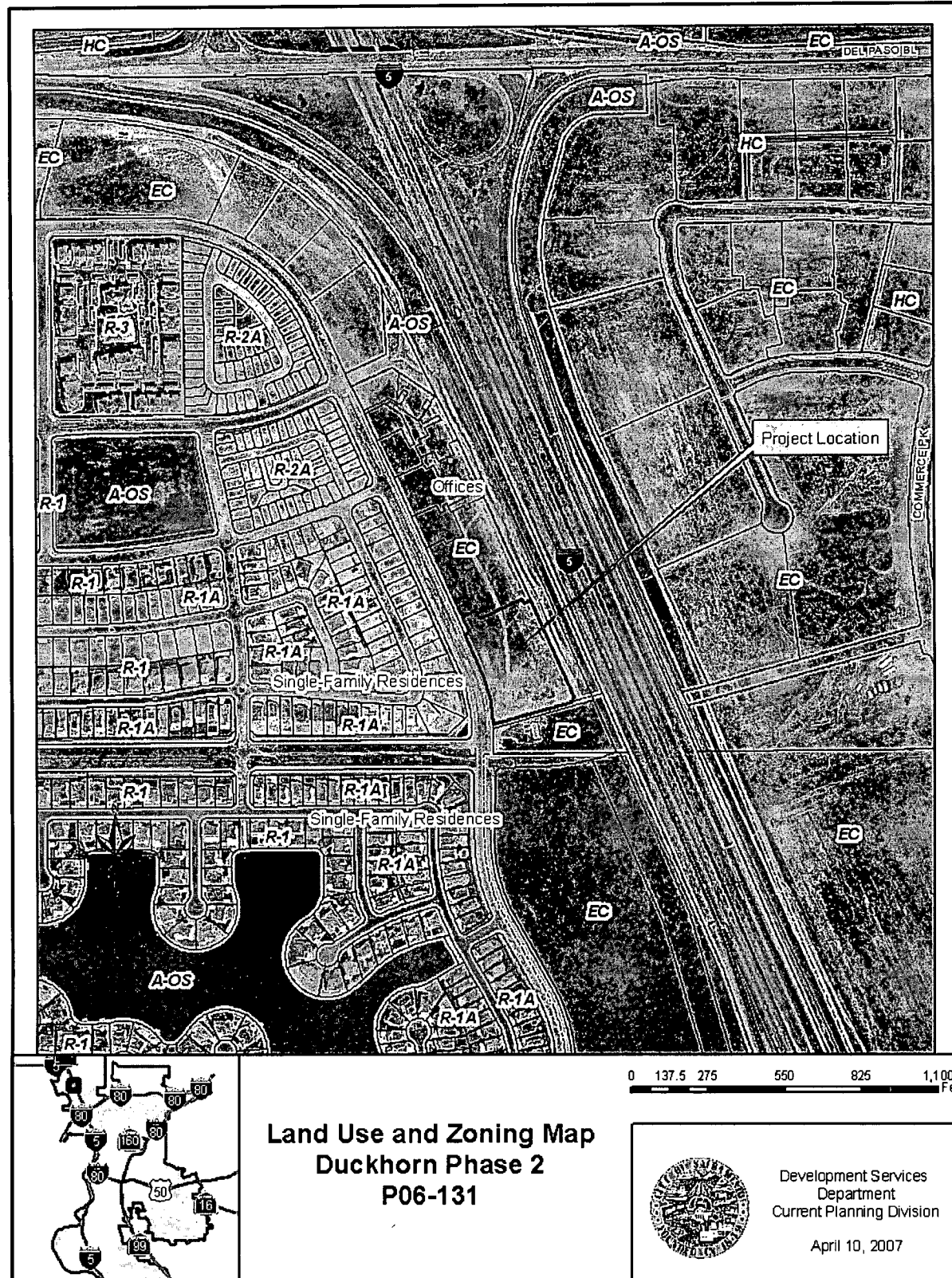


Exhibit A: Mitigation Monitoring Plan

**MITIGATION MONITORING PLAN
FOR
DUCKHORN OFFICE PHASE 2
(P06-131)**

**TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ADDENDUM TO THE CAMBAY WEST (P99-135) NEGATIVE DECLARATION**

**PREPARED FOR:
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT**

**DATE:
OCTOBER 2, 2006**

**ADOPTED BY:
PLANNING DIRECTOR**

DATE:

ATTEST:

**DUCKHORN OFFICE PHASE 2
(P06-131)
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Blvd., Room 200, Sacramento, CA 95834, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Duckhorn Office Phase 2 (P06-131)
Owner/Developer- Name: Mark III Developers; Attn: Jon Delling
Address: 5101 Florin-Perkins Road
Sacramento, CA 95828
Phone: (916) 381-8080

Project Location / Legal Description of Property (if recorded):

The subject property consists of 2.4+ vacant net acres located south on Duckhorn Drive, and east of Del Paso Road in the Cambay West Planned Unit Development (PUD) in the North Natomas Community Plan area of the City of Sacramento (APN: 225-0080-055).

Project Description:

The proposed project consists of the necessary entitlements to allow for the development of a 48,000 square foot office/medical building on 2.4+ net acres in the Cambay West PUD. The specific entitlements include:

Planning Director's Plan Review to develop a 48,000+ square foot office/medical building on 2.4+ net acres in the Employment Center 40 (EC-40 PUD) zone.

SECTION 2: GENERAL INFORMATION

The Mitigation Monitoring Plan includes mitigation for Biological Resources and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. This MMP is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The applicable mitigation measures have been taken from the Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained with the MMP. The City of Sacramento will be responsible for ensuring compliance.

**DUCKHORN II (P06-131)
MITIGATION MONITORING PROGRAM CHECKLIST**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>Biological: <u>Mitigation Measure BR-1 and BR-2 (taken from the original negative declaration, P99-135)</u></p> <p>BR-1. The applicant shall participate in the Natomas Basin Habitat Conservation Plan (HCP). At the time of grading permit, the applicant shall pay the necessary fee, based on Resolutions 97-459 and 97-508, adopted by the City Council on August 7, 1997 and September 2, 1997, respectively. [As of September 12, 2000, the current fee is \$3,941 per gross acre]. On December 31, 1997, the California Department of Fish and Game and the US Fish and Wildlife Service executed the Natomas Basin Habitat Conservation Plan. The project applicant/developer shall comply with all requirements of an adopted HCP as required in the Natomas Community Plan EIR and any additional mitigation measures identified in the Natomas Basin HCP EIR/EIS and conditions in the ITPs issued by USFWS and CDFG. The project applicant/developer shall enter into an agreement with the City of Sacramento which will provide inter alia, that no grading permit, building permit or notice to proceed will be issued unless and until the City adopts a revised HCP and is issued by both federal and state wildlife agencies. The agreement shall also provide that the project applicant will meet all conditions of and participate to the full extent in an adopted Natomas Basin HCP and issued ITPs, or they will pursue and receive Individual Incidental Take Permits (ITPs) prior to issuance of any grading permit, building permit or Notice to Proceed. If the applicant/developer is issued an individual ITP, they must provide a copy of the ITP and proof of compliance with all ITP conditions to Planning and Building Services prior to issuance of a grading permit, building permit or Notice to Proceed. The project applicant/developer shall comply with all requirements of an adopted HCP as required in the Natomas Community Plan EIR and any additional mitigation</p>	Applicant / Developer	City of Sacramento – Development Services Department and California Department of Fish and Game (CDFG).	<p>Mitigation Measures, shall be included on the Construction Specifications.</p> <p>Applicant / Developer shall provide the City Development Services Dept. with written CDFG verification of consultation, agreement, and implementation as appropriate.</p>	<p>The Development Services Department shall assure that measures are identified on construction plans and confirm compliance prior to issuance of any grading or building permit.</p> <p>Measures shall be implemented prior to and concurrent with construction activities.</p>	

**DUCKHORN II (P06-131)
MITIGATION MONITORING PROGRAM CHECKLIST**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>measures identified in the Natomas Basin HCP EIR/EIS and conditions in the ITPs issued by USFWS and CDFG. The project applicant/developer shall enter into an agreement with the City of Sacramento which will provide inter alia, that no grading permit, building permit or notice to proceed will be issued unless and until the City adopts a revised HCP and is issued by both federal and state wildlife agencies. The agreement shall also provide that the project applicant will meet all conditions of and participate to the full extent in an adopted Natomas Basin HCP and issued ITPs, or they will pursue and receive individual Incidental Take Permits (ITPs) prior to issuance of any grading permit, building permit or Notice to Proceed. If the applicant/developer is issued an individual ITP, they must provide a copy of the ITP and proof of compliance with all ITP conditions to Planning and Building Services prior to issuance of a grading permit, building permit or Notice to Proceed.</p> <p>BR-2. The applicant shall comply with the following short-term construction mitigation:</p> <ol style="list-style-type: none"> 1. All sites shall be graded such that the new topography makes a smooth transition to existing adjacent topography. 2. Dust and soil erosion control measures shall be implemented during the construction phases of all projects. These measures are intended to minimize soil erosion and fugitive dust emissions. Suggested measures include: <ol style="list-style-type: none"> a. watering exposed soils; b. covering exposed soils with straw or other materials; c. adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways; d. covering trucks containing loose and dry soil; and 					

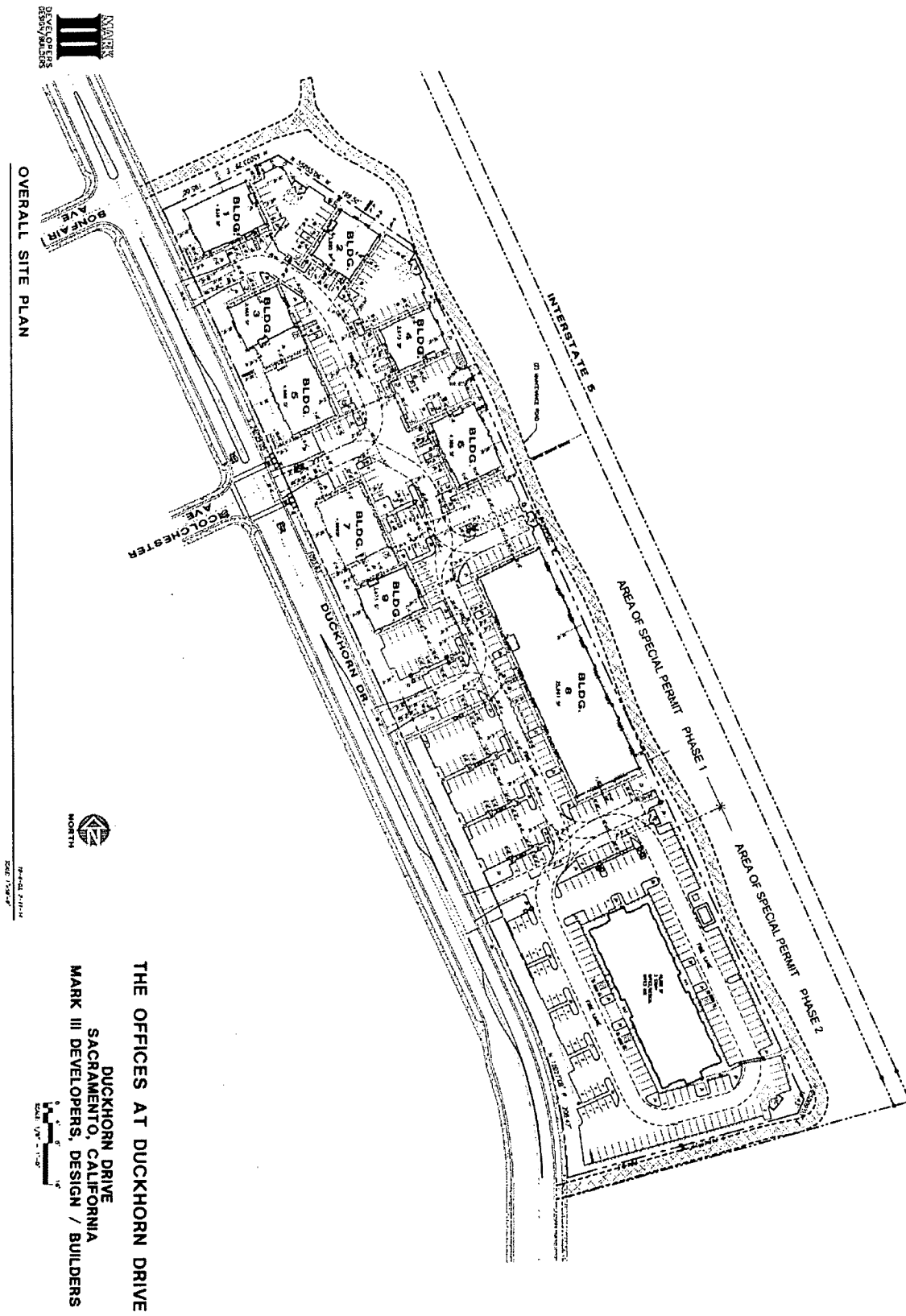
**DUCKHORN II (P06-131)
MITIGATION MONITORING PROGRAM CHECKLIST**

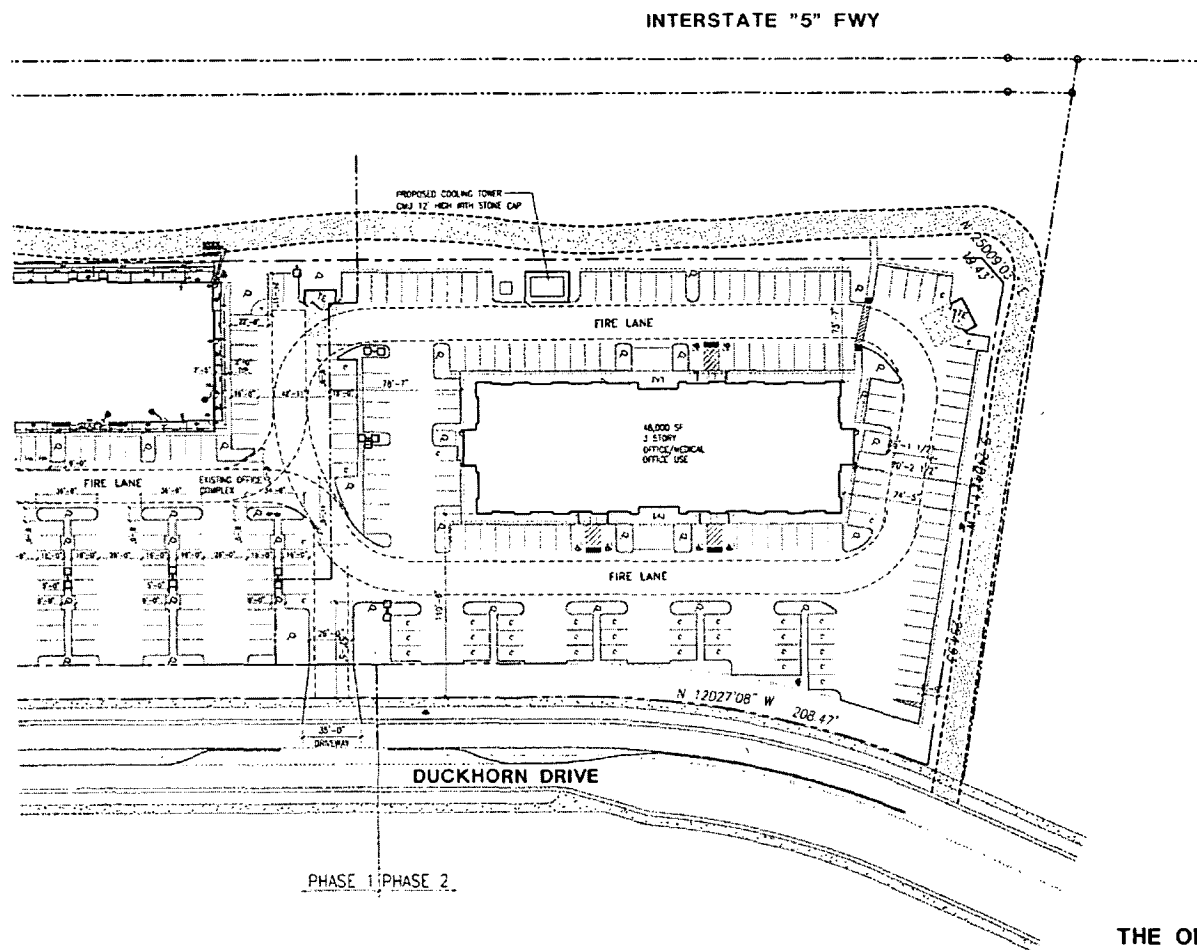
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>e. providing interim drainage measures during the construction period.</p> <p>3. In non-pavement areas, any vegetation covered or removed during grading or construction (including slope protection) should be replanted following the construction activities.</p> <p>4. Although the submitted Resources Assessment did not identify any burrowing owl, if future surveys reveal the presence of any on the project site it will be the responsibility of the project applicant to prepare a plan for relocation of the burrowing owls to a suitable site. At a minimum, the plan must include the following:</p> <p>a. The location of the birds (and nests) proposed to be relocated;</p> <p>b. The location of the proposed relocation site;</p> <p>c. The number of birds involved and when during the year relocation is proposed to take place;</p> <p>d. The name and credentials of the biologist who would be retained by the applicant to move the birds (and nests);</p> <p>e. The method(s) proposed to catch and transport the birds (and nests) to the relocation site;</p> <p>f. A description of the preparation to be made at the relocation site where the birds (and nests) would be taken (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control, etc.); and</p> <p>g. Efforts proposed to follow-up and/or monitor relocation.</p>					

**DUCKHORN II (P06-131)
MITIGATION MONITORING PROGRAM CHECKLIST**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>Cultural Resources:</p> <p><u>Mitigation Measure E (taken from the original negative declaration, P99-135)</u></p> <p>CR-1. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.</p> <p>CR-2. Section 7070.5 of the California Health and Safety Code states that it is a misdemeanor to knowingly disturb a human burial. As prehistoric materials might include human burials, if any human remains are encountered, the County Coroner must be contacted. Compliance with the Health and Safety Code and the mitigation measure listed above will ensure a less-than-significant impact to cultural resources.</p>	Applicant / Developer	City Development Services Department	The Site Conditions Unit staff person/resident engineer in the Building Division and a representative of the Environmental Planning Services shall be notified in case of an archaeological discovery. The Building Division shall include this measure as a random inspection item on the Special Conditions Attachment.	Measures shall be implemented in field during grading and construction activities.	

Exhibit B: Overall Site Plan





PROJECT DATA:

SITE MATRIX:

OFFICES AT DUCKHORN 2

PARKING ANALYSIS:

BUILDING: 48,000 S.F. 3 FLOORS AT 16,000 S.F. EACH
 PARCELS SIZE: 2.42 ACRES

BUILDING S.F.	PARKING REQUIRED/PROVIDED
41,750 S.F. @ 3.5/1000	= REQUIRED: 146.3
OFFICE USE	PROVIDED: 146.1
6,250 S.F. @ 5/1000	= REQUIRED: 31.25
MEDICAL USE	PROVIDED: 31.25
48,000 S.F.	= REQUIRED: 177.55
TOTAL BUILDING S.F.	PROVIDED: 177.35

TOTAL:	PARKING STALLS REQUIRED	177
TOTAL:	PARKING STALLS PROVIDED	177
TOTAL:	SITE SQUARE FOOTAGE	106,875 S.F.
TOTAL:	DESIGNING SQUARE FOOTAGE	16,000 S.F.
TOTAL:	PER ACRE RATIO	454

STANDARD PARKING STALLS: 125
 COMPACT PARKING STALLS: 37
 ACCESSIBLE STALLS REQUIRED: 6
 ACCESSIBLE PARKING STALLS PROVIDED: 6
 VAN PARKING STALLS REQUIRED: 1
 VAN PARKING STALLS PROVIDED: 4

NOTE: NUMBER OF ACCESSIBLE
 AND VAN ACCESSIBLE PARKING
 SPACES CALCULATED PER CDC
 2001 TABLE 118-B AND
 11290.4.2

Exhibit C: Site Plan



SITE PLAN

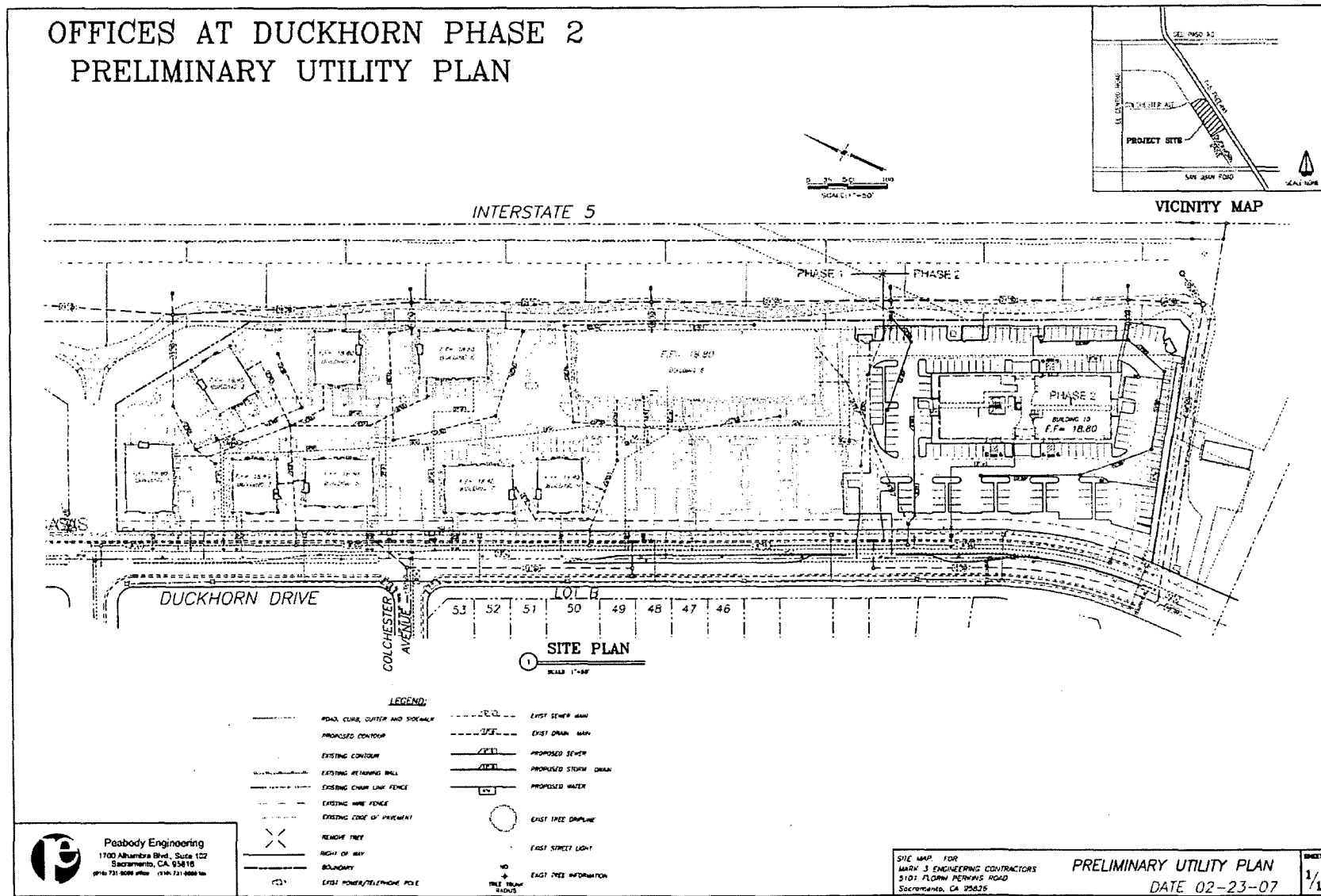
SCALE: 1" = 30'-0"



THE OFFICES AT DUCKHORN DRIVE

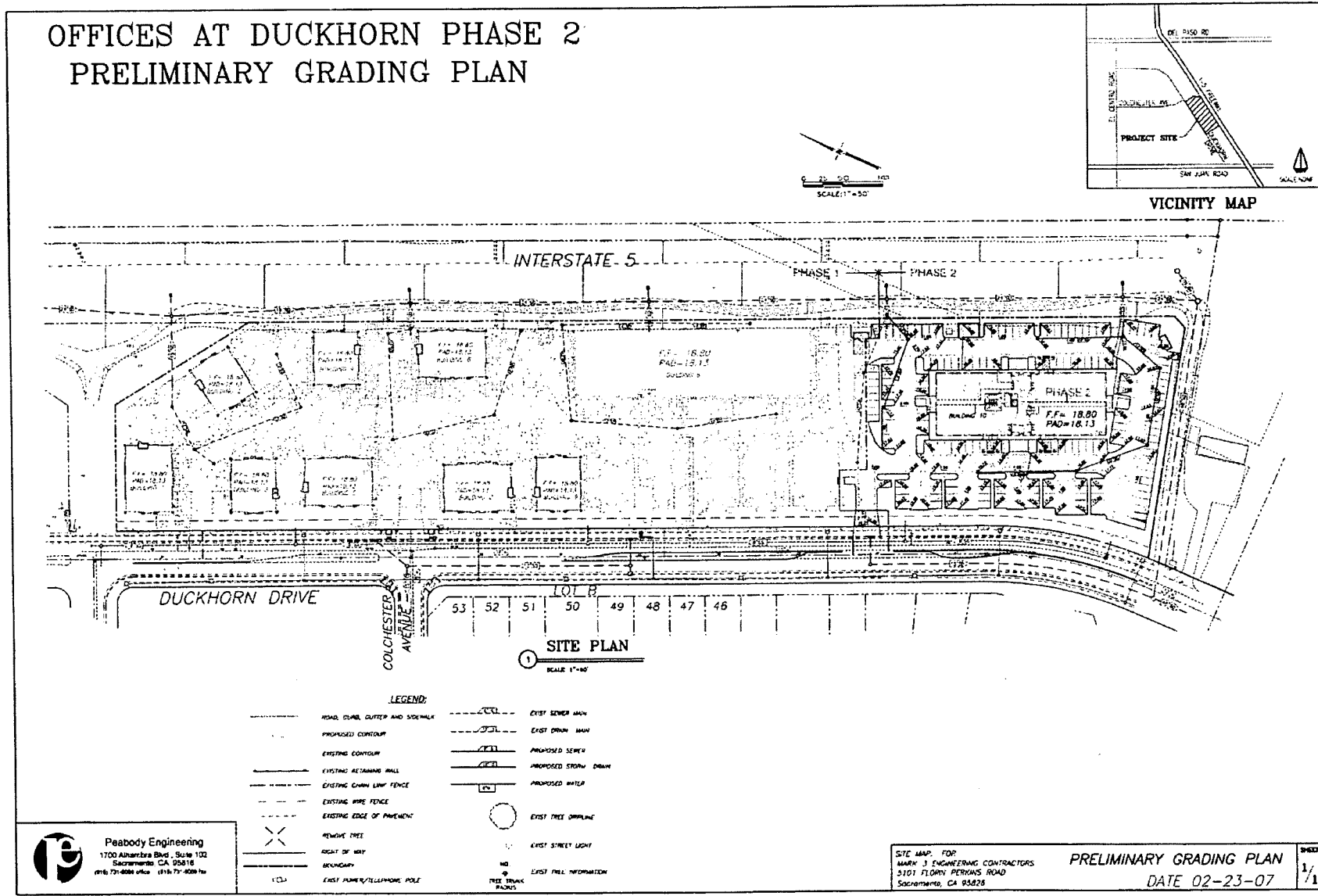
DUCKHORN DRIVE
 SACRAMENTO, CALIFORNIA
 MARK III DEVELOPERS, DESIGN / BUILDERS

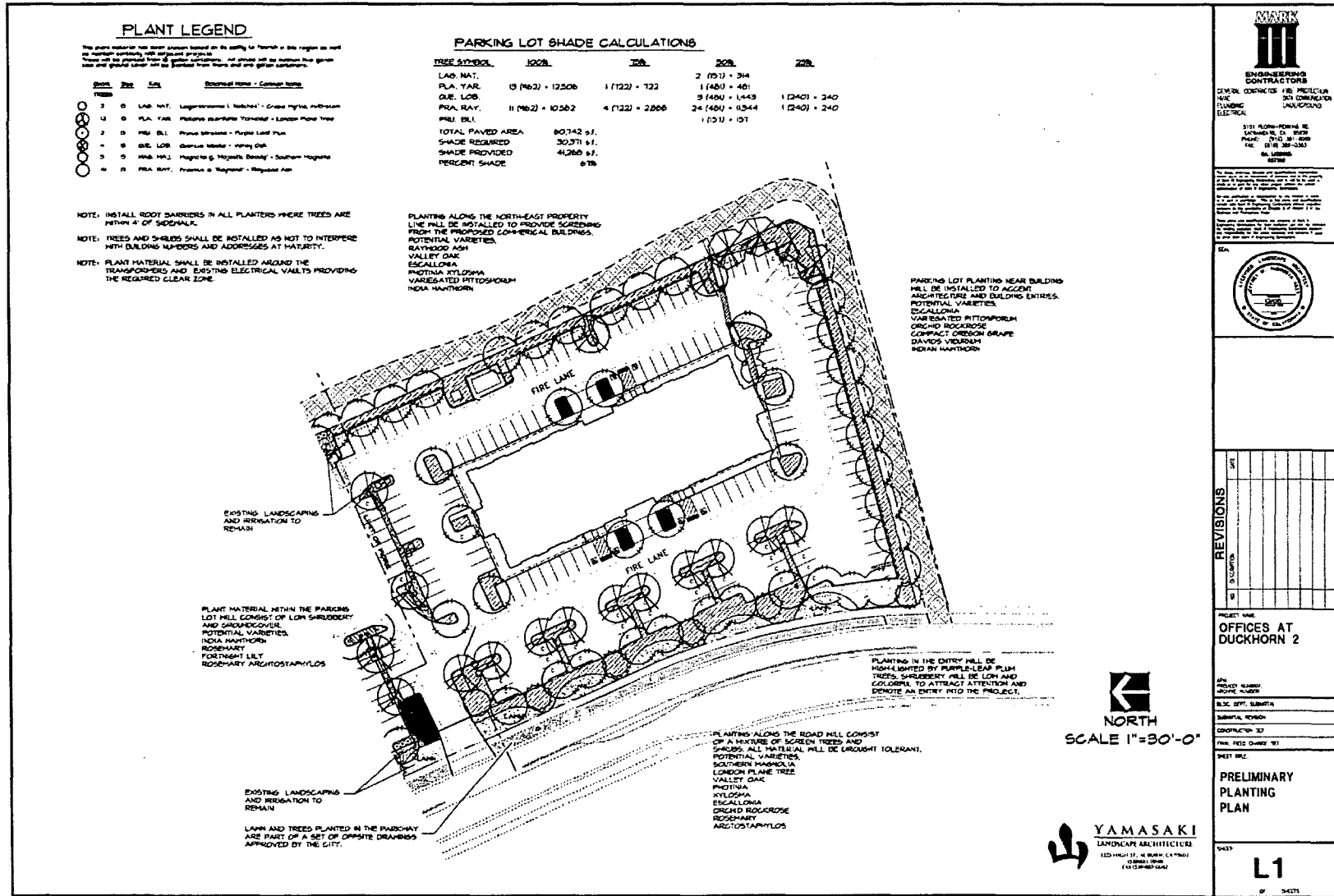
Exhibit D: Preliminary Utility Plan

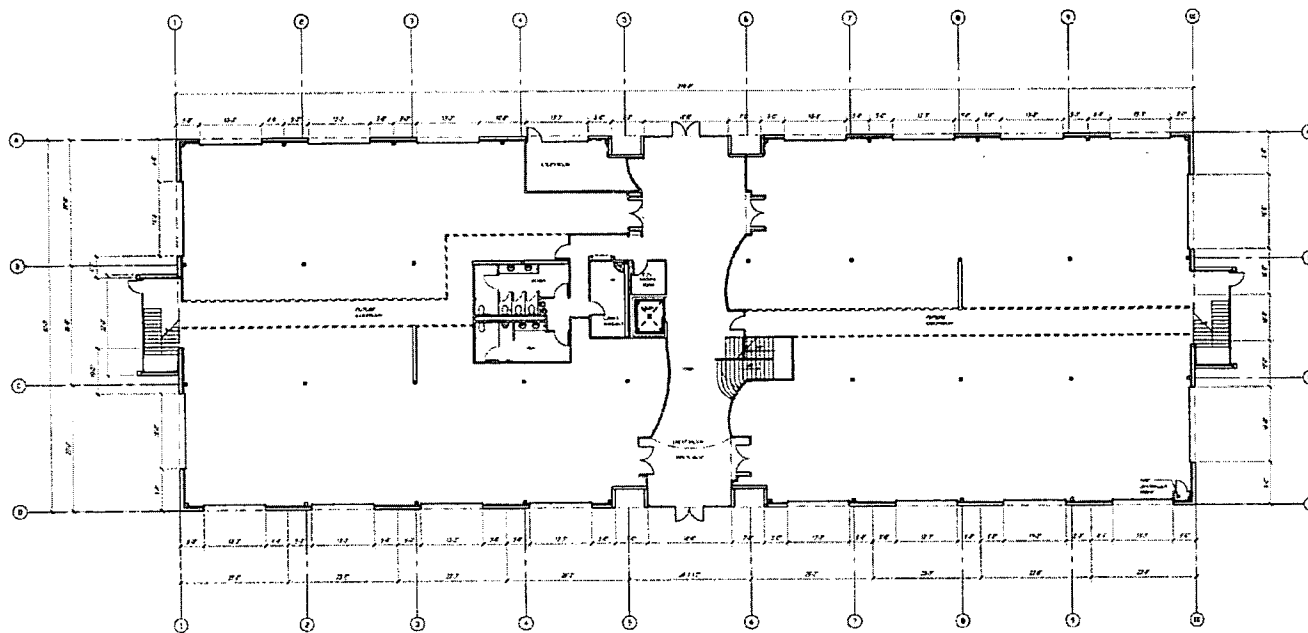


Peabody Engineering
 1700 Alhambra Blvd., Suite 102
 Sacramento, CA 95816
 (916) 731-8088 ext. 100 (916) 731-8088 fax

Exhibit E: Preliminary Grading Plan







DUCKHORN PHASE 2
16,000 first floor
16,000 second floor
16,000 third floor

48,000 S.F Total

Exhibit G: Floor Plan

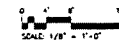


FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"



THE OFFICES AT DUCKHORN DRIVE
DUCKHORN DRIVE
SACRAMENTO, CALIFORNIA
MARK III DEVELOPERS, DESIGN / BUILDERS



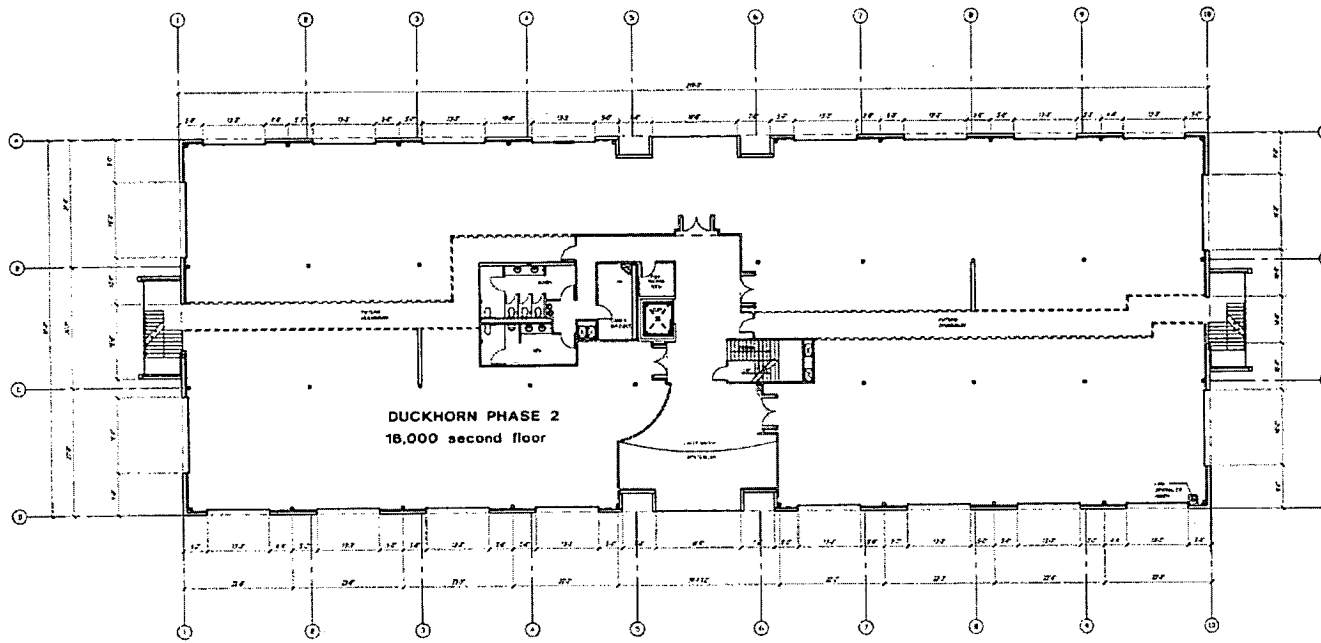


Exhibit G: Floor Plan

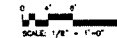


SECOND FLOOR PLAN

SCALE 3/32" = 1'-0"



THE OFFICES AT DUCKHORN DRIVE
DUCKHORN DRIVE
SACRAMENTO, CALIFORNIA
MARK III DEVELOPERS, DESIGN / BUILDERS



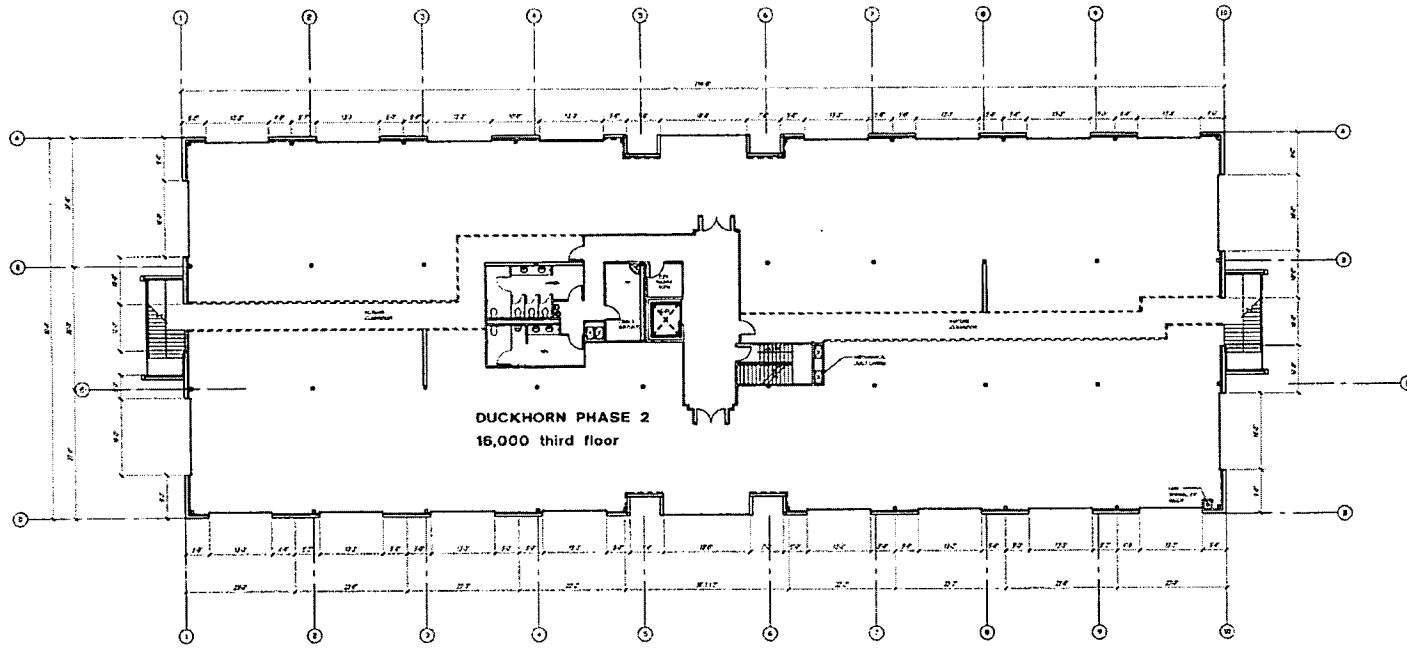


Exhibit G: Floor Plan

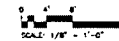


THIRD FLOOR PLAN

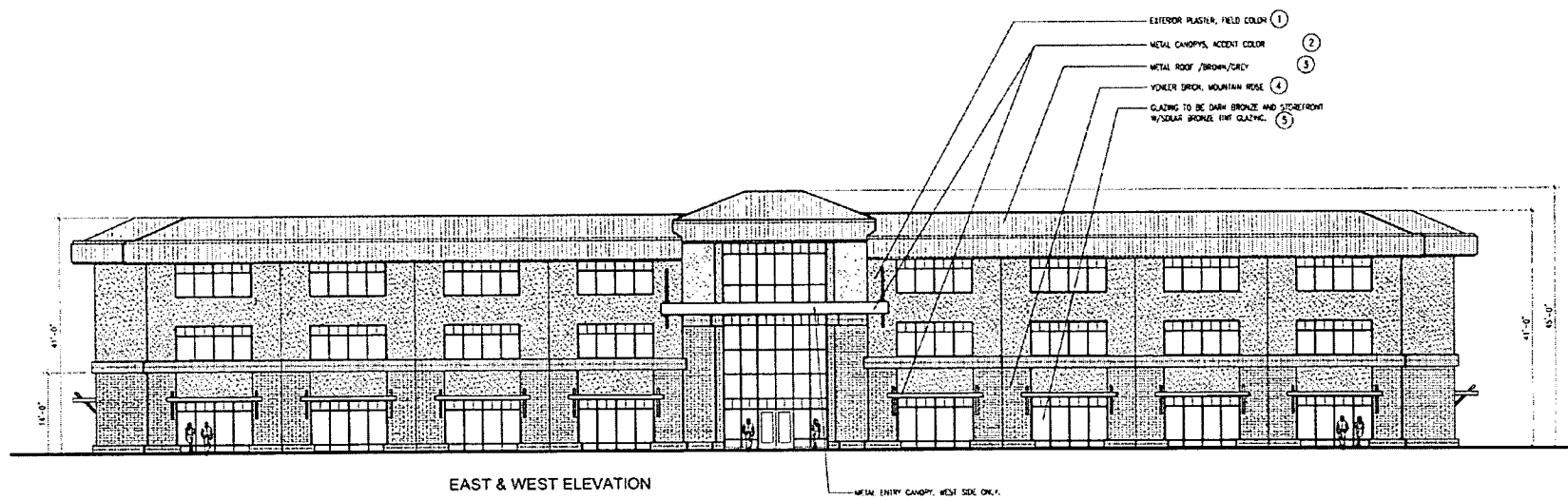
SCALE: 1/8" = 1'-0"



THE OFFICES AT DUCKHORN DRIVE
DUCKHORN DRIVE
SACRAMENTO, CALIFORNIA
MARK III DEVELOPERS, DESIGN / BUILDERS



SCALE: 1/8" = 1'-0"



EAST & WEST ELEVATION

METAL ENTRY CANOPY, WEST SIDE ONLY.

THE OFFICES AT DUCKHORN DRIVE

DUCKHORN DRIVE
SACRAMENTO, CALIFORNIA
MARK III DEVELOPERS, DESIGN / BUILDERS



EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

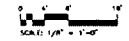
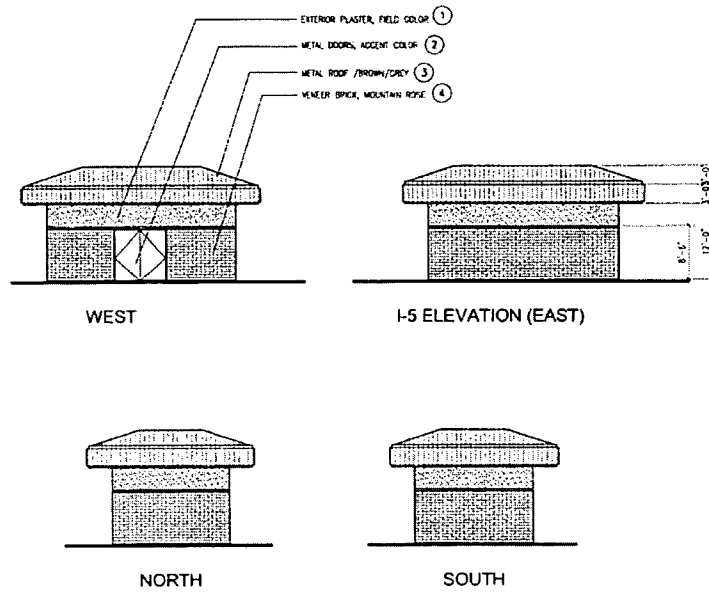
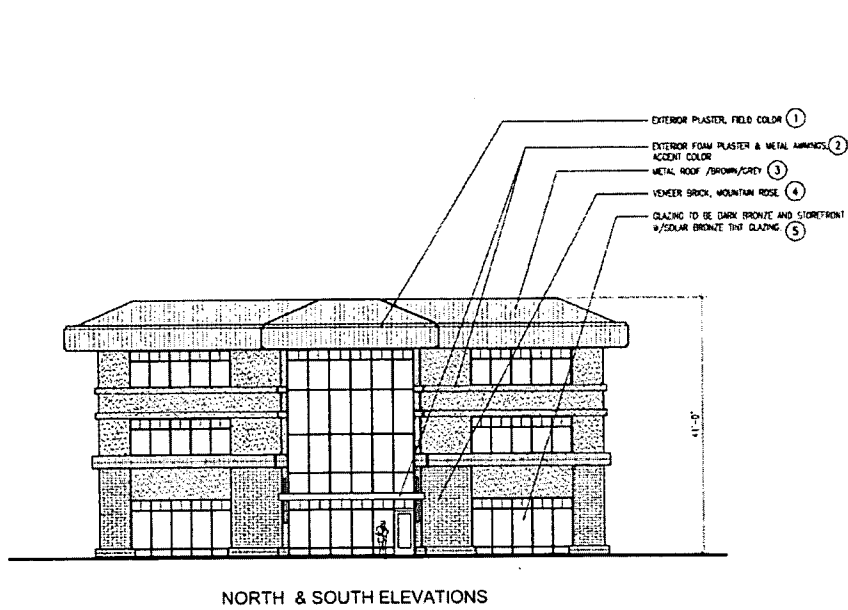


Exhibit H: Elevations

P06-131



COOLING TOWER ELEVATIONS

SCALE 1/8" = 1'-0"

Exhibit H: Elevations

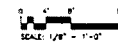


BUILDING EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

THE OFFICES AT DUCKHORN DRIVE

DUCKHORN DRIVE
 SACRAMENTO, CALIFORNIA
 MARK III DEVELOPERS, DESIGN / BUILDERS



Attachment 3: Letter of Agreement

**PLANNING DIRECTOR'S PLAN REVIEW
FOR OFFICE BUILDING IN GATEWAY WEST/CAMBAY WEST PUD
LETTER OF AGREEMENT**

P06-131: Duckhorn Phase 2

PROJECT NAME/FILE #: Duckhorn Phase 2 in the Gateway West/Cambay West PUD, File P06-131.

PROJECT LOCATION: 4200 Duckhorn Drive


ASSESSOR'S PARCEL NUMBER(S): 225-2100-006

ZONING: EC-40-PUD

APPLICANT'S NAME/ADDRESS: Jon Delling (Mark III Developers)
5101 Florin-Perkins Rd.
Sacramento, CA 95828
(916) 381-8080

I, KEVIN WOODBURY (please print and include title), agree to amend the project application, Duckhorn Phase 2, P06-131 to incorporate the attached Conditions of Approval into the requested Planning Director's Plan Review (PDPR).

I acknowledge that this project, Duckhorn Phase 2, P06-131, is subject to these PDPR Conditions of Approval. These PDPR Conditions of Approval will establish responsibilities for the monitoring of my project by various City Departments, and by other public agencies under the terms agreed upon in the PDPR Conditions of Approval. I understand that the PDPR Conditions of Approval for my project may require the expenditure of owner/developer funds where necessary to comply with the provisions of said PDPR Conditions of Approval.



Signature

OWNER

Title

June 9, 2007

Date

P06-131

June 11, 2007