

**RECLAMATION DISTRICT NO. 1000  
BOARD OF TRUSTEES  
REGULAR BOARD MEETING**

1633 GARDEN HIGHWAY  
SACRAMENTO, CA 95833

**FRIDAY, MARCH 13, 2020  
8:00 A.M.**

**AGENDA**

**1. PRELIMINARY**

- 1.1. Call Meeting to Order
- 1.2. Roll Call
- 1.3. Approval of Agenda
- 1.4. Pledge of Allegiance
- 1.5. Conflict of Interest (*Any Agenda items that might be a conflict of interest to any Trustee should be identified at this time by the Trustee involved*)

**2. PRESENTATIONS**

- 2.1. No Scheduled Presentations

**3. PUBLIC COMMENT (NON-AGENDA ITEMS)**

*Any person desiring to speak on a matter which is not scheduled on this agenda may do so under the Public Comments section. Speaker times are limited to three (3) minutes per person on any matter within RD 1000's jurisdiction, not on the Agenda.*

*Public comments on agenda or non-agenda items during the Board of Trustees meeting are for the purpose of informing the Board to assist Trustees in making decisions. Please address your comments to the President of the Board. The Board President will request responses from staff, if appropriate. Please be aware the California Government Code prohibits the Board from taking any immediate action on an item which does not appear on the agenda unless the item meets stringent statutory requirements (see California Government Code Section 54954.2 (a)).*

*Public comments during Board meetings are not for question and answers. Should you have questions, please do not ask them as part of your public comments to the Board. Answers will not be provided during Board meetings. Please present your questions to any member of RD 1000 staff via e-mail, telephone, letter, or in-person at a time other than during a Board meeting.*

#### **4. INFORMATIONAL ITEMS**

- 4.1. GENERAL MANAGER'S REPORT: Update on activities since the February 2020 Board Meeting.
- 4.2. SUPERINTENDENT'S REPORT: Update on activities since the February 2020 Board Meeting.
- 4.3. DISTRICT COUNSEL'S REPORT: Update on activities since the February 2020 Board Meeting.

#### **5. CONSENT CALENDAR**

*The Board considers all Consent Calendar items to be routine and will adopt them in one motion. There will be no discussion on these items before the Board votes on the motion, unless Trustees, staff or the public request specific items be discussed and/or removed from the Consent Calendar.*

- 5.1. APPROVAL OF MINUTES: Approval of Minutes from February 14, 2020 Regular Board Meeting.
- 5.2. TREASURER'S REPORT: Approve Treasurer's Report for February 2020.
- 5.3. EXPENDITURE REPORT: Review and Accept Report for February 2020.
- 5.4. BUDGET TO ACTUAL REPORT: Review and Accept Report for February 2020.

#### **6. SCHEDULED ITEMS**

- 6.1. WARRANT FOR FUND TRANSFER: Review and Consider Approval of Warrant for Transferring Funds between Investment Accounts.

#### **7. BOARD OF TRUSTEE'S COMMENTS/REPORTS**

##### 7.1. BOARD ACTIVITY UPDATES:

##### 7.1.1. RD 1000 Committee Meetings Since Last Board Meeting

- Legal Committee (Avis, Christophel, & Bains) February 25, 2020
- Personnel Committee (Christophel, Avis, & Burns) February 25, 2020
- Urbanization Committee (Lee Reeder, Burns, & Gilbert) February 25, 2020
- Finance Committee (Gilbert, Bains, & Smith) February 28, 2020
- Operations Committee (Smith, Christophel & Lee Reeder) March 3, 2020
- Executive Committee (Smith & Burns) March 4, 2020

#### **8. CLOSED SESSION**

- 8.1. PERSONNEL EVALUATION: Pursuant to Government Code § 54957, hold annual personnel evaluation of the General Manager. The Board will appraise and comment upon the performance of the General Manager. If any substantial changes in duties, compensation or benefits are to be considered or proposed, they will be considered in open session.
- 8.2. POTENTIAL LITIGATION: Conference with legal counsel, significant exposure to litigation pursuant to Gov. Code Sec. 54956.9(b) (1 case)

8.3. EXISTING LITIGATION: Conference with legal counsel, existing litigation (Gov. Code Sec. 54956) (Meyer v. DWR et Al, Sacramento Superior Case No. 34-2020-34-00276397).

**9. RECONVENE TO OPEN SESSION**

9.1. Report from Closed Session

9.2. COMPENSATION & BENEFITS: Review, Discuss and Take Possible Action on General Manager's Compensation & Benefits.

**10. ADJOURN**

---

TITLE: General Manager's Report – March 2020

SUBJECT: Update on activities since the February 2020 Board of Trustees Meeting

---

**EXECUTIVE SUMMARY:**

This Staff Report is intended to report the noteworthy activities and events of the District. Noteworthy activity from February included continued coordination on Natomas Levee Improvement Project with the United States Army Corps of Engineers, SAFCA and others, approval of City of Sacramento Critical Infrastructure Ordinance, issuance of two (2) Requests for Qualifications, promotion of Assembly Bill 1958 (Cooper/McCarty). In summary, the District had a productive and successful month. Our key activities and achievements are presented below:

**BACKGROUND:**

**1. Administration Services**

a. Human Resources

- i. Working with Byrce Consulting to perform job analysis and salary survey for Administrative Assistant position.

b. Fiscal Year 2020-2021 Budget

- i. Budget Timeline: The intent of the schedule provided below is to outline the steps and milestones necessary to have a final budget ready for the Trustees to consider for adoption at the June 2020 scheduled Board Meeting.
  - Personnel Committee (Week of April 6<sup>th</sup>) – Meet and review Staff's recommendation on Cost of Living Adjustments (COLA) and Salary Adjustments per the Board's Compensation Philosophy.
  - Operations Committee (Week of April 13<sup>th</sup>) – Meet and review Budget assumptions for Operations & Maintenance (O&M) and Capital Improvement Program (CIP).
  - Finance Committee (Week of April 20<sup>th</sup>) – Meet and review Draft Budget and Projected Cash Flow Analysis.
  - RD 1000 Board Meeting (May 8, 2020) - Present Draft Budget to Trustees for review and comment. Staff to receive comments from the Trustees and adjust as directed.
  - RD 1000 Board Meeting (June 12, 2020) – Present Final Budget to Trustees for consideration of adoption.



c. Request for Qualifications – Comprehensive Financial Plan & Assessment Rate Study

- i. District issued a Request for Qualifications – Comprehensive Financial Plan & Assessment Rate Study on March 2, 2020. The RFQ can be viewed on District’s website at:

[https://www.rd1000.org/files/b7a09d7e9/RD+1000+RFQ+Comprehensive+Financial+Plan+and+Assessment+Rate+Study\\_02272020.pdf](https://www.rd1000.org/files/b7a09d7e9/RD+1000+RFQ+Comprehensive+Financial+Plan+and+Assessment+Rate+Study_02272020.pdf)

d. Request for Qualifications – Financial Audit Services

- i. District issued a Request for Qualifications – Financial Audit Services on March 2, 2020. The RFQ can be viewed on the District’s website at:

[https://www.rd1000.org/files/1a653dc33/RD+1000+RFQ+Audit+Services\\_02272020.pdf](https://www.rd1000.org/files/1a653dc33/RD+1000+RFQ+Audit+Services_02272020.pdf)

**2. District Operations**

a. Flood Operations:

- i. To date the District has not performed any flood operations since the Flood Season began on November 1, 2019. River elevations have remained very low as compared to this time last year.

**3. Development Projects**

a. Sutter Pointe Phase I

- i. GM King working with Sutter Pointe Phase I Landowners and Project Agents to review Proposed Development Project. RD 1000 submitted its review of Sutter Pointe Phase 1 – Conceptual Drainage Analysis to the Developer’s Engineer on February 26, 2020. (Attachment No. 1).

b. Greenbriar

- i. City of Sacramento held a Public Hearing and Approved an Ordinance on the Second Amendment of the Development Agreement for Greenbriar on February 25, 2020. (Attachment No. 2).
- ii. GM King meet with Greenbriar Developers Engineer (Wood Rodgers) on February 20, 2020.
- Construction Bids for the RD 1000 improvements will be opened on March 12, 2020. With anticipated construction in the summer of 2020.
  - Final Improvement Plans for 4 or 5 projects/developments within Greenbriar are anticipated to be submitted to the City in August 2020, and the District should anticipate receipt of Development Impact Fee “Catch-up” funds before December 31, 2020, pending review of final cost of improvements and City approval for distribution to RD 1000.

- Reviewed preliminary Open Space Buffer Landscape Plans and possible encroachments to and protection of District facilities.
- c. The Cove Phase II
    - i. Working with Developer to provide requested information for the design of pedestrian bridge over the District’s Main Drainage Canal.
  - d. Sacramento International Airport – Landside South Development Improvements
    - i. Met with Sacramento International Airport Engineer on March 5, 2020 to discuss conceptual plans for improvements at the airport that may impact District facilities. (Attachment No. 3)
  - e. Natomas Fountain Apartments
    - i. Submitted comments to the City on February 27, 2020 regarding the proposed Natomas Fountains Apartments. (Attachment No. 4).
  - f. Sacramento County Master Plans
    - i. Met with Sacramento County Planning Department regarding two (2) Master Plans currently underway (Upper Westside and Grand Park) on March 3, 2020.

#### **4. Capital Improvement Projects**

- a. SCADA:
  - i. Operations Committee met on March 3, 2020 to discuss options to resolve the communication issues previously reported to the Board. (See Operations Committee Minutes in Agenda Item 7.1.1).
  - ii. Met with LWA, TESCO and ATEEM on March 4, 2020 to instruct consultant team on path forward to resolve the communication issues and close out the project.
- b. CIP Update
  - i. District entered into Professional Services Agreement with KSN, Inc. on November 12, 2019. A kickoff meeting with held on December 2, 2019.
  - ii. Condition Assessment and Facility Inventory finalized in December 2019.
  - iii. KSN continues to make progress towards completion of the CIP Update by May 2020.
  - iv. Operations Committee Meeting/Workshop scheduled for March 13, 2020 with KSN.

#### **5. Miscellaneous**

- a. DWR Flood Maintenance Assistance Program (FMAP)
  - i. GM King received funding agreement for 2020/2021 FMAP application on December 4, 2019.

- ii. As authorized by the Board on August 9, 2019 (RD 1000 Resolution No. 2019-08-05) GM King signed the funding agreement in January and returned to DWR for signatures.
- b. Sacramento Area Flood Control Agency (SAFCA)
  - i. Board Meeting – February 20, 2020 (Attachment No. 5)
- c. State of Natomas Luncheon
  - i. Annual State of Natomas Chamber of Commerce Event, April 13, 2020 from 11:30 – 1:30. District has reserved a table for 8.
- d. Unauthorized Encampments
  - i. City of Sacramento unanimously approved a City Ordinance on February 25, 2020 protecting critical infrastructure. Ordinance will be in effect after 30-days. (Attachment No. 6).
  - ii. AB 1958 (Cooper/McCarty)
    - Bill introduced on January 17, 2020.
    - Scheduled to be heard on March 24, 2020 by the Assembly Committee on Water, Parks and Wildlife. The item is scheduled to be on consent, nevertheless GM King has been asked to be available to testify, if needed.
    - GM King scheduled to participate on Speaker Panel on March 18, 2020, at the County Engineers Association of California Conference in Monterey, to discuss threats to levee safety and the need for State Legislation.
- e. Urbanization Benchmarks
  - i. Email from Trustee Lee Reeder – March 2, 2020 (Attachment No. 7)

**ATTACHMENTS:**

1. Sutter Pointe Conceptual Drainage Analysis: RD 1000 Comments – February 26, 2020
2. Second Amendment of the Development Agreement for Greenbriar – February 25, 2020
3. Sacramento International Airport – Landside South Development Improvements
4. Natomas Fountain Apartments: RD 1000 Comments – February 27, 2020
5. SAFCA Board Meeting – February 20, 2020
6. City of Sacramento Ordinance – February 25, 2020
7. Urbanization Benchmarks – March 2, 2020

**STAFF RESPONSIBLE FOR REPORT:**

  
\_\_\_\_\_  
Kevin L. King, General Manager

Date: 03/05/2020

February 26, 2020

Jeffrey M. Carpenter  
Wood Rodgers, Inc.  
3301 C Street, Bldg. 100-B  
Sacramento, CA 95816

**Subject: Sutter Pointe Phase 1 - Conceptual Drainage Analysis Review**

Dear Jeff,

Reclamation District 1000 (RD1000) tasked Mead & Hunt to review of the Sutter Pointe Phase 1A, 1B, 1C Conceptual Drainage Analysis Technical Memorandum (dated June 17, 2019) prepared by Wood Rodgers. Our comments were delivered to you on December 6, 2019. Wood Rodgers responded to our comments in Dave Mueller's January 17, 2020 letter which included an update to the Sutter Pointe Phase 1 - Conceptual Drainage Analysis Technical Memorandum (dated January 15, 2020). Mead & Hunt has confirmed the review comments on the drainage analysis were addressed. The RD1000 review of the Conceptual Drainage Analysis is complete.

We understand that subsequent submittals will be provided that include design details for the pumped outfall into the RD1000 drainage system. These details should consider necessary reliability and conveyance upgrades to the 1,700 LF of drainage ditch along the north side of West Riego Road to main canal flowing south. The work beyond Phase 1A will have further impact upon RD1000 facilities and subsequent drainage design submittals shall be provided to RD1000 for review.

If you have any questions or require additional information, please contact me.

Sincerely,  
Reclamation District 1000



Kevin L. King  
General Manager

cc: David Mueller, Wood Rodgers  
Tom Makris, Wood Rodgers  
Vince Geronimo, Mead & Hunt  
Jeff Kashiwada, Mead & Hunt



## City Council Report

915 I Street, 1<sup>st</sup> Floor  
Sacramento, CA 95814

[www.cityofsacramento.org](http://www.cityofsacramento.org)

---

**File ID:** 2020-00023

February 25, 2020

**Public Hearing Item 01**

---

**Title:** Second Amendment to the Greenbriar Development Agreement Regarding Timing of Payment Toward the CFD 97-01 Catch-up Fee and Sacramento County Radio Tower (Noticed 01/24/2020; Passed for Publication 01/28/2020; Published 01/31/2020) [Continued from 02/04/2020]

**Location:** South of Elkhorn Blvd, West of Highway 99, North of Interstate 5, and East of Lone Tree Road, District 1

**Recommendation:** Conduct a public hearing and upon conclusion adopt an Ordinance approving the Second Amendment to the Development Agreement between the City of Sacramento and the Greenbriar Project Owner, LLC.

**Contact:** Mary Jean Rodriguez, Program Specialist, (916) 808-1980; Sheri Smith, Special Districts Manager, (916) 808-7204, Department of Finance

**Presenter:** Mary Jean Rodriguez, Program Specialist, (916) 808-1980, Department of Finance.

**Attachments:**

1-Description/Analysis

2-Background

3-Draft Ordinance Approving Second Amendment to DA for Greenbriar

4-Exhibit A - Second Amendment to DA for Greenbriar

## Description/Analysis

**Issue Detail:** On May 30, 2017, the City Council approved a number of actions to approve the Greenbriar project, including the Development Agreement for Greenbriar [P11-093] (City Agreement No. 2017-0850; the DA) and amendments to the Greenbriar Project Public Facilities Financing Plan. The DA was later amended on November 28, 2017, to change the timing of a payment to the Traffic Congestion Relief Fund (City Agreement No. 2017-0850-01).

Under the DA, the project owner and developer—The Greenbriar Project Owner, LLC (Owner)—agrees to pay the following:

- \$120,000 to the County of Sacramento (County) to defray the costs of constructing an 880-megahertz radio tower.
- A “catch-up fee” as the project’s contribution to the cost of drainage facilities to be constructed in 2020 by Reclamation District 1000 (RD 1000) with funding from Community Facilities District No. 97-01 (CFD 97-01). Because the Owner will pay the catch-up fee, the project is not required to pay RD 1000’s development impact fee or to be annexed into CFD 97-01.

Section L in Exhibit L to the DA provides that the Owner must pay the \$120,000 to the County “upon the issuance of the first building permit.” The proposed amendment will clarify that payment is due upon the issuance of the first *residential* building permit. As amended, section L in Exhibit L will read as follows:

### **L. County of Sacramento Radio Tower.**

The applicant voluntarily agrees to pay to the County of Sacramento the amount of \$120,000 upon the issuance of the first residential building permit to defray the costs of the construction of the 880-megahertz radio tower constructed by the County.

Exhibit M to the DA implements the catch-up fee. It is a fully subscribed Funding Agreement between the City, the Owner, and RD 1000, under which the Owner agrees in section 1 to pay the catch-up fee to the City when the “first final subdivision map” for the project is recorded. The term “first final subdivision map” is unclear, however, as the City’s Planning and Development Code refers only to parcel maps, master parcel maps (i.e., a large-lot maps), tentative maps, and final maps, so the parties to the Funding Agreement desire to clarify that the fee will be due either (a) when the first final map or first parcel map is recorded or (b) on or before December 31, 2020, whichever occurs later. To that end, they propose to amend section 1 of the Funding Agreement to read as follows:

1. **Catch-up Fee.** Landowner shall pay a “catch-up” fee (the “Fee”) to the City in the amount of \$2,561,880. Payment is due upon the later of (a) December 31, 2020; or (b) the recordation of the first final map or the first parcel map for the Project Site but not the recordation of a master parcel map (see Sacramento City Code chapter 17.836). For example, if Landowner records the first final or first parcel map on or before December 31, 2020, then the Fee is due on, and Landowner must pay the Fee by, December 31, 2020; but if a final map or parcel map is not recorded on or before December 31, 2020, then Landowner must pay the Fee before the first final or first parcel map is recorded.

**Policy Considerations:** This project remains consistent with all the policies cited in prior approvals.

**Economic Impacts:** Not applicable.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** On January 29, 2008, the City Council certified the EIR for the project (Resolution No. 2008-053; the EIR). Nine years later, on May 30, 2017, the City adopted an Addendum to the EIR, which concluded that the original EIR is adequate under CEQA to identify and evaluate the physical changes in the environment that would occur with adoption and implementation of the project.

The proposed amendment modifies a special condition in the DA by clarifying when the payment of catch-up fee and contribution to Sacramento County Radio Tower must be paid. The modification will not result in physical effects on the environment and will not change the conclusions of the EIR. None of the circumstances set forth in CEQA Guidelines section 15162 (substantial changes in the project or circumstances, receipt of new information of substantial importance, or mitigation measures that would not be implemented) are present. No additional environmental review or document is required.

**Sustainability:** Not applicable.

**Commission/Committee Action:** The Planning and Design Commission heard this item on January 9, 2020; and forwarded a recommendation of approval.

**Rationale for Recommendation:** This amendment will make clear when payment of the \$120,000 to the County and payment of the catch-up fee are due but will not alter the project or the timing of the construction of the radio tower or the RD 1000 improvements.

**Financial Considerations:** The required contribution to drainage facilities constructed by CFD 97-01 will be collected from the developer prior to issuing payments to RD 1000 under the Funding Agreement.

The recommended actions do not affect the General Fund or any other funds of the City.

**Local Business Enterprise (LBE):** Not applicable.



## Attachment 1

### Background

On January 29, 2008, the City Council approved entitlements for the annexation and future development of a 577± acre master-planned community known as Greenbriar.

On April 2, 2008, the Sacramento Local Agency Formation Commission approved the annexation of the Greenbriar territory to the City of Sacramento (LAFC 02-08 Greenbriar Reorganization Proposal).

On May 30, 2017, the City Council approved refinements to the previous proposal and approved land-use entitlements to allow for the future development of the Greenbriar Planned Unit Development area. The approved plans allow for: 2,956± residential units (2,428± single-unit dwellings and 528± multi-unit dwellings); 31± acres of parks; 30± acres of habitat buffer; a 41± acre detention basin/lake; 30± acres of commercial, including a 3± acre retail/light rail station (LRT) area; a 2± acre private community center site; 27± acres of freeway buffer with a pedestrian/bike path; and a 10± acre elementary-school site.



**ORDINANCE NO. 2020-\_\_\_\_\_**

Adopted by the Sacramento City Council

\_\_\_\_\_, 2020

**APPROVING A SECOND AMENDMENT TO DEVELOPMENT  
AGREEMENT FOR GREENBRIAR [P11-093]**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

**Section 1. Background.**

The City and The Greenbriar Project Owner, LLC (the “**Landowner**”) are parties to (a) the *Development Agreement for Greenbriar [P11-093]* dated May 30, 2017, which is designated as City Agreement No. 2017-0850; and (b) a *First Amendment to Development Agreement for Greenbriar [P11-093]* dated November 28, 2017, which is designated as City Agreement No. 2017-0850-1 (collectively, the “**Agreement**”).

**Section 2. Incorporation of Amendment.**

This ordinance incorporates the *Second Amendment to Development Agreement for Greenbriar [P11-093]*, a copy of which is attached to this ordinance as Exhibit A.

**Section 3. Hearing before the Planning and Design Commission.**

On January 9, 2020, in accordance with Government Code section 65867 and Sacramento City Code chapter 18.16, the Planning and Design Commission conducted a noticed public hearing on an application to amend the Agreement. During the hearing, the Planning and Design Commission received and considered evidence and testimony. After the hearing concluded, the Planning and Design Commission forwarded to the City Council a recommendation to approve the proposed amendment.

**Section 4. Hearing before the City Council; Findings.**

On February 25, 2020, in accordance with Government Code section 65867 and Sacramento City Code chapter 18.16, the City Council conducted a noticed public hearing on the application to amend the Agreement. During the hearing, the City Council received and considered evidence and testimony concerning the proposed amendment. Based on the information in the application and the evidence and testimony received at the hearing, the City Council finds as follows:

- (a) The proposed amendment to the Agreement is consistent with the City’s general plan; there is no applicable specific or community plan.
- (b) Without the amendment, the Landowner would be unlikely to proceed with development of the property subject to the amendment in the manner proposed.

- (c) The Landowner will incur substantial costs to provide public improvements, facilities, or services from which the general public will benefit.
- (d) The Landowner will participate in all programs established or required under the general plan and all of its approving resolutions (including any mitigation-monitoring plan) and has agreed to the financial participation required under the applicable financing plan and its implementation measures, all of which will accrue to the benefit of the public.
- (e) The Landowner has made commitments to a high standard of quality and has agreed to all applicable land-use and development regulations.
- (f) The property subject to the amendment 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, for the area intended to be protected by the system, 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, as demonstrated by the SAFCA *Urban Level of Flood Protection Plan and Adequate Progress Baseline Report* and the SAFCA *Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report*, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA *2019 Adequate Progress Annual Report* accepted by the City Council on October 22, 2019 (Resolution No. 2019-0398).

**Section 5. Approval and Authorization.**

The City Council hereby approves the *Second Amendment to Development Agreement for Greenbriar [P11-093]*, a copy of which is attached to this ordinance as Exhibit A, and authorizes the Mayor to sign it on the City's behalf on or after the effective date of this ordinance.

**Table of Contents:**

Exhibit A: *Second Amendment to Development Agreement for Greenbriar [P11-093]*

---

**Second Amendment to Development Agreement for Greenbriar [P11-093]  
(City Agreement No. 2017-0850)**

This *Second Amendment to Development Agreement for Greenbriar [P11-093]* (this “**Amendatory Agreement**”), dated February 25, 2020, for purposes of identification, is between the CITY OF SACRAMENTO, a California municipal corporation and charter city (the “**City**”); THE GREENBRIAR PROJECT OWNER, LLC, a Delaware limited-liability company (the “**Landowner**”); and, except as to section 1, RECLAMATION DISTRICT NO. 1000, a governmental entity formed under division 15 of the California Water Code (“**RD 1000**”).

**Background**

The City and the Landowner are parties to the following agreements (collectively, the “**Agreement**”):

- The *Development Agreement for Greenbriar [P11-093]* dated May 30, 2017, which is designated as City Agreement No. 2017-0850 and was recorded on August 25, 2017, with the Sacramento County Clerk/Recorder as Document No. 201708250771.
- The *First Amendment to Development Agreement for Greenbriar [P11-093]* dated November 28, 2017, which is designated as City Agreement No. 2017-0850-1 and was recorded with the Sacramento County Clerk/Recorder on January 11, 2018, as Document No. 201801110629 and re-recorded on May 22, 2018, as Document No. 201805220534.

Exhibit L to the Agreement sets forth “special conditions,” one of which requires that the Landowner contribute to the cost of a radio tower. Exhibit M is a fully subscribed Funding Agreement between the City, the Landowner, and RD 1000, under which the Landowner agrees to pay a “catch-up fee” to the City when the first final subdivision map is recorded for the Greenbriar project. The City and the Landowner desire to amend Exhibit L to clarify when the contribution is due, and the parties desire to amend Exhibit M to make clear that the catch-up fee is not due when a master parcel map is recorded.

***With these background facts in mind, the parties agree as follows:***

- 1. Amendment to Exhibit L of the Agreement.** Section II.L (County of Sacramento Radio Tower) in Exhibit L (Special Conditions) is hereby amended to read in its entirety as follows:

**L. County of Sacramento Radio Tower**

The applicant voluntarily agrees to pay to the County of Sacramento the amount of \$120,000 upon the issuance of the first residential building permit to defray the

costs of the construction of the 880-meghertz radio tower constructed by the County.

2. **Amendment to Exhibit M of the Agreement.** Section 1 in Exhibit M (RD 1000 Funding Agreement) is hereby amended to read in its entirety as follows:

**Catch-up Fee.** Landowner shall pay a “catch-up” fee (the “**Fee**”) to the City in the amount of \$2,561,880. Payment is due upon the later of (a) December 31, 2020; or (b) the recordation of the first final map or the first parcel map for the Project Site but not the recordation of a master parcel map (see Sacramento City Code chapter 17.836). For example, if Landowner records the first final or first parcel map on or before December 31, 2020, then the Fee is due on, and Landowner must pay the Fee by, December 31, 2020; but if a final map or parcel map is not recorded on or before December 31, 2020, then Landowner must pay the Fee before the first final or first parcel map is recorded.

3. **All Other Terms Remain in Force.** Except as amended by sections 1 and 2 above, all terms and conditions of the Agreement (including Exhibits L and M) remain in full force.
4. **Effective Date.** This Amendatory Agreement takes effect on the effective date of the ordinance that approves it (Gov. Code, § 65868; Sacramento City Code, §§ 18.16.120 & 18.16.130).
5. **Recording.** Any party may record this Amendatory Agreement with the Sacramento County Clerk/Recorder.
6. **Counterparts.** The parties may execute this Amendatory Agreement in counterparts, each of which will be considered an original, but all of which will constitute the same agreement. Delivery of a signed counterpart may be accomplished by email transmission of a PDF file as follows:
  - (a) for delivery to the City, to [MRodriguez@cityofsacramento.org](mailto:MRodriguez@cityofsacramento.org);
  - (b) for delivery to Landowner, to [jstanek@integralcommunities.com](mailto:jstanek@integralcommunities.com); and
  - (c) for delivery to RD 1000, to [kking@rd1000.org](mailto:kking@rd1000.org).
7. **Entire Agreement.** This Amendatory Agreement sets forth the parties’ entire understanding regarding the matters set forth above. It supersedes all prior or contemporaneous agreements, representations, and negotiations regarding those matters—whether written, oral, express, or implied—and may be modified only by another written agreement signed by all parties. This Amendatory Agreement will control if any conflict arises between it and the Agreement (including Exhibits L and M).

*(Signature Page Follows)*

**City of Sacramento**

By: \_\_\_\_\_

Darrell Steinberg  
Mayor

Date: February \_\_\_\_, 2020

Attest  
Sacramento City Clerk

By: \_\_\_\_\_

Signature

Approved as to Form  
Sacramento City Attorney

By: \_\_\_\_\_

Joseph Cerullo  
Senior Deputy City Attorney

**Reclamation District No. 1000**

By: \_\_\_\_\_

Kevin L. King  
General Manager

Date: February \_\_\_\_, 2020

Approved as to Form  
Downey Brand LLP

By: \_\_\_\_\_

Scott Shapiro  
Attorneys for Reclamation District No. 1000

**The Greenbriar Project Owner, LLC**

By: \_\_\_\_\_

Signature

Its: \_\_\_\_\_

Date: February \_\_\_\_, 2020

[Attach Certificates of Acknowledgment – Civil Code § 1189]



**City of Sacramento**

By: \_\_\_\_\_

Darrell Steinberg  
Mayor

Date: February \_\_\_\_, 2020

Attest  
Sacramento City Clerk

By: \_\_\_\_\_  
Signature

Approved as to Form  
Sacramento City Attorney

By: \_\_\_\_\_  
Joseph Cerullo  
Senior Deputy City Attorney

**Reclamation District No. 1000**

By: \_\_\_\_\_

Kevin L. King  
General Manager

Date: February 13, 2020

Approved as to Form  
Downey Brand LLP

By: \_\_\_\_\_  
Scott Shapiro *Rebecca Smith*

Attorneys for Reclamation District No. 1000

**The Greenbriar Project Owner, LLC**

By: \_\_\_\_\_  
Signature

Its: \_\_\_\_\_

Date: February \_\_\_\_, 2020

[Attach Certificates of Acknowledgment – Civil Code § 1189]

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento

On 02/13/2020 before me, Erika Muehlenhaupt  
(insert name and title of the officer)

personally appeared Kevin L. King  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Erika Muehlenhaupt (Seal)





**City of Sacramento**

**Reclamation District No. 1000**

By: \_\_\_\_\_  
Darrell Steinberg  
Mayor  
Date: February \_\_\_\_, 2020

By: \_\_\_\_\_  
Kevin L. King  
General Manager  
Date: February \_\_\_\_, 2020

Attest  
Sacramento City Clerk

Approved as to Form  
Downey Brand LLP

By: \_\_\_\_\_  
Signature

By: \_\_\_\_\_  
Scott Shapiro

Approved as to Form  
Sacramento City Attorney

Attorneys for Reclamation District No. 1000

By: \_\_\_\_\_  
Joseph Cerullo  
Senior Deputy City Attorney

**The Greenbriar Project Owner, LLC**

By:  \_\_\_\_\_  
Signature

Its: John Stanek, Authorized Representative

Date: February 12, 2020

[Attach Certificates of Acknowledgment – Civil Code § 1189]

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California )  
County of Orange )

On February 12, 2020, before me, Anne Nguyen,  
(insert name and title of the officer)

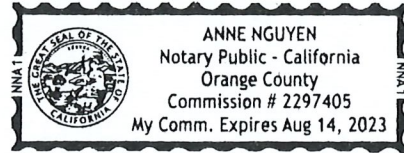
Notary Public, personally appeared John Stanek, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_,  
(insert name and title of the officer)

Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)

**LENDER EXECUTION PAGE**

GOLDMAN SACHS BANK USA (the "Bank"), as the beneficiary, assignee, and secured party, respectively, under the following documents, owns an equitable interest in the Property described in Exhibit A to the *Development Agreement for Greenbriar [P11-093]* (the "Original Agreement"):

- The *Building Loan Deed of Trust, Security Agreement and Fixture Filing* dated July 12, 2019, that was executed by The Greenbriar Project Owner, LP, a Delaware limited partnership (the "Trustor"), and was recorded on July 12, 2019, with the Sacramento County Clerk/Recorder as Instrument No. 2019-07121151.
- The *Building Loan Assignment of Leases and Rents* dated July 12, 2019, that was executed by the Trustor and was recorded on July 12, 2019, with the Sacramento County Clerk/Recorder as Instrument No. 2019-07121152.
- The *UCC Financing Statement* that was recorded on August 28, 2019, with the Sacramento County Clerk/Recorder as Instrument No. 201908281564.

The Original Agreement was amended by the *First Amendment to Development Agreement for Greenbriar [P11-093]* dated November 28, 2017, which is designated as City Agreement No. 2017-0850-1 and was recorded with the Sacramento County Clerk/Recorder on January 11, 2018, as Document No. 201801110629 and re-recorded on May 22, 2018, as Document No. 201805220534 (the "First Amendment"). The Bank signed and delivered an Execution Page for Lender in connection with the First Amendment.

The Bank hereby executes this Lender Execution Page to the *Second Amendment to Development Agreement for Greenbriar [P11-093]*, which is dated February 25, 2020, for purposes of identification (the "Second Amendment").

By signing and delivering this Lender Execution Page, the Bank consents to the recordation of the Second Amendment and agrees to abide by, and comply with, section 8.0 of the Original Agreement after effectuating any rights and/or remedies under the Deed of Trust as a condition to being eligible to apply for, or receive entitlements with respect to, Development of the Property for the Project, or otherwise be entitled to Develop the Property in accordance with the Original Agreement as amended by the First Amendment and the Second Amendment.

The Bank requests that it be simultaneously provided with copies of all notices mailed to Landowner in accordance with the Original Agreement as it may be amended from time to time and that the copies be addressed as follows:

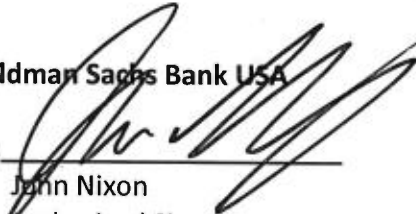
Goldman Sachs Bank USA  
200 West Street  
New York, New York 10282-2198  
Attn: John Nixon

Capitalized terms not otherwise defined above have the meanings given them in the Original Agreement.

Dated: February 12, 2020

Goldman Sachs Bank USA

By:

  
John Nixon  
Authorized Signatory



A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )

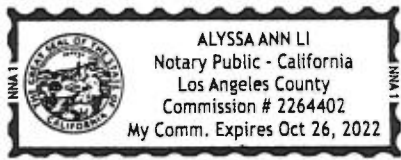
On February 12, 2020, before me, ALYSSA ANN LI  
(insert name and title of the officer)

Notary Public, personally appeared John Nixon, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of \_\_\_\_\_ )

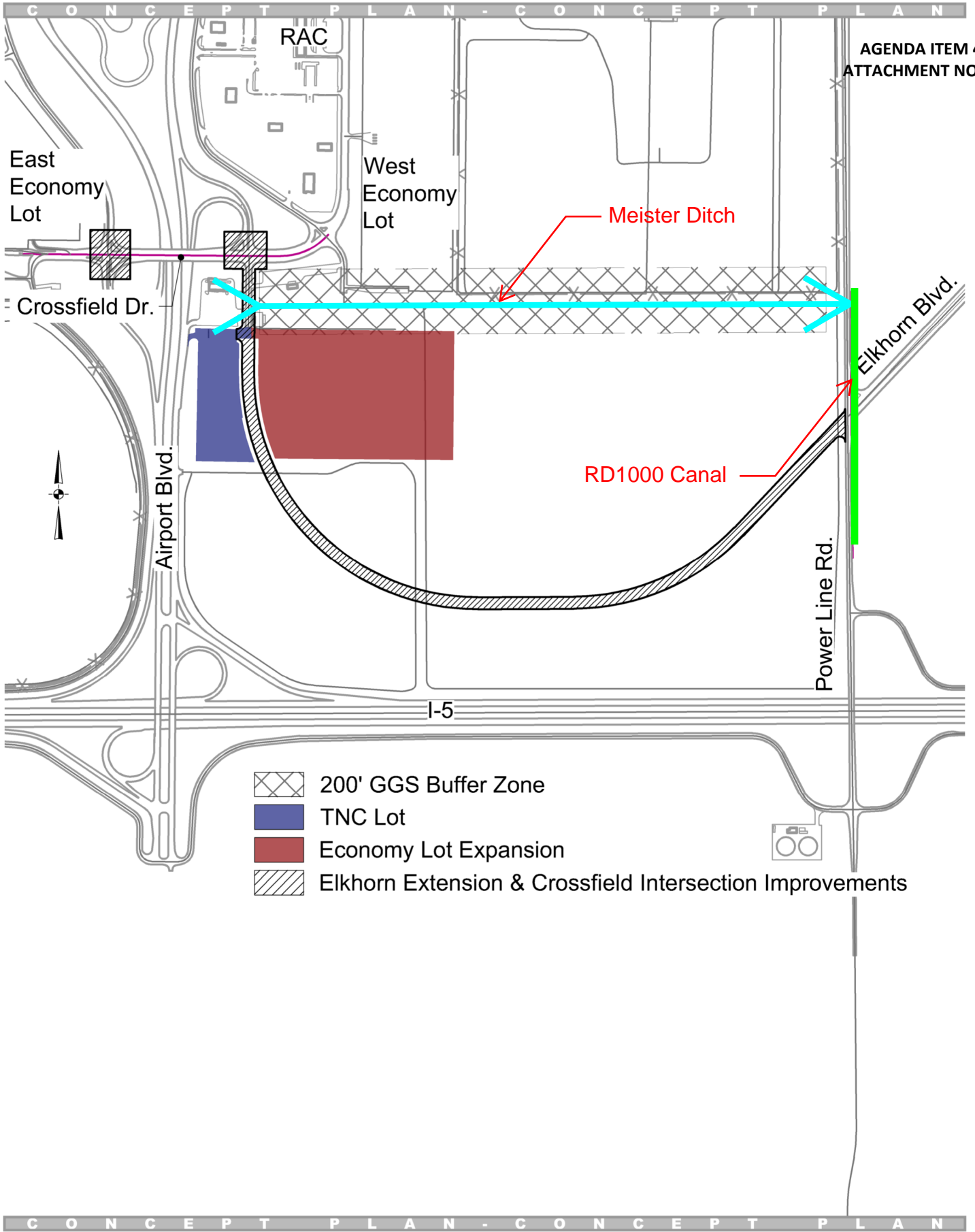
On \_\_\_\_\_, before me, \_\_\_\_\_  
(insert name and title of the officer)





Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)



-  200' GGS Buffer Zone
-  TNC Lot
-  Economy Lot Expansion
-  Elkhorn Extension & Crossfield Intersection Improvements

Updated: 2/27/2020 - Pinned: 2/27/2020 10:20:13 AM By: Fujikawa, Scott  
File: V:\Projects\smf\Economy Lot\2020-02-06-Exp\_Econ\_lot.dwg (Tab: Layout2-Layout1)



THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY.  
ENGINEERING FOR THIS CONCEPT HAS NOT BEEN  
PERFORMED AT THIS TIME.

Figure A  
SMF  
Landside South Development Projects

## Kevin King

---

**From:** Kevin King  
**Sent:** Thursday, February 27, 2020 11:04 AM  
**To:** Michael Hanebutt  
**Subject:** RE: P20-001 Natomas Fountains Apartments  
**Attachments:** 13700 RD 1000 Preliminary DIF Calculation P20-001 Natomas Fountains Apts 2020 0218.pdf;  
Natomas Fountains Apartments - RD1000 comments exhibit.pdf

Michael,

Please see RD 1000's comments and attached exhibits for comments on the Natomas Fountains Apartments Project.

### Comments:

1. The existing RD1000 East Drainage Canal is adjacent to the Project (see attached exhibit). The East Drainage Canal embankments are part of the certified levee system, and access for operations, maintenance, and repairs during flood events shall be maintained.
2. Maintain the existing access from Truxel Road to the levee embankment patrol road. Design vehicle is a 65-foot low boy trailer for mobilizing heavy equipment. It is acceptable to assume that the low boy trailer would need to swing wide to make the turn from Truxel Road. See attached exhibit.
3. Maintain existing access to the reinforced concrete pad crossing of Truxel Road (see attached exhibit). The City constructed this concrete pad crossing during bridge construction to allow for crossing of tracked equipment, as the tracked equipment would damage the asphalt pavement.
4. The Urban Levee Design Criteria specifies a 20-foot zone extending from the landside toe of the levee to remain clear for access and inspection of the levee system. Only non-irrigated grasses should be planted in this area. The location of the perimeter fence should be revisited.
5. The Urban Levee Design Criteria recommends reserving a long term flood protection corridor which extends four times the levee height or 50-feet (whichever is greater) to the landside of the 20-foot access and inspection clear zone. Provide details of any subsurface work or excavations within this zone (50 feet) for review of potential impacts to the levee system integrity. This includes proposed stormwater treatment areas and underground utilities.
6. Identify if the project requires any improvements to the storm drainage facilities outside the extents of the project extents.

Best Regards,

Kevin L. King  
General Manager  
Reclamation District 1000  
[kking@rd1000.org](mailto:kking@rd1000.org)  
(916) 922-1449 (office)  
(707) 470-9867 (cell)

---

**From:** Michael Hanebutt <MHanebutt@cityofsacramento.org>  
**Sent:** Thursday, January 30, 2020 5:08 PM  
**Subject:** P20-001 Natomas Fountains Apartments

Please find the attached routing sheet for the Natomas Fountains Apartments project, located at 3801 Gateway Park Drive. The project site totals approximately 12.54 acres in the Shopping Center (SC-PUD) zone. This proposal requests

to develop a vacant site a new 312-unit multi-family residential project spread between 14 buildings, a stand-alone clubhouse building, 442 parking spaces, and multiple common open spaces. The project requires a PUD Schematic Plan Amendment allow residential component in the Coral Business Park Planned Unit Development, a Conditional Use Permit to allow the multi-unit dwelling use in the SC-PUD zone, and Site Plan and Design Review for construction of the new buildings and site improvements.

Please see the attached routing sheet for additional details and a link to project documents, and let me know if you have any questions or concerns. Comments are due **February 28, 2020**.

Thanks,

Michael Hanebutt  
Associate Planner for Central City and East Sacramento  
916-808-7933  
[mhanebutt@cityofsacramento.org](mailto:mhanebutt@cityofsacramento.org)  
Community Development Department  
300 Richards Boulevard, 3rd Floor  
Sacramento, CA 95811



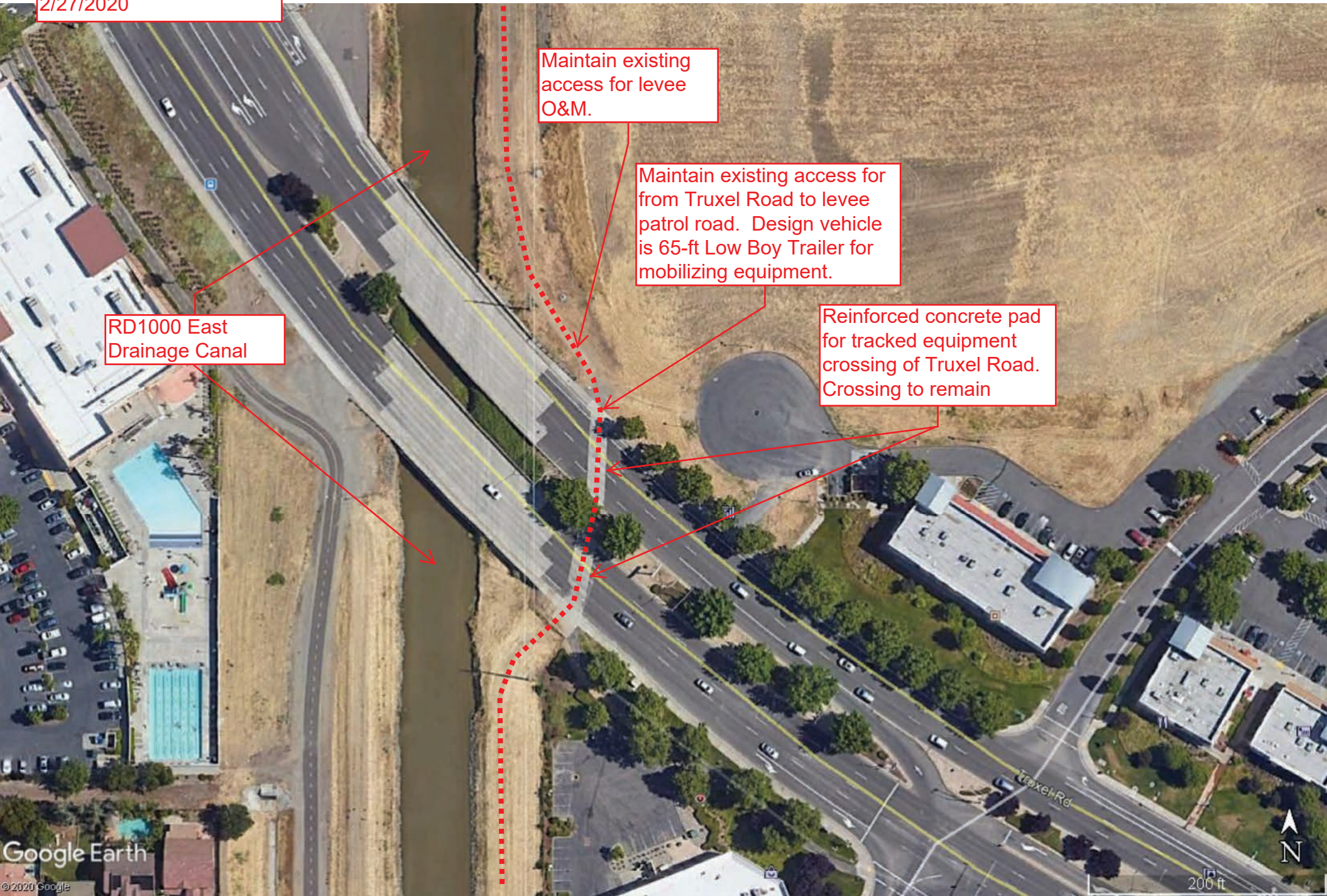
Mission: To help plan, build, and maintain a great City

Vision: To be the best Community Development Department in California

Values: Professionalism, Innovation, Courtesy, Collaboration, Consistency



RD1000 comments  
2/27/2020



RD1000 East  
Drainage Canal

Maintain existing  
access for levee  
O&M.

Maintain existing access for  
from Truxel Road to levee  
patrol road. Design vehicle  
is 65-ft Low Boy Trailer for  
mobilizing equipment.

Reinforced concrete pad  
for tracked equipment  
crossing of Truxel Road.  
Crossing to remain



**Appendix G**  
**RD 1000 Development Impact Fee Administrative Procedures Manual**  
**Preliminary DIF Calculation: P20-001 Natomas Fountains Apartments**

Fee Data		Fee Calculation	
<b>Applicability:</b>		<b>Fee Status (Exempt or Subject):</b>	<b>SUBJECT</b>
<b>A</b> Within RD 1000 DIF Boundary?	Y	If A or B are no, project is exempt.	
<b>B</b> Impacts Drainage Facilities? (Increases Run Off)	Y	If A & B are yes, project is <b>not</b> exempt except: If C & D, E & F, any of G - K, or L are yes, project is exempt. If D or F are no, return to B.	
<b>Exceptions:</b>		<b>Fee Rate Information:</b>	
<b>C</b> Sacramento County Metro Air Park CFD No. 2000-1?	N	<b>M</b> Fee Affective Date	11/02/2018
<b>D</b> Consistent with Approved Land Use?		<b>N</b> Fiscal Year for Rate	2019
<b>E</b> City of Sacramento CFD No. 97-01?	N	<b>O</b> Project Land Use Category (App. H)	Multifamily
<b>F</b> Consistent with Approved Land Use?		<b>P</b> Project Acreage	12.54
<b>G</b> Vacant Residential, Industrial, or Commercial land?	N	<b>Q</b> Project Fee Rate Per Acre (App. A)	\$1,558
<b>H</b> Agricultural land?	N		
<b>I</b> Rural Residential Parcel Greater Than 5 Acres?	N		
<b>J</b> Open Space?	N		
<b>K</b> Public Agency Owned Land?	N		
<b>L</b> "Other"/Public Use Lands?	N		
Drainage Canal?			
Detention Pond?			
Natomas Basin Conservancy Land?			
Well Site?			
Railroad Right of Way?			
School?			
		<b>P * Q = DIF DUE [1]:</b>	<b>\$19,537.32</b>

[1] For the attached Application and Site Plans for 3801 Gateway Park Boulevard.

P20-001

RECEIVED

JAN 14 2020

**Planning Entitlement Application**

The City of Sacramento Planning Division has designed this application in order to obtain important information about your proposed project that will help to expedite the application review process. Please complete all sections, providing as much detail as possible regarding the scope of your proposal.

**Subject Site Information**

Project Name: Natomas Fountains Apartments

Zoning: SC-PUD

General Plan Designation: Regional Commercial

Site address or location of property: 3801 Gateway Park Boulevard, Sacramento, CA 95834

Assessor's Parcel Number(s): 225-0160-094-0000

Total property size in acres (Gross/Net): 12.54 acres

Square feet if less than one (1) acre: 546,242 s.f.

Lot dimensions: 1,243 ft. X 545.59 ft. (irregular shaped)

**Property Owner Information**

Contact name: Ethan Conrad

Company name: Ethan Conrad Properties

Mailing Address: 1300 National Drive #100

City: Sacramento State: CA Zip: 95834

Phone: (916) 779-1000 Ext: \_\_\_\_\_ Fax: (916) 779-1200

Email Address: \_\_\_\_\_

**Applicant Information**

Contact name: Sotiris Kolokotronis

Company name: SKK Development

Mailing Address: 1121 18th Street

City: Sacramento State: CA Zip: 95811

Phone: (916) 449-8989 Ext: 222 Fax: \_\_\_\_\_

Email Address: Sotiris@skkdevelopments.com

**Staff Use Only**

Date Filed: Jan. 14, 2020 Received By: [Signature]

File Number: P20-001



## **NATOMAS FOUNTAINS PROJECT NARRATIVE**

### **Overview**

SKK Development (Applicant) proposes to construct the Natomas Fountains Apartments project, a 312-unit market-rate apartment home community on a 7.97 acre (gross) site at 3801 Gateway Park Boulevard in the North Natomas community of Sacramento. The community will consist of one, two, and three bedroom units in seven residential buildings with a community center, pool, and other amenities. The project seeks the following entitlements from the City of Sacramento:

1. Conditional Use Permit for Multi-Family Housing in the SC Zone
2. PUD Schematic Plan Amendment to add the housing use to the plan
3. Site Plan and Design Review

### **Justification**

The site provides a prime opportunity for the development of an apartment community within the North Natomas Community Plan area. Located near commercial developments and employment opportunities the site affords pedestrian and alternative forms of transportation connection to the surrounding area of North Natomas and the Sacramento region. The site is adjacent to Truxel Avenue, a major transportation corridor that includes bus services and a future light rail transit station making the site at 3801 Gateway Park Boulevard ideal for housing with transit connectivity. Additionally the demand for more commercial space at this location is less now than the time when the North Natomas Community Plan was adopted so it is unlikely at future commercial would be built on the site. The change to housing will provide more living opportunities in North Natomas at critical connections to surrounding uses and transit.

### **Location**

The project site is located east of Truxel Road, west of Gateway Park Boulevard at 3801 Gateway Park Boulevard. The site is located in the in the North Natomas Community of Sacramento. The site consists of APN 225-0160-094 and the address is 3801 Gateway Park Boulevard.

### **Site Characteristics**

The site is 12.5 gross acres and 12.19 net acres excluding roadway improvements and a 44-foot SMUD and drainage easement containing on the west side of the site. The site is generally rectangular with some irregularities. The site is generally level and well-drained with no on-site trees and street trees along Gateway Oaks Boulevard and the access drive which are to remain. A shared parking lot is located along the south property line adjacent to the access drive and this parking are will be redeveloped with the project to continue the shared parking with the commercial development to the south. Located outside of the floodplain, the site does not contain any wetland features.



With the exception of a paved area for the shared parking on the south side of the site that is striped with approximately forty parking spaces, the site is undeveloped. The shared parking area is utilized by the commercial uses south of the project site.

### **Surrounding Uses**

Surrounding land uses consist of commercial and light industrial-office park buildings to the north and commercial retail developments to the, east, south and west.

A bike path is anticipated to be built with the project along the west property within the drainage and public utility easement. This will connect the site to the bike path along Truxel Road. The proposed project is located along of the Truxel Road corridor with existing bus services and a planned Sacramento Regional Transit Light Rail station within one-quarter mile from the site providing desired transit connections to the City of Sacramento and the region.

### **General Plan, Community Plan, and Zoning Designations**

The site is designated Regional Commercial in the General Plan, Shopping Center in the North Natomas Community Plan and is zoned SC-PUD. The application includes a PUD Schematic Plan Amendment to add the housing use to the Coral Business Center PUD plan.

### **Proposed Project**

The proposed project is a 312-unit, market rate apartment community with a mix of one, two, and three bedroom residential units in fourteen three-story buildings ranging from 18 to 24 units each and a community center with amenities including outdoor activity space, lounge and grill area, and swimming pool. Residential buildings will be arranged along an internal loop drive with access from the drive along the south edge of the parcel that connects between Truxel Road and Gateway Park Boulevard. Parking would be located internal to the site and along the northern property line to create a buffer between adjacent industrial uses and project residences. Long-term bicycle storage is provided in four secured bicycle parking storage facilities located throughout the site. Parking requirement per code is 432 spaces for the residents. A total of 442 parking spaces are included for the apartment residents with 305 spaces are under carports and 24 spaces in garages. The additional 53 shared parking spaces for the use of the commercial development to the south of the project and the residents are in addition to the 442 spaces provided for residents within the gated community.

**Density.** The density of the proposed project is 12.19 net acres and 25.6 units per net acre.

**Amenities.** Community amenities will include a 5,647 square foot community building with kitchen, leasing office with leasing lounge, business lounge, fitness room, mail center and package lockers, great room with hospitality kitchen, large screen TV with gaming system, billiards table, Wi-Fi work stations, restrooms, and Wi-Fi in common areas. Outdoor amenities will include a pool and spa with loungers, barbeque area with two grills, counter with seating, outdoor tables and seating, bike repair stand, and dog park fenced pet area with synthetic turf, and pet wash station.

**Access and Circulation.** Access will be from the existing drive that is located on the south edge of the project site and runs between Truxel Road and Gateway Park Boulevard and an internal loop drive will access residential buildings. The site will be gated. The primary gated vehicular entrance from the drive is proposed at the center of the site along the south property line with additional secondary vehicle access gates is planned to the west of the main entrance providing multiple emergency vehicle access (EVA) to the site. Both of these gated entries will have pedestrian gates adjacent to them to provide pedestrian connections to the commercial development to the south of the project site.

A pedestrian walkway is planned in the southeast corner of the site to connect with the office, restaurants and commercial uses at the Natomas Promenade and to Gateway Park Boulevard.

**Parking.** The proposed project includes 495 off-street parking spaces of which 53 are shared parking with the adjacent commercial developments and 442 parking spaces for the apartment residents for an overall parking ratio of 1.42 parking spaces per unit. Covered parking is provided in both carports over 305 parking spaces and 24 garage spaces.

**Bicycle Parking.** Long-term bicycle racks for 144 bicycles are located in four storage units spaced across the site to provide long-term bicycle storage close to resident's units. Short term racks for 32 spaces are located throughout the project site with emphasis near the front entry for visitors to the Natomas Fountains apartments.

**Fencing and Gates.** Six-foot metal tube steel fencing will enclose the site on all four sides. Vehicle access gates are provided in three locations with the primary entrance adjacent to the Community Center building in the middle of the south property line. Pedestrian access gates are located adjacent to the vehicle access gates. An additional pedestrian gate is located on the Gateway Park Boulevard (east) side of the project to provide pedestrian connectivity to the sidewalk along Gateway Park Boulevard and the signalized intersection that provides access to Natomas Promenade shopping center to the east.

**Signage.** A low-profile monument sign is planned south of the main vehicular access on the access drive.

**Architectural Concept.** The design concept for the proposed project utilizes buildings with simple forms with contemporary architecture. Flat roof with varying height parapets articulate the massing of the three-story apartment buildings and the community center. A variety of materials including horizontal composition board siding, board-and-batt composition siding, and plaster are used throughout the project to articulate the building surfaces and to provide variety in the texture of the building elements. Metal slat railings painted black to contrast with the surrounding building and balcony elements on the apartment structures provide visually interest to the design. Due to the size of the project the apartment units have been designed with two schemes to reduce the overall appearance of the size of the project as required in the design guidelines. The two difference design scenarios – Scheme 1 and Scheme 2 – are separated by an internal drive and relate to one another but have different elevation elements and colors as shown on the project exterior elevations in the submittal package.

The design of the Community Center is envisioned as a series of volumes expressing the uses within the building with low pitched and flat roof elements. A layering of the exterior finish materials similar to the apartment buildings further articulates the Community Center structure and emphasizes the overall contemporary design of the building. The various components of the Community Center are connected together internally and with the active rooms facing the outdoor amenity space.

Throughout the project, natural colors are proposed with white plaster and tan horizontal siding providing the base color on the structures. Punches of color that include blue gray, mustard, and umber rust and red at locations add interest to the overall composition. The variety of finish materials and colors on the buildings provides layering of the design composition both horizontally and vertically. This layering reduces the overall mass of each building and relates to the pedestrian scale.

Landscaping is designed to complement the buildings and make a positive contribution to the overall aesthetics of the site. HVAC units will be roof-mounted and screened from sight to create more areas for landscaping. Low-profile landscaping, including screen shrubs, is planned along the property line to provide CPTED planting requirements and be compatible with the bio-swale condition. The planting design will utilize a variety of Mediterranean-style, native, drought-tolerant, and low-fuel species to create layers of color and text to complement the architecture style and setting. Large shade trees are provided throughout the site. Shade trees and shade structures are provided for protection and to reduce heat island effect during hot summer months.

The project design is consistent with the City of Sacramento Multi-Family Design Guidelines.

**City of Sacramento**  
**Letter of Agency**

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: December 2, 2019

To: City of Sacramento  
Community Development Department  
300 Richards Boulevard,  
Third Floor  
Sacramento, CA 95811

Community Development Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: Sotiris Kolokotronis, SKK Development Phone: (916) 449-8989 ext. 222

Applicant's Address: 1121 18th Street, Sacramento, CA 95811

to apply for the following entitlement(s): Conditional Use Permit for Multi-Family in the SC Zone;  
PUD Schematic Plan Map Amendment for Multi-Family Housing; Site and Building Design Review

The subject property located at: 3801 Gateway Park Blvd., Sacramento, CA 95834

Assessor's Parcel Number: 225-0160-094-0000

Printed Name of Owner of Record: Ethan Conrad, Conrad Properties

Address of Owner of Record: 1200 National Dr #100, Sacramento, CA 95834 Phone: (916) 779-1000

Signature of Owner of Record: 

(must be original signature)



**All Projects**

**Land Use**

What is the current use of the site? Vacant

Please list all previous land use(s) of site for the last 10 years. Vacant

Do you have knowledge of any **environmental issues** (e.g., underground storage tanks, site contamination, past clean-up activities, etc.)?

None

Have any **technical reports** been prepared, such as a Phase I ESA, Biological Resources Survey, Noise Analysis, etc.?  YES  NO If Yes, please provide a copy. Traffic Study

**Neighborhood Contact**

Please describe any contact you have had regarding the project with the following: neighbors/property owners adjacent to the subject site, Neighborhood Associations, Business Associations, or Community Groups in the project area:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Site Characteristics**

Providing the following information regarding the environmental setting with your application is one the most effective ways to expedite your project's environmental review. If your site contains structures, large trees, mature vegetation, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project.

Are there any **structures** or **buildings** on the project site?

YES  NO

If yes, how many? \_\_\_\_\_

What is the construction date of each structure/building? \_\_\_\_\_

Current Use of Existing Structure(s)? \_\_\_\_\_

Proposed Use of Existing Structure(s)? \_\_\_\_\_

Are any existing structures proposed

for **demolition**? \_\_\_\_\_

Are there any **trees** on the project site?

YES  NO

Are there trees proposed to be **removed**?

YES  NO

Does your site contain any **natural drainage** ways?

YES  NO

Does your site contain any **wetland areas** or areas where water pools during the rainy season?

YES  NO

What land uses surround your site? (for example, single family or multi-family residential, commercial)  
Please describe:

North: Industrial / East: Commercial Retail / South: Commercial Retail / West: Commercial Retail

Are you proposing any new **fencing or screening**?

YES  NO

If yes, please describe the location of the fencing, the height, and the materials (i.e. wood, masonry, etc.):

Metal tube railing surrounding site with vehicle and pedestrian access gates

Is there **parking** onsite?

YES  NO

If yes, how many spaces are existing (for the entire property) and how many are proposed onsite with this project?

Existing 43 spaces

Proposed 495 spaces

Are you proposing any parking offsite?

YES  NO

If yes, where is it to be located and how many spaces?

Are you proposing to waive any parking spaces?

YES  NO

Are you proposing any new **signs** with this project?

YES  NO

If yes, please describe the number and type.

Two monument signs at project entrances to be under separate permit

Are there any **easements** crossing the site?

YES  NO

Are there any **trash/recycling** enclosures onsite?

YES  NO

If yes, what is the size of the enclosure(s) and where are they located?

N/A

Please describe the height and materials.

New TE's are 6 ft. high split face concrete block - see project exhibits

What is the total number of cubic yards allocated for recycling?

19.5 cubic yards of recycling storage in 4 TE's

**Building Setback from Property Lines:**

Existing (feet'-inches")

Proposed (feet'-inches")

	Existing (feet'-inches")	Proposed (feet'-inches")
Front	N/A	37 ft. 9 in. (Gateway Park Drive)
Rear	N/A	94 ft. 6 in.
Street side	N/A	20 ft. 6 in.
Interior Side	N/A	119 ft. 5 in.

What are the front setbacks of the two nearest buildings (on adjacent property) on the same side of the block? If there are no other buildings/properties, please write "N/A."

1<sup>st</sup> Address: 3810 Truxel Road                      2<sup>nd</sup> Address: N/A

Setback: 12 ft.    Setback: N/A

**Exterior Materials**

**Existing** Exterior Building Materials: N/A

Existing Roof Materials: N/A

Existing Exterior Building Colors: N/A

**Proposed** Exterior Building Materials: Brick, Plaster, Composite Panels and Board Siding

Proposed Roof Materials: TPO White Roof, Metal Roofing

Proposed Exterior Building Colors: Natural earth tones of white, gray, blue gray, ocher, etc.  
(see color/material board for full range of colors and finishes)

## Residential Projects

Note: Fill in this section if your project has residential units. Complete both residential and non-residential sections if you are submitting a mixed-use project. NOTE: Provide information below for the proposed project, unless question specifically requests information on the existing conditions of the property:

Total Number of Lots:	One	Net Acreage of Site:	12.19 net acres
Total Dwelling Units:	312	Density/Net Acre:	25.6 units/net acre

# of Single Family Units: <u>0</u>	# of Duplex/Halfplex Units: <u>0</u>
# of Multi-Family/Apartments/3+ Units: <u>312</u>	# of Condominium Units: <u>0</u>

Are any of these proposed units to be subsidized?  YES  NO

If yes, please state the number of units and describe the type and source of the subsidy.

### Structure Size

Please identify the size of all existing structures to be retained (Identify separately):

Residence	Gross square footage:	N/A
Garage	Gross square footage:	N/A
Other	Gross square footage:	N/A
Size of new structure(s) or building addition(s):	Gross square footage:	283,107 g.s.f.
	<b>Total square footage:</b>	<b>283,107 g.s.f</b>

### Building Height

Building Height means the vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the plate line, where the roof meets the wall.

Existing building height (Measured from ground to the plateline):	N/A	ft.		# of floors
(Measured from the ground to the top of roof)	N/A	ft.		
Proposed building height (Measured from ground to the plateline):	30'-4.5"	ft.	3	# of floors
(Measured from the ground to the top of roof)	37'-10"	ft.	3	

### Lot Coverage

Total (proposed new and existing to be retained) Building Coverage

Area* (sq. ft.):	117,553 s.f.	Project Site Lot Area (sq. ft.):	546,242 s.f.
------------------	--------------	----------------------------------	--------------

Total lot coverage percentage: 22.1 %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

\*Include all covered structures (patios, porches, sheds, detached garages, etc.)

## Non-Residential Projects

Note: Fill in this section if your project has a non-residential component. Complete both residential and non-residential sections if you are submitting a mixed-use project.

Hours of operation of the proposed use: \_\_\_\_\_

If your project includes fixed seats, how many are there? \_\_\_\_\_

### Building Size

Total Building Square Footage Onsite: \_\_\_\_\_ gross square feet

Breakdown of square footage: Please mark all that apply.

	Existing	Proposed		Existing	Proposed
Warehouse Area:					
Office Area:			Medical Office Area:		
Storage Area:			Assembly Area:		
Restaurant/ Bar Area:			Theater Area:		
Structured Parking:			Other Area:*		

\*Describe use type of "other" areas

### Building Height

Existing building height (Measured from ground to highest point): \_\_\_\_\_ ft. \_\_\_\_\_ # of floors

Proposed building height (Measured from ground to highest point): \_\_\_\_\_ ft. \_\_\_\_\_ # of floors

### Lot Coverage

Total Building Coverage Area, existing and proposed\* (sq. ft.): \_\_\_\_\_ Project Site Lot Area (sq. ft.): \_\_\_\_\_

Total lot coverage percentage: \_\_\_\_\_ %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

\*Include all covered structures (patios, porches, sheds, detached garages, etc.)



## Design Guidelines

Design Guidelines have been established by the City Council for every area of the city. The intent of the Design Guidelines is to foster and maintain a level of quality in building development that supports desirable neighborhoods, livability, and community value, consistent with the City's General Plan.

YES  NO I have read the applicable Design Guidelines and have completed the Design Guidelines Checklist for the district or area of this project.

YES  NO This project meets all the Design Guidelines listed on the checklist.

YES  NO This project proposes to deviate from the Design Guidelines.

*Please note: For projects involving historic Landmarks or their sites, or properties within Historic Districts, please include the Secretary of the Interior's Standards for Historic Properties, and Guidelines for Interpreting the Standards, as part of your responses to the Design Guidelines questions above.*

## Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial elevation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

I understand that some application fees required to submit this application may be an initial deposit and based on full cost recovery. If the time to review the project exceeds the amount of deposit that is collected, additional payment will be required.

Applicant  
Signature:



Date:

1/10/20

**Staff Use Only**

**Zoning Information**

6102-111-1

Zone/Overlay: SC-PUB  
 Special Planning District: ∅  
 Planned Unit Development: Coral Business Center  
 Design Review District: Citywide SPDR area  
 Historic District: ∅ Historic Landmark?:  YES  NO  
 General Plan Designation: RC  
 Council District: D1  
 Previous file numbers: P18-041, P16-012, 208-248, (withdrawn)

IR 14-236  
TS19-003

**Planning Entitlement Type**

<input checked="" type="checkbox"/> <b>Commission Level</b>	<input type="checkbox"/> <b>Director Level</b>	<input type="checkbox"/> <b>Staff Level</b>
---	--	---

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Development Agreement               | <input type="checkbox"/> Tentative Map  | <input checked="" type="checkbox"/> Site Plan and Design Review |
| <input type="checkbox"/> General Plan Amendment              | <input type="checkbox"/> Time Extension (File Number _____)                       | If deviation:   |
| <input type="checkbox"/> Rezone                              | <input type="checkbox"/> Minor Revision to Tent. Map                              | <input type="checkbox"/> Development Standard                   |
| <input type="checkbox"/> Establish Planned Unit Development  | <input type="checkbox"/> Variance   | <input type="checkbox"/> Design Guideline                       |
| <input type="checkbox"/> PUD Guidelines Amendment            | <input type="checkbox"/> Time Extension (File Number _____)                       | List a brief description of deviation (s):                      |
| <input checked="" type="checkbox"/> Schematic Plan Amendment | <input type="checkbox"/> Preliminary Review                                       | _____   |
| <input checked="" type="checkbox"/> Conditional Use Permit   | <input type="checkbox"/> Reasonable Accommodation (For Residential Projects Only) | _____   |
| <input type="checkbox"/> Major Modification                  | <input type="checkbox"/> Inclusionary Housing Plan                                | _____   |
| <input type="checkbox"/> Minor Modification                  | <input type="checkbox"/> Other: _____   | _____   |
| <input type="checkbox"/> Time Extension (File Number _____)  |   | _____   |

Total Number of Lots: 1 Net Acreage of Site: \_\_\_\_\_  
 Total Dwelling Units: 312 Density/Net Acre: \_\_\_\_\_

Information Verified by (Planner Name): \_\_\_\_\_

Date: \_\_\_\_\_



JAN 14 2020

P 20-001  
300 Richards Blvd., 3rd Floor  
Sacramento, CA 95811

Help Line: 916-264-5011  
CityofSacramento.org/dsd

**Multi-Unit Dwelling Design Guidelines**  
Site Plan and Design Review Guidelines Checklist

**Applicant's Name:** Sotiris Kolokotronis, SKK Development

**Phone:** (916) 449-8989

**Project Address:** 3801 Gateway Park Blvd., Sacramento

**Email:** Sotiris@skkdevelopments.com

The following checklist is a summary of the Multi-Unit Dwelling Design Guidelines. Please review the complete list of guidelines in the full document (<https://www.cityofsacramento.org/Community-Development/Resources/Online-Library/Design-Guidelines>). Applicant shall fill out the design guidelines checklist for all guidelines applicable to the project. Check the box if the project meets the guidelines and indicate in the comments how the guidelines are met. Indicate NA if a design guideline is not applicable. Any design guideline that the project does not meet shall be indicated as a deviation with a comment explaining the rationale for the deviation.

**Site Design**

**1. SITE PLANNING**

- Site planning should address how the various components of a development (e.g., buildings, pedestrian and vehicular circulation, parking, open space, etc.) relate to adjacent streets and existing development, and how the various components relate to each other within the development site to foster a cohesive, safe, and interactive environment.
- Arrange residential buildings to provide functional public and private outdoor spaces and locate structures to create continuity of desirable characteristics along the street face.
  - Allocation of space, building size and placement, and open space design should be pedestrian-oriented. Provide adequate interior walkways and connections to public sidewalks.
  - Encourage appropriate amenities to serve anticipated residents and active common spaces.
  - Design infill development to respect existing residential patterns and development and reinforce the character and functional relationships of existing neighborhoods.

Comments/Deviations:

Staff Comment:

**2. BUILDING ORIENTATION/RELATIONSHIP TO THE STREET**

- Building orientation and positioning of other elements on a site (e.g., entrances, parking lots, and driveways) shall be planned to address the street with entries and active uses to assure both a viable, safe, and attractive site design.
- Multi-unit structures should present a street facade that encourages interaction with the street by including entry features, windows, and landscaping along the side of the building.
- Provide large windows, porches, balconies, and entryways and other entry features along the street. Provide streetside facade complementary to single-unit homes if applicable.
  - Building ends should contain windows and active spaces to provide additional security and visual interest. Locate buildings to minimize potential for disruption of adjacent neighborhoods/buildings.
  - Residential buildings should have pedestrian access to adjacent roadways and/or open space features. Pedestrians should have clear access to the street and nearby transit stops.
  - If project faces on an alley, develop to enhance livability, visual quality, and safety of the alley.

Comments/Deviations:

Staff Comment:

### **Parking/Circulation**

#### **3. PEDESTRIAN CIRCULATION**

- Multi-unit structures should present a facade that encourages interaction with the street by including entry features, windows, and landscaping along the street side of the building.
  - a. Provide easy pedestrian access to public bicycle/pedestrian ways, neighborhood centers, and transit stops.
  - b. Routes should be as obvious, direct, and simple as possible. Pathways should include landscaping and lighting.
  - c. Give pedestrian planning priority over vehicular access. Provide separated pedestrian access points and paths of travel. When pedestrian circulation crosses vehicular routes, provide a change in grade, materials, textures or colors to emphasize the conflict point and improve safety.
  - d. Consider actual walking distances to transit services. Measure pedestrian accessibility by the actual path available. People are typically willing to walk five minutes/1,000 feet to get to transit.
  - e. Consider all likely pedestrian routes to eliminate "shortcuts", which damage landscape areas.
  - f. Locate bicycle parking close to, and with direct access to, residential buildings.

Comments/Deviations:

Staff Comment:

#### **4. VEHICLE CIRCULATION/PARKING**

- Parking should be located at the rear or interior of the complex, where feasible. Parking lots that face the street or are on the side of multi-unit housing should be minimized.
  - a. Parking lots should be located away from adjacent public roadways, to the rear or beneath buildings where possible. Locate parking and vehicle access away from street corners.
  - b. Landscaping and walkways should be provided between buildings and paved parking areas. Screen parking areas visible from the street right-of-way with landscaping or other visual barriers.
  - c. Multiple smaller parking lots are preferred over single, large lots.
  - d. Parallel parking along drive aisles may be added to minimize the number of stalls in lots.
  - e. If large parking areas are needed, provide clearly defined pedestrian path inside the parking area with sidewalks for safe and easy access to and from buildings.
  - f. Include textures, patterns, and colors in the design of paved parking areas or entries.
  - g. Locate covered parking to not interfere with front entries or access to interior common spaces.
  - h. Minimize number and width of driveways and curb cuts. Encourage shared driveways. Smaller driveways, curb cuts, and parking areas reduce development costs and improve pedestrian movement and aesthetics of a site.

Comments/Deviations:

Staff Comment:

#### **5. GARAGES/CARPORTS**

- The visibility of multi-unit garages from the street should be minimized. Instead, garages should be located beneath, at the side, or at the rear of multi-unit structures. Garage and carport materials and architectural styles should complement the materials and styles of the primary buildings.
  - a. Carport roofs should be compatible with the design, materials, and colors of the buildings.

- b. Break up garage setbacks to avoid “corridors” of garage walls. Vary garage locations to minimize impact of a row of garage doors.
- c. Avoid rows of garages and carports around the perimeter of the development.
- d. Place garages and driveways in well-lit and secure alley in rear of structures.
- e. Use photovoltaic solar panels on carports if possible.

Comments/Deviations:

Staff Comment:

## **Landscaping/Open Space**

### **6. INTERIOR/COMMON SPACE**

- Interior common spaces that are easily accessible and visually appealing should be provided in multi-unit resident communities. Units that are adjacent to common spaces should have entry features and windows that open onto those common spaces.
  - a. Ground floor units should have doorways that open onto interior common spaces. All units overlooking interior common spaces should have windows allowing residents to see these areas.
  - b. Provide common amenities catering to all age ranges such as swimming pools and seating areas.
  - c. Locate common facilities such as recreation rooms, laundry, and mail areas adjacent to common open space. Common open spaces should be designated as a visible, accessible transition between the street and individual units.

Comments/Deviations:

Staff Comment:

### **7. LANDSCAPING**

- Landscaping should be provided within all street side setbacks, common areas, and parking lots to provide shade and create visually appealing exterior spaces.
  - a. Exterior site design and landscaping should provide functional recreational spaces and/or community site amenities. Exterior spaces should be designed to enhance overall appearance and compatibility of such development.
  - b. Street-facing elevations should have landscaping adjacent to their foundation or along the edge of a porch.
  - c. Dense landscaping and/or architectural treatments should be provided to screen unattractive views and features, including storage areas, HVAC units, etc.
  - d. Incorporate appropriate landscaping including a variety of trees, shrubs, and other plantings. Use irrigated plant materials or mulch in unpaved areas. Identify provisions for on-going maintenance for timely replacement of any dead or deceased vegetation.
  - e. Landscaping compatible with building design is encouraged. Landscaping should be in scale and compatible with the project and adjacent land uses. Utilize landscaping to soften the differences between infill development and existing adjacent properties.
  - f. Consider security issues in landscape design, including creation of barriers and screening. Landscape plans should avoid potential conflicts between landscaping and lighting.
  - g. Provide deciduous trees around the east, west, and south sides of residences to reduce cooling loads during the summer and allow solar gain during the winter.
  - h. Front and street side setbacks must be planted with landscaping materials consisting of turf or low-growing groundcover (see City Municipal Code Section 13.64.010).
  - i. Trees should be planted in setbacks and common areas at intervals appropriate to the full spread of mature trees. Retain existing mature trees in landscape and building location plans where possible.
  - j. Retain street trees. Consult City of Sacramento Parks and Tree Service and/or private tree services if necessary.
  - k. Plant species should be suitable for Sacramento’s climate and low-water landscaping materials are encouraged. All new landscaping shall comply with the City of Sacramento Water Conservation Ordinance.

- l. All planting areas should be landscaped with groundcover to reduce runoff. New planting strips located between the sidewalk and the street should be at least 6 feet wide to promote health of street trees.
- m. Encourage planting of trees in planting strips between the sidewalk and street.
- n. Landscaping shall not impede fire access to hydrant connections. Street design shall be compatible with the City Street Design Manual.

Comments/Deviations:

Staff Comment:

## 8. IRRIGATION

- An automatic irrigation system should be provided for new construction to maintain the health and positive appearance of all landscaped areas.
  - a. Install an irrigation system to provide consistent coverage of all landscape areas.
  - b. Irrigate turf and groundcover with a conventional spray system; head-to-head spray coverage is recommended. Irrigate shrubs and trees with a drip irrigation system to permit greater water conservation.
  - c. Use automatic controllers with rain shut-off valves for greater water conservation.
  - d. Screen irrigation controls from view with landscaping or other attractive site materials.

Comments/Deviations:

Staff Comment:

## 9. OPEN SPACE

- An automatic irrigation system should be provided for new construction to maintain the health and positive appearance of all landscaped areas.
  - a. Organize multi-unit projects around usable common space. Site plan for each multi-unit project should address both active and passive open space uses.
  - b. Common areas should be accessible from all buildings and connected by a comprehensive, on-site pedestrian circulation system.
  - c. Provide usable outdoor spaces private to individual dwelling units at grade or in the form of a balcony for upper story dwellings.

Comments/Deviations:

Staff Comment:

## Lighting/Security

### 10. LIGHTING

- Project lighting shall respect the scale and character of the adjacent residential neighborhood. Lighting shall not intrude or create a nuisance towards adjacent properties. At the same time, lighting should provide for adequate visibility and security for residents.
  - a. Architecturally integrate exterior lighting with the building style, material, and colors. Attractively design raised light pole bases to be compatible with the overall project.
  - b. Illuminate parking areas and entry drives to facilitate pedestrian movement and safety. Pole mounted lighting should be spaced for maximum energy efficiency and have a maximum height of 16 feet.



- c. Pedestrian walk lighting should be of appropriate scale and style, such as bollard type lighting, step lighting, and/or pole mounted lighting.
- d. Use low, downcast lighting to add safety to pedestrian walkways without contributing to noise pollution and nuisance illumination.

Comments/Deviations:

Staff Comment:

**11. SECURITY/CPTED**

- Crime Prevention Through Environmental Design, or CPTED, is the proper design, maintenance, and use of the built environment. The use of CPTED standards provides for security, appropriate color of lighting, minimized glare, and energy-efficient lighting use.
  - a. Provide landscaping and other suitable barriers between sidewalks and entrances/windows. Landscaping should be trimmed and maintained to prevent places of concealment by unauthorized users. Other barriers should be at least partially see-through to avoid creation of hiding spaces.
  - b. Encourage use of neighborhood watch and good neighbor policies. Consider use of low walls on downstairs patios to allow residents to watch children and other activities.
  - c. Windows need to be clear of obstructions (such as bushes or walls) so there are clear views from inside the dwelling units, common spaces, parking spaces, and offices.
  - d. Shared facilities should be adjacent to well-traveled areas and the doors to these facilities should have windows. Arrange seating, lights, and landscaping to encourage the use of common outdoor areas.
  - e. All exterior unit doors should have wide-angle viewers (peep holes), or windows on or immediately adjacent to, when located near mechanical equipment.
  - f. All outdoor lighting should be LED and on photosensitive timers. Residents should be encouraged to use LED front and back porch lights during hours of darkness. All exterior doors, alcoves, hallways, stairwells, and parking areas, pedestrian walkways, and recessed areas should be illuminated.
  - g. Include a clear transition between public property and the complex property. Accentuate entrances to the property and buildings with architectural elements and lighting to indicate where pedestrian traffic should go.
  - h. Street address numbers and apartment numbers should be clearly visible and illuminated at night. When all units do not face the street, there should be well-lit directional signage to assist emergency responders in locating units quickly.

Comments/Deviations:

Staff Comment:

**Accessory Structure/Infrastructure**

**12. STORAGE/ACCESSORY STRUCTURES/MECHANICAL/HVAC/UTILITY EQUIPMENT**

- Service elements and infrastructure such as loading docks and mechanical equipment shall be located away from street.
  - a. Roof pitch, materials, and colors of an accessory structure should be consistent with those of the primary structures.
  - b. Integrate resident storage areas into the building design. Dedicated storage units provide secure storage and minimize clutter in other spaces.
  - c. Integrate mechanical equipment into the design of projects as much as possible. If integration is not possible, screen mechanical equipment. Mechanical equipment placed on building roofs shall not be visible from street or walkways. Provide shade trees adjacent to mechanical equipment to reduce temperature at air intakes.
  - d. Utility equipment should be screened by walls and/or landscaping. Combine the location of utilities and services when possible.



- e. All electric, gas, television, radio, and cable television lines should be underground. Mechanical equipment should be installed consistent with the Comprehensive Floodplain Management Plan.

Comments/Deviations:

Staff Comment:

### **13. TRASH/RECYCLING ENCLOSURES**

- Trash enclosures shall be located away from street views and away from neighboring residential zones.
  - a. Trash enclosures should include enough space to facilitate both waste disposal and recycling.
  - b. Trash enclosure design should address solid waste personnel safety and have access routes that do not require personnel to lift dumpsters for collection.
  - c. Views of trash storage should be minimized from public streets and be located to avoid impacting adjacent properties. Landscaping should be used around trash enclosures to provide screening.
  - d. Required to construct trash enclosures from concrete block or other durable material. Enclosures should be architecturally integrated with the building design.
  - e. Trash enclosures shall have roofs.

Comments/Deviations:

Staff Comment:

### **Fencing/Walls**

#### **14. FENCING/WALLS**

- Fencing should complement the design of the buildings and define the boundary of the complex without obstructing physical or visual access from a public way.
  - a. Design sound-walls, masonry walls, or fences to minimize visual monotony through changes in plane, height, material or material texture or significant landscape massing where appropriate. Design fencing and gating as an integrated part of the site.
  - b. Use of alternative fencing designs and materials (e.g. wrought iron/brick mix, hedges) is encouraged. Chain-link and woven-wire fences are prohibited.
  - c. Support place-making goals with fences and walls reflecting the style, materials, colors, and architectural character of the buildings and the site.
  - d. Screen fencing to the greatest extent possible with landscaping.
  - e. Set back fencing on street sides to avoid a fortress effect. Fencing should be between buildings and not continuous on street face site. Solid fencing, walls, large hedges or other similar barriers over 4 feet in height are discouraged in streetside setback areas.
  - f. Fencing should allow pedestrian (resident) ingress and egress to the project site.
  - g. Fencing shall not exclude use of hydrants or fire department connections and should have non-destructive emergency access.

Comments/Deviations:

Staff Comment:

## **Drainage/Water Quality**

### **15. PARKING LOTS**

- New multi-unit development shall incorporate design features which provide for on-site source and treatment of urban runoff.
  - a. Areas required for tree planting may be used to satisfy City's requirement to provide on-site stormwater treatment, with early planning and design. Vegetated swales and filter strips may be integrated with tree shading.
  - b. If parking lot is part of a new development with 1 acre of more impervious area, it is required to provide treatment control measures that capture and treat stormwater runoff through settling, filtration and/or biodegradation.
  - c. New multi-unit sites shall be designed to incorporate urban runoff mitigation measures (as identified in the City of Sacramento Guidance Manual for On-Site Stormwater Quality Control Measures).

Comments/Deviations:

Staff Comment:

## **Architectural Elements**

### **16. ARCHITECTURAL VARIETY**

- New multi-unit dwelling developments shall consider the scale and character of the adjacent residential neighborhood through attention to views, building scale and orientation and proximity to adjacent uses.
  - a. Provide variety in the architecture to add interest and character. Use high-quality building materials to contribute to sustained quality and sense of permanence.
  - b. Provide variety in the roof form, mass, shape, and material changes to create variations in planes.
  - c. Larger projects (greater than 200 units) should contain a variety of building elevations.
  - d. Design projects to respect privacy of surrounding uses. Consider privacy of individual units in location of windows and balconies and design of building features.

Comments/Deviations:

Staff Comment:

### **17. SCALE/MASSING ARTICULATION**

- Multi-unit design should develop massing and scale to best transition with surrounding scale, massing, setbacks, and articulation and maximize integration into the existing streetscape.
  - a. Step down buildings at upper levels in areas with a relatively smaller scale character.
  - b. Design extremely long facades with sufficient building articulation and landscaping. Use articulation such as roof dormers or gables to break up the visual massing of building facades.
  - c. Include appropriate features in street elevations, such as wainscoting or shutters.
  - d. Improve massing of large complexes by variation in roofline, balcony placement, windows, and chimneys. Units clustered in one structure should have varying front setbacks, staggered roof planes, and variety in orientation.

Comments/Deviations:

Staff Comment:

**18. FACADES/ENTRIES**

- Designs within a specific project area need to be compatible in scale and character, but not to the point of being identical or repetitious. The design shall consider the characteristics of the existing developments in the project area.
  - a. Provide entries allowing residents to “see and be seen”. Visibility of and from entries adds security and visual interest to the streetscape. Provide clearly defined site and building entries in scale with the project and relating directly to street frontage. The front door of each unit should be clearly visible.
  - b. New infill residences should preserve and reinforce the streetscape character.
  - c. The main entrance of each primary structure should face the street-side lot line when structures are proximate to street rights-of-way.
  - d. Provide addresses illuminated and clearly visible from the street.
  - e. All building entrances shall meet Title 24, California Code of Regulations pertaining to disabled access requirements.
  - f. Building design should include windows with visible massing and detail, such as shutters and trim.

Comments/Deviations:

Staff Comment:

**19. MATERIALS/TEXTURES/COLORS**

- New multi-unit development shall incorporate a mixture of materials, textures, and colors.
  - a. Select durable and low-maintenance materials for multi-unit projects, such as stucco, wood siding, stone, or brick. The use of a variety and combination of building materials is encouraged.
  - b. Integrate signs consistent with the design of the project.
  - c. Use material textures and colors to help articulate the building design. Careful application of materials is important to final design and appearance.
  - d. Use of permanent roof materials, such as concrete and clay tile, is encouraged.
  - e. Window and door placement may create patterns that help add variety and interest to the design.

Comments/Deviations:

Staff Comment:

**Mixed-Use Development    *NOT APPLICABLE TO THIS PROJECT***

**20. SITE ORIENTATION**

- New mixed-use developments shall be located at or near the property line, and oriented with active ground floor uses that seamlessly connect to the public and semi-public realm.
  - a. Locate buildings adjacent to the street at the front setback line or immediately behind a public or semi-public space when feasible.
  - b. Development should not create gaps or voids in the rhythm of the street’s architectural due to excessive setbacks. Develop street corners of corner sites with buildings, public plazas, or open-space areas.
  - c. Design vertically mixed-use buildings with commercial storefronts on the ground floor and residential units above.

Comments/Deviations:

Not applicable

Staff Comment:

**21. BUILDING DESIGN**

- New mixed-use developments shall avoid design that creates a continuous facade that looks overly long and bulky without articulation to minimize the bulk of the building.
  - a. Design vertically mixed-use buildings with commercial storefronts on the ground floor and residential units above. Building materials should be used to differentiate between commercial and residential uses and provide a smooth transition between the two.
  - b. Change in establishments at adjacent storefronts should be clear through a change in facade.
  - c. Provide continuous storefront windows, open-air store frontages, and visible entrances.
  - d. Individual tenant spaces shall be located within building bays when multiple tenant spaces are incorporated into a building.

Comments/Deviations:

Not applicable

Staff Comment:

**22. WINDOWS/ENTRIES**

- New mixed-use developments shall incorporate windows and entries that are clearly distinguishable in form and location.
  - a. Entrances to residential, office, or other upper story uses shall be clearly distinguishable in form and location from retail entrances.
  - b. Doors at storefronts must include windows permitting views into the establishment. Service or employee doors that are visible from public streets or walkways shall be an integral part of the building design.
  - c. Windows should maintain consistency in shape and location across the façade. Commercial storefronts should include street-oriented display windows.
  - d. Groundfloor retail windows should be of a storefront design and be larger in proportion than residential windows.

Comments/Deviations:

Not applicable

Staff Comment:

**23. HORIZONTAL MIXED USE**

- New horizontal mixed-use developments shall incorporate a mixture of commercial and residential land uses that are adjacent to each other on the same parcel. The opportunities for interplay between these uses will primarily be in the relationship of the open space and parking requirements of the adjoining uses. Projects should develop a comprehensive open space network that uses plazas and other open space elements to connect uses. Open space areas and the paths that link them should facilitate the integration of adjacent land uses on the site.
  - a. Buildings should be laid out to define the open space and should be positioned for use by both residential and commercial uses.
  - b. Open space and paths should facilitate the integration of adjacent land uses on the site. Plazas and building forecourts should maximize circulation opportunities between adjacent uses.
  - c. All mixed-use buildings should be publicly accessible via a walkway or pathway from a public sidewalk.
  - d. Both the commercial and residential components of a project have specific parking requirements. Parking areas shall not separate the adjacent land uses and should be located on the periphery of projects.
  - e. Opportunities for shared use of parking facilities are encouraged.

Comments/Deviations:

Not applicable

Staff Comment:

By signing below, the applicant certifies that this form accurately describes the proposed work.

Applicant's Signature: [Signature]

Date: 1/10/20

Name of Planner: \_\_\_\_\_

FOR CITY STAFF USE ONLY

Counter Staff: A. LOPEZ JR.

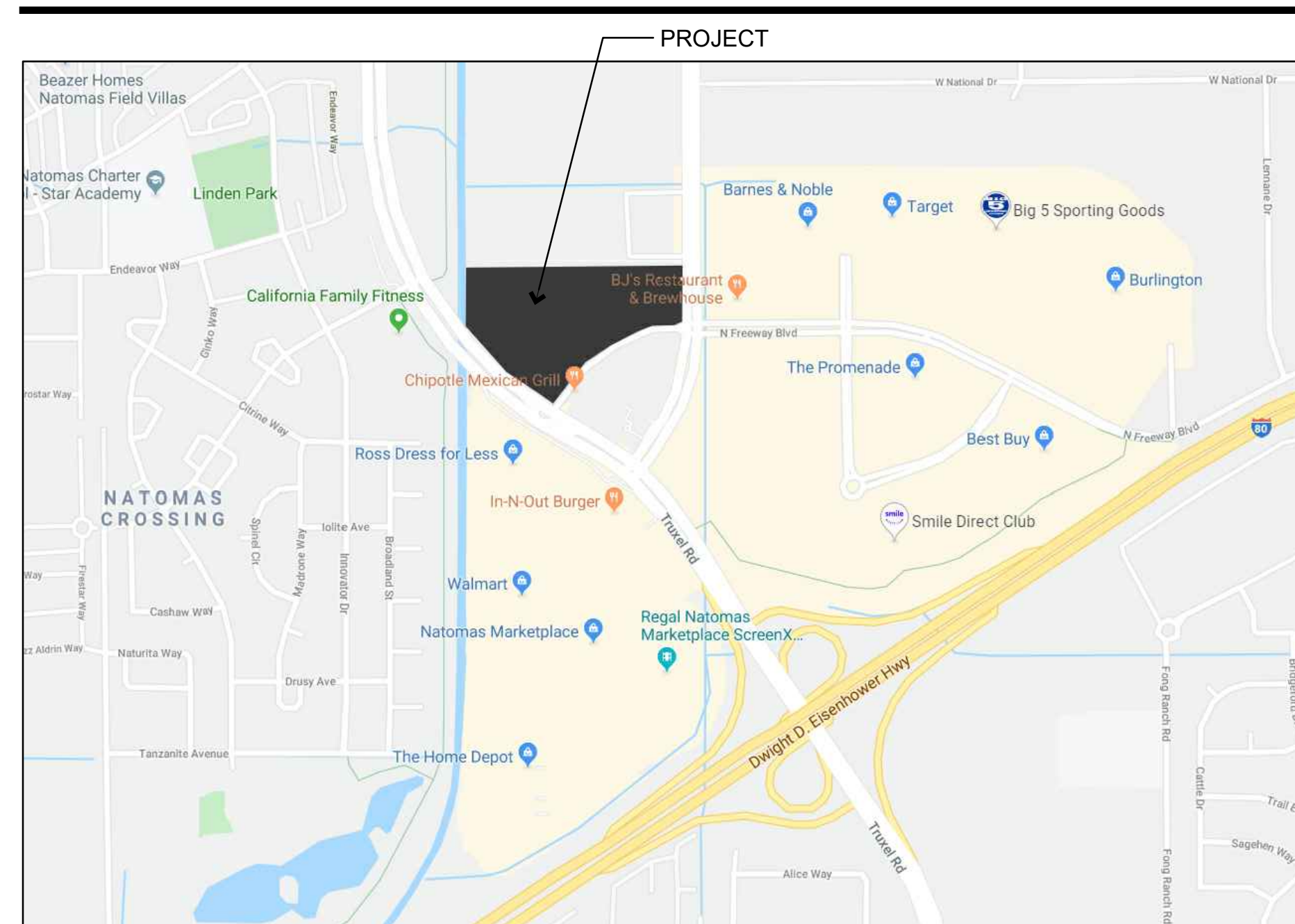


# NATOMAS FOUNTAINS APARTMENTS

3801 GATEWAY PARK BOULEVARD, SACRAMENTO, CALIFORNIA



## VICINITY MAP



## PROJECT SUMMARY

PROJECT	NATOMAS FOUNTAINS APARTMENTS		
LOCATION	3801 GATEWAY PARK BLVD.		
JURISDICTION	CITY OF SACRAMENTO		
APN	225-0160-094-0000		
GROSS SITE AREA	12.54 ACRES (546,242 SF.)		
NET SITE AREA	12.19 ACRES (530,889 SF.)		
DENSITY PER NET SITE	25.6 UNITS / ACRE		
LOT COVERAGE (NET)	117,553 SF. OR 22.1%		
SPRINKLER	NFPA 13		
STORIES	APARTMENTS: 3, COMMUNITY CENTER: 2, GARAGES: 1		
CONSTRUCTION TYPE	APARTMENTS: V-A, COMMUNITY CENTER: V-B, GARAGES: V-B		
OCCUPANCY GROUP	APARTMENTS: R-2, COMMUNITY CENTER: A-3, GARAGES: U		
<b>DWELLING UNITS</b>			
STUDIOS	524 SF.	48	15%
1 BEDROOM UNITS	769 - 781 SF.	144	46%
2 BEDROOM UNITS	1,017 SF.	84	27%
2 BEDROOM SPLIT MASTER	1,122 SF.	12	4%
3 BEDROOM UNITS	1,193 SF.	24	8%
<b>TOTAL DWELLING UNITS</b>		<b>312</b>	<b>UNITS</b>

**RECYCLING:**  
 REQUIRED: 1 CY. PER 16 UNITS X 312 UNITS = 19.5 CY.  
 PROVIDED: 4 ENCLOSURES = 16 CY. PLUS 1 COMPACTOR ENCLOSURE

## PROJECT DIRECTORY

OWNER & APPLICANT	SKK DEVELOPMENTS ATTENTION: SOTIRIS K. KOLOKOTRONIS 1121 18TH STREET SACRAMENTO, CA 95811 PHONE: (916) 449-8989 EMAIL: sotiris@skkdevelopments.com
ARCHITECT	KUCHMAN ARCHITECTS PC ATTENTION: PHIL HARVEY 2203 10TH STREET SACRAMENTO, CA 95818 PHONE: (916) 447-3436 FAX: (916) 447-3466 EMAIL: phil@kuchman.com
LANDSCAPE	FUHRMAN LEAMY LAND GROUP ATTENTION: STEVE FUHRMAN 2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661 PHONE: (916) 783-5263 EMAIL: stevef@flandgroup.com

## SHEET INDEX

TOTAL 28 SHEETS

A0.1	COVER SHEET
A0.2	CONTEXTUAL MAP & PHOTOS
A1.1	SITE PLAN
A2.1	UNIT FLOOR PLANS
A2.2	BUILDING TYPE 1 FLOOR PLANS
A2.3	BUILDING TYPE 2 FLOOR PLANS
A2.4	BUILDING TYPE 3 FLOOR PLANS
A2.5	BUILDING TYPE 4 FLOOR PLANS
A2.6	BUILDING TYPE 5 FLOOR PLANS
A2.7	BUILDING TYPE 6 FLOOR PLANS
A2.8	BUILDING TYPE 7 FLOOR PLANS
A2.9	COMMUNITY CENTER FLOOR PLAN
A3.1	BUILDING TYPE 2 COLOR ELEVATIONS - SCHEME 1
A3.2	BUILDING TYPE 3 COLOR ELEVATIONS - SCHEME 1
A3.3	BUILDING TYPE 3, 4, 5, 7 COLOR SIDE ELEVATIONS - SCHEME 1
A3.4	BUILDING TYPE 4 COLOR ELEVATIONS - SCHEME 1
A3.5	BUILDING TYPE 5 COLOR ELEVATIONS - SCHEME 1
A3.6	BUILDING TYPE 6 COLOR ELEVATIONS - SCHEME 1
A3.7	BUILDING TYPE 7 COLOR ELEVATIONS - SCHEME 1
A3.8	BUILDING TYPE 1 COLOR ELEVATIONS - SCHEME 2
A3.9	BUILDING TYPE 3 COLOR ELEVATIONS - SCHEME 2
A3.10	BUILDING TYPE 3, 4 COLOR SIDE ELEVATIONS - SCHEME 2
A3.11	BUILDING TYPE 7 COLOR ELEVATIONS - SCHEME 2
A3.12	COMMUNITY CENTER COLOR ELEVATIONS
AG1	GARAGE FLOOR PLANS AND ELEVATIONS
AA1	TYPICAL BUILDING SECTION AND SITE DETAILS
PL1	PRELIMINARY LANDSCAPE PLAN
PL2	DETAILS

## BUILDING SUMMARY

BUILDING NUMBER	BUILDING TYPE	UNIT TYPE							TOTAL UNITS PER BLDG	LIVING SF.	LIVING, STORAGE & WH SF.	COVERED PATIO SF.	COVERED BREEZEWAY SF.	TOTAL GROSS INCLUDING STORAGE, WH PATIOS & BREEZEWAYS	BUILDING FOOTPRINT
		S, S-AC STUDIO/1 BTH	A, A-AC 1 BD/1 BTH	A2, A2-AC 1 BD/1 BTH	B, B-AC 2 BD/2 BTH	B2, B2-AC 2 BD/2 BTH	C, C-AC 3 BD/2 BTH								
		524	769	781	1,017	1,122	1,193								
		27	29	29	29	24	27								
		74	77	77	75	58	78								
		625	875	887	1,121	1,204	1,298								
A - SCHEME 1	2		6	12				18	13,986	14,508	1,386	1,584	17,478	5,826	
B - SCHEME 1	4		12		12			24	21,432	22,128	1,824	1,710	25,662	8,554	
C - SCHEME 1	4		12		12			24	21,432	22,128	1,824	1,710	25,662	8,554	
D - SCHEME 1	3		12		6		6	24	22,488	23,172	1,842	1,710	26,724	8,908	
E - SCHEME 1	7				12			12	12,204	12,552	900	855	14,307	4,769	
F - SCHEME 1	6		6			12		18	18,078	18,540	1,158	2,193	21,891	7,297	
G - SCHEME 1	5				18		6	24	25,464	26,148	1,818	1,710	29,676	9,892	
H - SCHEME 2	3		12		6		6	24	22,488	23,172	1,842	1,710	26,724	8,908	
I - SCHEME 2	3		12		6		6	24	22,488	23,172	1,842	1,710	26,724	8,908	
J - SCHEME 2	1	12		12				24	15,660	16,332	1,812	1,458	19,602	6,534	
K - SCHEME 2	1	12		12				24	15,660	16,332	1,812	1,458	19,602	6,534	
L - SCHEME 2	1	12		12				24	15,660	16,332	1,812	1,458	19,602	6,534	
M - SCHEME 2	4		12		12			24	21,432	22,128	1,824	1,710	25,662	8,554	
N - SCHEME 2	1	12		12				24	15,660	16,332	1,812	1,458	19,602	6,534	
TOTAL UNITS		48	84	60	84	12	24	312	211,380	218,184	18,060	17,808	271,860	106,306	
UNIT RATIO		15%	27%	19%	27%	4%	8%	100%							
COMMUNITY CENTER									5,581		66		5,647	5,647	
GARAGES															
GARAGE 1 - SCHEME 1	(6 GARAGE PARKING SPACES)								1,440				1,440		
GARAGE 2 - SCHEME 1	(6 GARAGE PARKING SPACES)								1,440				1,440		
GARAGE 3 - SCHEME 2	(6 GARAGE PARKING SPACES)								1,360				1,360		
GARAGE 4 - SCHEME 2	(6 GARAGE PARKING SPACES)								1,360				1,360		
TOTAL GARAGE SF.									5,600				5,600		5,600
CARPORTS															
4-SPACE CARPORT	24 TOTAL 8'-6"x18'-0" CARPORTS, 612 SF. EACH												14,688		
6-SPACE CARPORT	36 TOTAL 8'-6"x18'-0" CARPORTS, 918 SF. EACH												34,884		
TOTAL CARPORTS	60 STRUCTURES, 312 CARPORT SPACES												49,572		
TOTAL CARPORT SF.													49,572		
TOTAL BUILDING FOOTPRINT															117,553

## PARKING SUMMARY

<b>PARKING REQUIRED</b>			
STUDIOS	1 SPACE PER UNIT	48	SPACES
1 BEDROOM UNITS	1 SPACE PER UNIT	144	SPACES
2 BEDROOM UNITS	2 SPACE PER UNIT	192	SPACES
3 BEDROOM UNITS	2 SPACE PER UNIT	48	SPACES
<b>TOTAL PARKING REQUIRED</b>		<b>432</b>	<b>SPACES</b>
<b>PARKING PROVIDED</b>			
FULL SIZE PARKING SPACES		99	SPACES
CARPORTS		305	SPACES
ACCESSIBLE SPACES		7	SPACES
CARPORTS ACCESSIBLE/ADAPTABLE			
GARAGES		24	SPACES
<b>TOTAL PARKING PROVIDED INSIDE FENCE</b>		<b>442</b>	<b>SPACES</b>
PARKING RATIO		1.42	SPACES/PER UNIT
<b>TOTAL SHARED PARKING PROVIDED OUTSIDE FENCE</b>		<b>53</b>	<b>SPACES</b>
<b>TOTAL SHARED PARKING AREA OUTSIDE FENCE</b>		<b>18,674 SQ. FT.</b>	<b>.43 ACRES</b>
<b>LONG TERM BICYCLE PARKING PROVIDED</b>		<b>144</b>	<b>SPACES</b>
<b>SHORT TERM BICYCLE PARKING PROVIDED</b>		<b>32</b>	<b>SPACES</b>

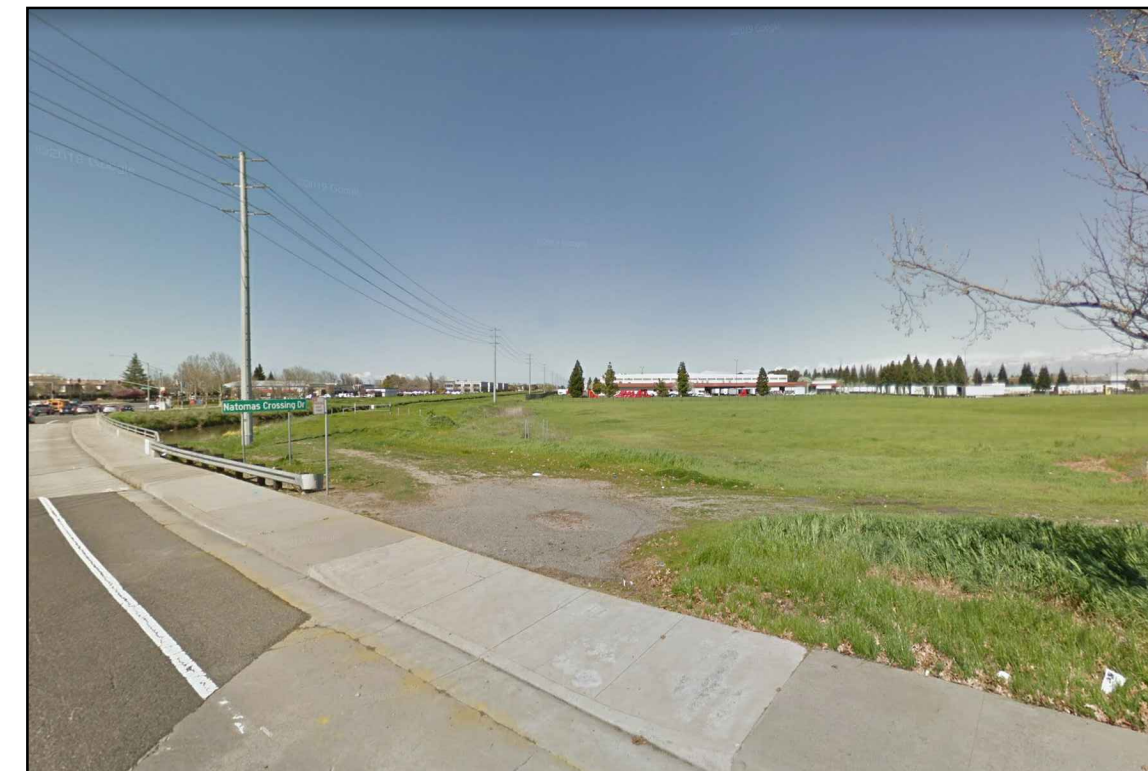
DECEMBER 6, 2019

A0.1





CONTEXTUAL MAP  
N.T.S.



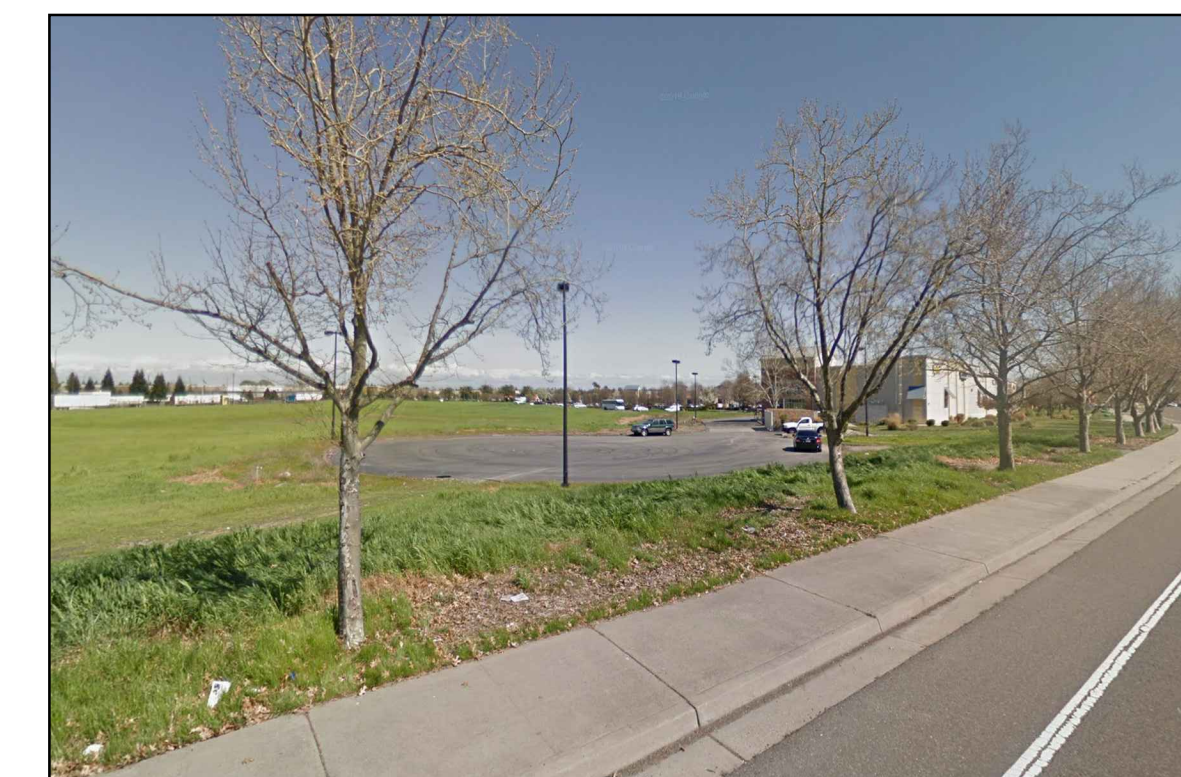
7



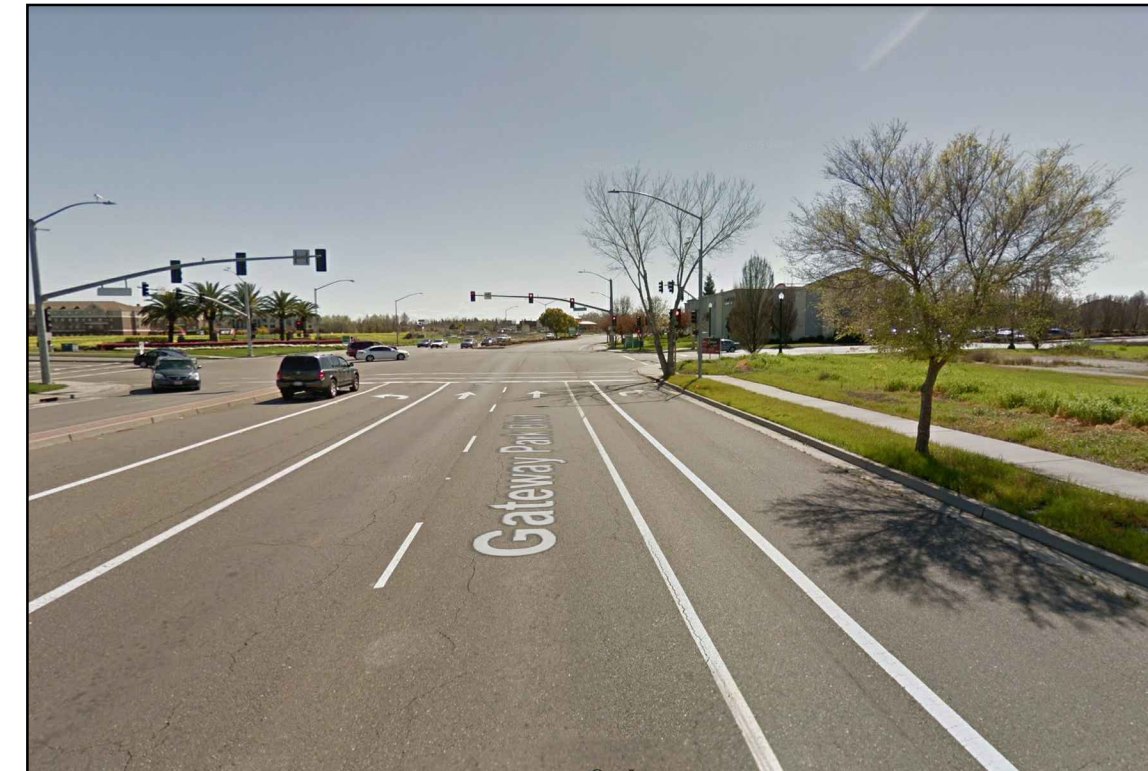
8



5



6



3



4



1

PHOTOS



2





**PROJECT SUMMARY**

PROJECT	NATOMAS FOUNTAINS APARTMENTS	12/5/2019
LOCATION	3801 GATEWAY PARK BLVD.	
JURISDICTION	CITY OF SACRAMENTO	
APN	225-0160-094-0000	
GROSS SITE AREA	12.54 ACRES (546,242 SF.)	
NET SITE AREA	12.19 ACRES (530,889 SF.)	
DENSITY PER NET SITE	25.6 UNITS / ACRE	
LOT COVERAGE (NET)	117,553 SF. OR 22.1%	

SPRINKLER	NFPA 13
STORIES	APARTMENTS: 3, COMMUNITY CENTER: 2, GARAGES: 1
CONSTRUCTION TYPE	APARTMENTS: V-A, COMMUNITY CENTER: V-B, GARAGES: V-B
OCCUPANCY GROUP	APARTMENTS: R-2, COMMUNITY CENTER: A-3, GARAGES: U

<b>DWELLING UNITS</b>			
STUDIOS	524 SF.	48	15%
1 BEDROOM UNITS	789 - 781 SF.	144	46%
2 BEDROOM UNITS	1,017 SF.	84	27%
2 BEDROOM SPLIT MASTER	1,122 SF.	12	4%
3 BEDROOM UNITS	1,193 SF.	24	8%
<b>TOTAL DWELLING UNITS</b>		<b>312</b>	<b>UNITS</b>

**PARKING SUMMARY**

<b>PARKING REQUIRED</b>			
STUDIOS	1 SPACE PER UNIT	48	SPACES
1 BEDROOM UNITS	1 SPACE PER UNIT	144	SPACES
2 BEDROOM UNITS	2 SPACE PER UNIT	192	SPACES
3 BEDROOM UNITS	2 SPACE PER UNIT	48	SPACES
<b>TOTAL PARKING REQUIRED</b>		<b>432</b>	<b>SPACES</b>

<b>PARKING PROVIDED</b>			
FULL SIZE PARKING SPACES		99	SPACES
CARPPOITS		305	SPACES
ACCESSIBLE SPACES		7	SPACES
CARPPOITS ACCESSIBLE/ADAPTABLE		7	SPACES
GARAGES		24	SPACES
<b>TOTAL PARKING PROVIDED INSIDE FENCE</b>		<b>442</b>	<b>SPACES</b>
PARKING RATIO		1.42	SPACES/PER UNIT

<b>TOTAL SHARED PARKING PROVIDED OUTSIDE FENCE</b>		<b>53</b>	<b>SPACES</b>
<b>TOTAL SHARED PARKING AREA OUTSIDE FENCE</b>		<b>18,674 SQ. FT.</b>	<b>.43 ACRES</b>

<b>LONG TERM BICYCLE PARKING PROVIDED</b>		<b>144</b>	<b>SPACES</b>
<b>SHORT TERM BICYCLE PARKING PROVIDED</b>		<b>32</b>	<b>SPACES</b>



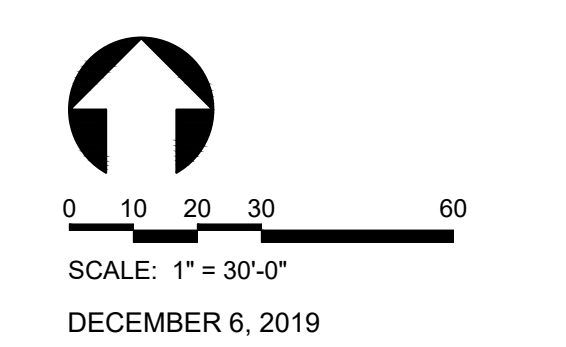
# NATOMAS FOUNTAINS APARTMENTS

Sacramento, California

SITE PLAN



## A1.1







## Board of Directors Agenda of

**February 20, 2020 - 3:00 pm**

City of Sacramento Council Chambers, 915 I Street, Sacramento, CA. 95814

---

**Directors/Alternates Present:** Avdis, Burns, Conant, Harris, Hedges, Holloway, Jennings, Kennedy, Schmidt

**Directors Absent:** Ashby, Nottoli, Serna, and Shah

### ROLL CALL

**PUBLIC COMMENTS** – *No public comments were received*

### CLOSED SESSION

**Government Code Section 54956.8 - Conference with Real Property Negotiators.**

**Property:** 24 Durazno Court, Sacramento County, CA. **APN:** 274-0430-107  
**Agency Negotiators:** John A. Bassett, M. Holly Gilchrist, Jason D. Campbell, Richard M. Johnson

**Negotiating Party:** Nicholas Leonard

**Under Negotiation:** Price and terms of payment

Motion by Director Conant and seconded by Director Holloway to accept staff's recommendation to proceed with the acquisition, details of which will be made public when it is reduced to writing.

**AYES:** Avdis, Burns, Conant, Harris, Hedges, Holloway, Jennings, Kennedy, Schmidt, and  
**NOES:** (None)  
**ABSTAIN:** (None)  
**RECUSE:** (None)  
**ABSENT:** Ashby, Nottoli, Serna, and Shah

**Government Code Section 54956.8 - Conference with Real Property Negotiators.**

**Property: 2300 Marina Glen Way, Sacramento County, CA. APN: 274-0480-072**

**Agency Negotiators: John A. Bassett, M. Holly Gilchrist, Jason D. Campbell, Richard M. Johnson**

**Negotiating Party: Joseph Franco and Laura Franco**

**Under Negotiation: Price and terms of payment**

Motion by Director Jennings and seconded by Director Conant to accept staff's recommendation to continue negotiations. If the acquisition is successful, the details will be made public when it is reduced to writing.

AYES: Avdis, Burns, Conant, Harris, Hedges, Holloway, Jennings, Kennedy, Schmidt, and

NOES: (None)

ABSTAIN: (None)

RECUSE: (None)

ABSENT: Ashby, Nottoli, Serna, and Shah

**Government Code Section 54956.8 - Conference with Real Property Negotiators.**

**Property: 3473 Swallow's Nest Lane, Sacramento County, CA. APN: 274-0560-044**

**Agency Negotiators: John A. Bassett, M. Holly Gilchrist, Jason D. Campbell, Richard M. Johnson**

**Negotiating Party: Michael Nolan and Naomi Nolan**

**Under Negotiation: Price and terms of payment**

Motion by Director Harris and seconded by Director Conant to accept staff's recommendation to complete the transaction, the details of which will be made public when it is reduced to writing.

AYES: Avdis, Burns, Conant, Harris, Hedges, Holloway, Jennings, Kennedy, Schmidt, and

NOES: (None)

ABSTAIN: (None)

RECUSE: (None)

ABSENT: Ashby, Nottoli, Serna, and Shah

**Government Code Section 54956.8 - Conference with Real Property Negotiators.**

**Property: 2301 Marina Glen Way, Sacramento County, CA. APN: 274-0480-074**

**Agency Negotiators: John A. Bassett, M. Holly Gilchrist, Jason D. Campbell, Richard M. Johnson**

**Negotiating Party: David Aguilar and Christina Aguilar**

**Under Negotiation: Price and terms of payment**

Motion by Director Conant and seconded by Director Avdis to accept staff's recommendation to negotiate. Details of the acquisition, if successful, will be made public when it is reduced to writing.

AYES: Avdis, Burns, Conant, Harris, Hedges, Holloway, Jennings, Kennedy, Schmidt, and



NOES: (None)  
ABSTAIN: (None)  
RECUSE: (None)  
ABSENT: Ashby, Nottoli, Serna, and Shah

## EXECUTIVE DIRECTOR'S REPORT

1. [Information - Executive Director's Report for February 20, 2020 \(Johnson\)](#)

## CONSENT MATTERS

Motion by Director Harris and seconded by Director Conant to approve Resolution Nos: 2020-008; 2020-009; 2020-010; 2020-011; 2020-012; 2020-013; 2020-014, 2020-015, 2020-016, 2020-017, 2020-018, 2020-019; and 2020-020 of Consent Matters.

AYES: Avdis, Burns, Conant, Harris, Hedges, Holloway, Jennings, Kennedy, Schmidt, and  
NOES: (None)  
ABSTAIN: (None)  
RECUSE: (None)  
ABSENT: Ashby, Nottoli, Serna, and Shah

2. [Adopting the Action Summary for January 16, 2020 \(Russell\)](#)
3. [Resolutions - Setting the Time and Locations for SAFCA Meetings for March 2020 through February 2021 \(Russell\)](#)
  - A. Resolution No. 2020-008 - Board of Directors' Meetings
  - B. Resolution No. 2020-009 - Executive Committee Meetings
4. [Resolution No. 2020-010 - Authorizing the Executive Director to Execute Amendment No. 16 to Contract No. 774 with AECOM Technical Services, Inc. for Environmental Compliance and Regulatory Permitting Services Related to the Natomas Levee Improvement Program \(Bassett\)](#)
5. [Resolution No. 2020-011 - Authorizing the Executive Director to Execute Amendment No. 3 to Contract No. 1371 with Mead & Hunt, Inc. for Engineering Design Services Related to the Natomas Basin Project \(Bassett\)](#)
6. [Resolution No. 2020-012 - Authorizing the Executive Director to Execute Amendment No. 1 to Contract No. 1479 with Sagent, for Public Outreach](#)

[and Awareness Related to Traffic Impacts of the Natomas Basin Project \(Campbell\)](#)

7. [Resolution No. 2020-013 - Adoption of Addendum No. 5 to the Environmental Impact Report on the American River Watershed Common Features Project / Natomas Post-Authorization Change Report / Natomas Levee Improvement Program Phase 4b Landside Improvements Project \(State Clearinghouse No. 2009112025\)\\_\(Johnson\)](#)
8. [Resolution No. 2020-014 - Authorizing the Executive Director to Execute a Contract with the United States Fish and Wildlife Service \(Bardini\)](#)
9. [Resolution No. 2020-015 - Authorizing the Executive Director to Execute Amendment No. 1 to Contract No. 1471 with Beroe Incorporated for Market Intelligence on Construction Inputs \(Campbell\)](#)
10. [Resolution No. 2020-016 - Authorizing the Executive Director to Execute a Contract to have B + S Strategies Provide Assistance with the Surface Transportation Board in Regards to the Sierra Northern Railway\\_\(Johnson\)](#)
11. [Resolutions - Authorizing the Executive Director to Execute Contract Actions Related to the Bryte Landfill Remediation Project, Yolo County, California \(Tibbitts\)](#)
  - A. Resolution No. 2020-017 - Authorizing the Executive Director to Execute Amendment No. 3 to the Funding Agreement with the State of California Department of Water Resources
  - B. Resolution No. 2020-018 - Authorizing the Executive Director to Execute Amendment No. 1 to Contract No. 1481 with Geosyntec Consultants, Inc., for Design Refinement and Construction Oversight Support for the Project
12. [Resolution No. 2020-019 - Authorizing the Executive Director to Execute Amendment No. 1 to Contract No. 1423 with Wood Rodgers, Inc. for Engineering Design Services Related to the Natomas Basin Project \(Bassett\)](#)
13. [Resolution No. 2020-020 - Supporting Proposed California Assembly Bill \(AB\) 1958 \(Johnson\)](#)

*Public Comment: Kevin King, General Manager, Reclamation District No. 1000*

## **SEPARATE MATTERS**

14. [Resolution No 2020-021 - Supporting the Proposed Federal and State Legislation for a Yolo Bypass Integrated Multi-Benefit Program \(Johnson\)](#)

Motion by Director Harris and seconded by Director Avdis to approve Resolution No. 2020-021.

AYES: Avdis, Burns, Conant, Harris, Hedges, Holloway, Jennings, Kennedy, Schmidt, and  
NOES: (None)  
ABSTAIN: (None)  
RECUSE: (None)  
ABSENT: Ashby, Nottoli, Serna, and Shah

15. [Resolution No. 2020-022 - Adopting the Debt Management Policy for the Sacramento Area Flood Control Agency - Meeting SB 1029 Requirements of the California Debt and Investment Advisory Commission \(Campbell\)](#)

Motion by Director Avdis and seconded by Director Harris to approve Resolution No. 2020-022.

AYES: Avdis, Burns, Conant, Harris, Hedges, Holloway, Jennings, Kennedy, Schmidt, and  
NOES: (None)  
ABSTAIN: (None)  
RECUSE: (None)  
ABSENT: Ashby, Nottoli, Serna, and Shah

16. [Resolutions - Sacramento Area Flood Control Consolidated Capital Assessment District No. 2 Financing \(Campbell\)](#)

A. Resolution No. 2020-023 - Authorizing the Issuance of and Prescribing the Conditions, Terms and Form of Not to Exceed \$80,000,000 Aggregate Principal Amount of Sacramento Area Flood Control Agency Consolidated Capital Assessment District No. 2 Bonds, Series 2020

B. Resolution No. 2020-024 - Approving a Preliminary Official Statement and a Final Official Statement and Authorizing the Execution of a Bond Purchase Agreement and a Continuing Disclosure Certificate for the Sacramento Area Flood Control Agency Consolidated Capital Assessment District No. 2 Bonds, Series 2020

Motion by Director Avdis and seconded by Director Holloway to approve Resolution Nos. 2020-023 and 2020-024.

AYES: Avdis, Burns, Conant, Harris, Hedges, Holloway, Jennings, Kennedy, Schmidt, and  
NOES: (None)  
ABSTAIN: (None)  
RECUSE: (None)

ABSENT: Ashby, Nottoli, Serna, and Shah

17. [Resolution No. 2020-025 - Reaffirming the Intent of SAFCA to Honor the Commitments Made in the Executed Memorandum of Agreement, Tribal Monitoring Agreement, and Burial Treatment Agreement Between SAFCA and the United Auburn Indian Community, Within the Current Legal Constraints, Now that Project Implementation has Shifted from SAFCA to the U.S. Army Corps of Engineers \(Johnson\).](#)

Motion by Director Conant and seconded by Director Burns to approve Resolution No. 2020-025.

AYES: Avdis, Burns, Conant, Harris, Hedges, Holloway, Jennings, Kennedy, Schmidt, and

NOES: (None)

ABSTAIN: (None)

RECUSE: (None)

ABSENT: Ashby, Nottoli, Serna, and Shah

18. [Resolution No. 2020-026 - Authorizing the Amendment of Two Classification Specifications and Salary Schedules, the Addition of One Classification Specification and Salary Schedule, a Budget Appropriation and Position Allocations Amendment for the Fiscal Year 2019 -20 Budget \(Campbell\).](#)

Motion by Director Harris and seconded by Director Conant to approve Resolution No. 2020-026.

AYES: Avdis, Burns, Conant, Harris, Hedges, Holloway, Jennings, Kennedy, Schmidt, and

NOES: (None)

ABSTAIN: (None)

RECUSE: (None)

ABSENT: Ashby, Nottoli, Serna, and Shah

## **RECEIVE AND FILE**

19. [Information - Calendar Year 2020 Investment Policy for the Pooled Investment Fund \(Campbell\).](#)

20. [Information - Fiscal Year 2018-19 Audited Financial Statements \(Campbell\).](#)

## **ADJOURN**

Respectfully submitted,

Lyndee Russell





## City Council Report

915 I Street, 1<sup>st</sup> Floor

Sacramento, CA 95814

[www.cityofsacramento.org](http://www.cityofsacramento.org)

---

**File ID:** 2020-00137

February 25, 2020

**Discussion Item 21**

---

**Title:** Ordinance Adding Chapter 8.140 to the Sacramento City Code, Relating to Protection of Critical Infrastructure and Wildfire Risk Areas [In lieu of pass for publication to be published in its entirety upon adoption] {Continued from 02/11/2020}

**Location:** Citywide

**Recommendation:** Adopt an Ordinance adding Chapter 8.140 to the Sacramento City Code relating to protection of critical infrastructure and wildfire risk areas, to be published in its entirety within ten days of adoption in lieu of pass for publication per City Charter section 32(d).

**Contact:** Jason Lee, Fire Marshal, (916) 808-1620, Fire Department

**Presenter:** None

**Attachments:**

1-Description/Analysis

2-Ordinance

3-Fire Survey

4-Sump 141

5-Sump 157

6-Water Treatment Plant

7-US Army Corps of Engineers' Levee Owner's Manual

## **Description/Analysis**

**Issue Detail:** Establish a citywide code addressing protection of critical infrastructure and wildfire risk areas to provide a reasonable level of life safety and property protection from the hazards of fire and dangerous conditions, provide protection to the levee systems; and to provide safety to firefighters and emergency responders during emergency operations.

**Policy Considerations:** The proposed amendments are consistent with the City's operating principle to promote safety, livability and economic vitality.

**Economic Impacts:** Not Applicable

**Environmental Considerations:** Not applicable

**Sustainability:** Not Applicable

**Commission/Committee Action:** On Tuesday, February 18, 2020, the Law and Legislation Committee recommended 4-0 forwarding the Ordinance to City Council for approval.

**Rationale for Recommendation:** Ordinance will help to address issues with protection of critical infrastructure and wildfire risk areas to provide a reasonable level of life safety and property protection from the hazards of fire and dangerous conditions, and to provide safety to firefighters and emergency responders during emergency operations; provide protection to the levee system.

**Financial Considerations:** No funds are being requested as a part of this report.

**Local Business Enterprise (LBE):** Not applicable

**Background:** A principal threat to the public health, safety, and welfare is the potential destruction of, damage to, or interference with, infrastructure that is critical to the provision of public services such as law enforcement, fire prevention, transportation, and utilities including communication, water, and waste disposal. Destruction of, damage to, or interference with, critical infrastructure is caused by fire, contamination, restricting access, or other causes. Destruction of, damage to, or interference with, critical infrastructure is often caused by persons whose activities are not permitted or authorized in, on, or near critical infrastructure. The purpose of the ordinance is to mitigate the threat of fire and other potential causes of destruction and damage to and interference with, critical infrastructure and wildfire risk areas and similarly sensitive areas, in order to protect the health, safety, and welfare of the public, by authorizing the removal of persons and their personal property in, on, or near those areas.

The attached sampling of Fire Department reports for the period from May 1, 2019, to October 22, 2019, reveals the occurrence of at least 1009 fires associated with encampments in the City. This is the same period during the occurrence of the Morrison Creek fire adjacent to a residential neighborhood on September 24, 2019, which received local media coverage. (See “Fire spreads from south Sacramento homeless encampment to field” (KCRA 3, 9/24/19).) Sump 141 at 921 Elmidge Way, a Department of Utilities (DOU) facility used for sewer drainage, was subsequently damaged by fire from an immediately adjacent encampment on October 24, 2019. (Photographs of the fire damage and encampment are attached.)

Access to other DOU facilities has been obstructed by encampments on several occasions. An encampment obstructed entrance to Sump 85 in December 2018. City staff were deterred from entering upon the grounds of Sump 157 and conducting City business in March 2019 after an encampment and unleashed dogs were discovered inside the fenced City property. (Photographs are attached.) On January 16, 2020, camping paraphernalia, including a tent was observed blocking the Bannon Street entrance to the Sacramento Water Treatment Plant. (Photograph is attached.)

The City exists in a flood plain. The City has a history of floods of varying severities, including catastrophic flooding. Detailed information of that history can be found at [safca.org](http://safca.org), the website for the Sacramento Area Flood Control Agency. The continued integrity of local levees is essential to protecting the City from flooding. (See “How levees fail, how we fix them” (YouTube: US Corps of Engineers Sacramento District Channel (2/19/2011).) Damage to local levees from homeless encampments and the resulting need for repairs to the levees have been the subject of local news coverage. (See “Repair work on levees damaged by homeless camps continues” (CBS 13, 9/30/2019).)

The City is responsible for the maintenance of approximately three miles of levees. The City’s duties regarding maintenance of the levees in the interests of public safety are described in the United States Army Corps of Engineers’ Levee Owner’s Manual for Non-Federal Flood Control Works (2006).

The United States Court of Appeals for the Ninth Circuit held in *Robert Martin et al. v. City of Boise* (2019) 920 F.3d 584 that “the Eighth Amendment prohibits the imposition of criminal penalties for sitting, sleeping, or lying outside on public property for homeless individuals who cannot obtain shelter.”

The Ninth Circuit provided the following caveat in footnote 8 of *Martin*:

“Our holding does not cover individuals who *do* have access to adequate temporary shelter, whether because they have the means to pay for it or because it is realistically available to them for free, but who choose not to use it. Nor do we suggest that a jurisdiction with

insufficient shelter can *never* criminalize the act of sleeping outside. Even where shelter is unavailable, an ordinance prohibiting sitting, lying, or sleeping outside at particular times or in particular locations might well be constitutionally permissible. So, too, might an ordinance barring the obstruction of public rights of way or the erection of certain structures. Whether some other ordinance is consistent with the Eighth Amendment will depend, as here, on whether it punishes a person for lacking the means to live out the “universal and unavoidable consequences of being human” in the way the ordinance prescribes.”

The proposed ordinance is an exercise of the City’s authority to protect the public health, safety, and welfare as recognized by the Ninth Circuit in footnote 8. The ordinance would not punish a person for lacking the means to live out the “universal and unavoidable consequences of being human.”

The ordinance is geographically limited. Possible summary abatement under the ordinance does not apply to the entirety of the City. It is limited to real property upon which the presence of unauthorized personal property poses a heightened threat to the health and safety of residents. Encampments and associated personal property of unsheltered homeless persons would not be subject to such summary abatement on the remainder of property in the City.

ORDINANCE NO.

**Adopted by the Sacramento City Council**

[Date Adopted]

**AN ORDINANCE ADDING CHAPTER 8.140 TO THE SACRAMENTO CITY CODE, RELATING TO PROTECTION OF CRITICAL INFRASTRUCTURE AND WILDFIRE RISK AREAS**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

**SECTION 1.**

Chapter 8.140 is hereby added to the Sacramento City Code to read as follows:

**Chapter 8.140 PROTECTION OF CRITICAL INFRASTRUCTURE AND WILDFIRE RISK AREAS**

**8.140.010 Findings and purpose.**

The City Council finds as follows: (1) a principal threat to the public health, safety, and welfare is the potential destruction of, damage to, or interference with, infrastructure that is critical to the provision of public services such as law enforcement, fire prevention, transportation, and utilities including communication, water, and waste disposal; (2) destruction of, damage to, or interference with, critical infrastructure is caused by fire, contamination, restricting access, or other causes; and (3) destruction of, damage to, or interference with, critical infrastructure is often caused by persons whose activities are not permitted or authorized in, on, or near critical infrastructure.

The purpose of this chapter to mitigate the threat of fire and other potential causes of destruction and damage to and interference with, critical infrastructure, in order to protect the health, safety, and welfare of the public, by authorizing the removal of persons and their personal property in, on, or near critical infrastructure.

**8.140.020 Definitions.**

When used in this chapter, the following words and phrases have the following meanings:

“Camp” has the same meaning as in section 12.52.020.

“Camp facilities” has the same meaning as in section 12.52.020.



“Camp paraphernalia” has the same meaning as in section 12.52.020.

“Critical infrastructure” means real property or a facility, whether privately or publicly owned, that the city manager designates as being so vital and integral to the operation or functioning of the city that its damage, incapacity, disruption, or destruction would have a debilitating impact on the public health, safety, or welfare. Critical infrastructure may include, but is not limited to, government buildings, such as fire stations, police stations, jails, or courthouses; hospitals; structures, such as antennas, bridges, roads, train tracks, drainage systems, or levees; or systems, such as computer networks, public utilities, electrical wires, natural gas pipes, telecommunication centers, or water sources.

“Debris” has the same meaning as in section 13.10.010.

“Facility” means a building, structure, equipment, system, or asset.

“Fire prevention official” means the fire chief, a deputy fire chief, the fire marshal, or a fire prevention officer.

“Garbage” has the same meaning as in section 13.10.010.

“Hazardous waste” has the same meaning as in California Public Resources Code section 40141.

“Hollow sidewalk” means a sidewalk that has been determined to be a hollow sidewalk in “Raised Streets & Hollow Sidewalks” survey report of July 20, 2009, prepared by Page & Turnbull, Inc. for the City of Sacramento.

“Infectious waste” has the same meaning as in California Code of Regulations, title 14, section 17225.36.

“Solid waste” has the same meaning as in section 13.10.010.

“Wildfire risk area” has the same meaning as in California Code of Regulations, title 24, part 9, section 202.

#### **8.140.030 Prohibited activities.**

A. It is unlawful and a public nuisance for any person to camp, occupy camp facilities, or use camp paraphernalia at the following locations:

1. Critical infrastructure;

2. Within 25 feet of critical infrastructure;

3. Within 25 feet of a vehicular or pedestrian entrance or exit of critical infrastructure;

4. On those portions of a right-of-way that are required by local, state, or federal law to be free of obstruction to first responders, including but not limited to members of law-enforcement, fire-prevention, or emergency-medical-services agencies;

5. Above or within a hollow sidewalk; or

6. Wildfire risk area.

B. It is unlawful and a public nuisance for any person to store personal property, including camp facilities and camp paraphernalia, in the following locations without the written consent of the owner, except as otherwise provided by resolution of the city council:

1. Critical infrastructure;

2. Within 25 feet of critical infrastructure;

3. Within 25 feet of a vehicular or pedestrian entrance or exit of critical infrastructure;

4. On those portions of a right-of-way that are required by local, state, or federal law to be free of obstruction to first responders, including but not limited to members of law-enforcement, fire-prevention, or emergency-medical-services agencies;

5. Above or within a hollow sidewalk; or

6. Wildfire risk area.

C. It is not intended by this section to prohibit overnight camping on private residential property by friends or family of the property owner, so long as the owner consents and the overnight camping is limited to not more than one consecutive night.

D. Nothing in this chapter is intended to prohibit or make unlawful the activities of

an owner of private property or other lawful user of private property that are normally associated with and incidental to the lawful and authorized use of private property for residential or other purposes; and nothing is intended to prohibit or make unlawful the activities of a property owner or other lawful user if such activities are expressly authorized by the Planning and Development Code or other laws, ordinances, and regulations.

**8.140.040 Summary abatement.**

A. Any violation of section 8.140.030 may be immediately abated by the city without prior notice.

B. Abatement pursuant to subsection A may include, but is not limited to, removal of camp facilities, camp paraphernalia, personal property, garbage, hazardous waste, infectious waste, junk, or debris; and securing the perimeter of the property with fencing, gates, or barricades to prevent further occurrences of the nuisance activity.

C. Regardless of the city's authority to conduct abatement pursuant to this section, every owner, occupant, or lessee of real property, and every holder of any interest in real property, is required to maintain the property in compliance with local, state, and federal law; and is liable for violations thereof.

D. The cost of abatement, including all administrative costs of any action taken hereunder, may be assessed against the subject premises as a lien, made a personal obligation of the owner, or both, in accordance with procedures in article VIII of chapter 8.04.

**8.140.050 Interference with summary abatement.**

No person shall willfully prevent, delay, resist, obstruct, or otherwise interfere with a city official, employee, contractor, or volunteer in their execution of an abatement pursuant to this chapter.

**8.140.060 Violation—Penalty.**

A. In addition to any other remedy allowed by law, any person who violates a provision of this chapter is subject to criminal sanctions, civil actions, and administrative penalties pursuant to chapter 1.28.

B. Violations of this chapter are hereby declared to be a public nuisance.

C. Any person who violates a provision of this chapter is liable for civil penalties of not less than \$250 or more than \$25,000 for each day the violation continues.

D. All remedies prescribed under this chapter are cumulative and the election of one or more remedies does not bar the city from the pursuit of any other remedy to enforce this chapter.

**Kevin King**

---

**From:** Elena Lee Reeder  
**Sent:** Monday, March 2, 2020 9:18 AM  
**To:** Kevin King  
**Cc:** Thom Gilbert; Chris Burns  
**Subject:** Urbanization Committee 1st Benchmark  
**Attachments:** Urbanization Committee Expectations .pdf

Dear Kevin,

It is really clear after our first Urbanization Committee meeting that RD 1000 is operating without an outreach plan.

Attached are the Urbanization Committees' expectations for our next meeting in 3 months as you and I discussed. We have crafted the first benchmark to get us to the bare bones of where Karen had the RD 1000 in 2017.

I estimate it will take us one and a half years to get us to where Karen had us without any increase in basic district outreach standards.

We have put together the first benchmark, you can take over from here and craft your expectations for your outreach manager for the next benchmark.

We are looking forward to seeing your developments in our next meeting.

Best,

Elena Lee Reeder  
Chair, Urbanization Committee



# **Urbanization Committee Outreach Expectations**

February 24, 2020

**Drafts of the following items are expected before our next Urbanization Committee meeting.**

## **Social Media:**

### **Facebook:**

- Social Media calendar 3 months out
- Draft FB Ad spend budget
- FB Analytics for the last three months (Current followers, engagement, and how much we got for each FB boost)

**Twitter:** Set up account, and start posting content

- Analytics report for the last three months

**Instagram:** Set up account, and start posting content

- Analytics report for the last three months

Goal: Use social media to drive followers to RD 1000 website

### **Website:**

- Plan to update RD 1000 website to comply with ADA standards
- Outreach plan to add RD 1000 web link to community websites

## **Outreach to Local/State/Federal Elected officials:**

- List meet & greets w/ Neighborhood associations, elected officials, government departments etc.
- Collect Trustees availability to participate

## **Outreach to Local organizations, Neighborhood/Community Associations:**

- List upcoming community festivals and events and plan for staff participation
- Craft a plan to execute making annual presentations to neighborhood associations
- Set a goal for the next six months

## **Identifying PR Opportunities:**

- List outreach opportunities in the next 3 months with the planned outreach strategy for each event

### Press:

- Plan for media placement ad in “N Magazine” (2x a year)
- Draft content for publication to:
  - “N Magazine”
  - ACWA (Association of CA Water Agencies)
  - For example: Call to action article re: AB 1958

### Outreach products:

- Discuss new static displays
- Phone card holders with RD 1000 logo (Silicone pocket with adhesive backing sticks to your phone. Pocket doubles as a wallet when all you need to carry is a credit card or ID)
- Coloring books
- New handout (drafted by staff)

### Memberships:

- Natomas Chamber of Commerce

### **Calling Urbanization Meeting every 3 months until the basics are established.**

- General Manager drafts next set of benchmarks
- Committee members would like to see drafts before committee’s next meeting (briefing packet).

DATE: MARCH 13, 2020

AGENDA ITEM NO. 4.2

---

TITLE: Superintendent's Report – March 2020

SUBJECT: Update on activities since the February 2020 Board of Trustees Meeting

---

**EXECUTIVE SUMMARY:**

This Staff Report is intended to inform the Board and serve as official record of the activities the District's field staff engaged in for the month of February 2020. As well as provide information regarding District facility use and local weather impacts on District facilities and river levels.

The Superintendent report was created to provide monthly updates to the Board of Trustees on field activities within the District boundaries, as well as provide a historical record. This allows for the District and the public the opportunity to refer back to data trends over time regarding the weather impact on District facilities, crew activities and local river and canal conditions as well as general District activities from month to month.

**RECOMMENDATION:**

There are no staff recommendations, information provided is strictly informational.

**ATTACHMENTS:**

1. Superintendent's Report Data Sheet

**STAFF RESPONSIBLE FOR REPORT:**



---

Donald Caldwell, Superintendent

Date: 03/04/2020



---

Kevin L. King, General Manager

Date: 03/05/2020

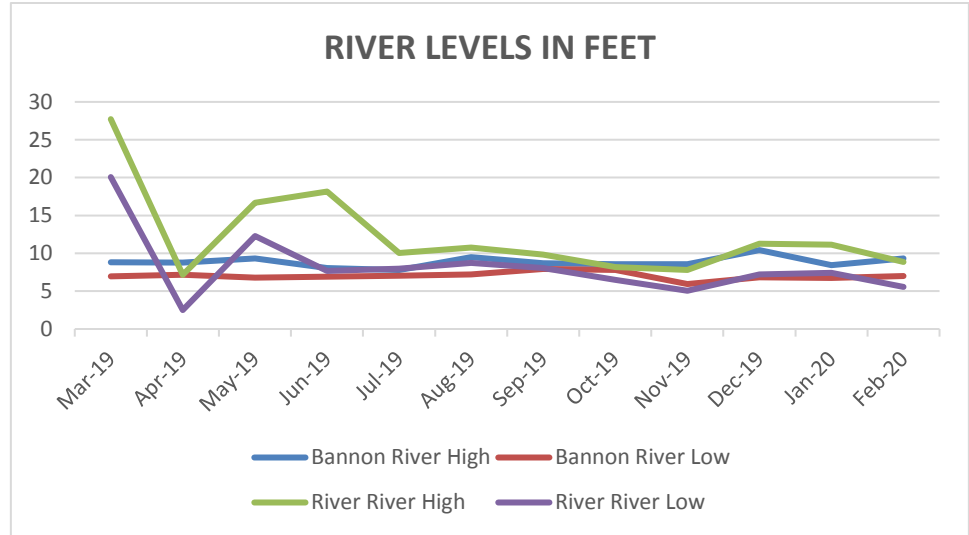


## Superintendent's Report February 2020

**River Levels:**

**Bannon** H: 9.32'  
L: 6.98'

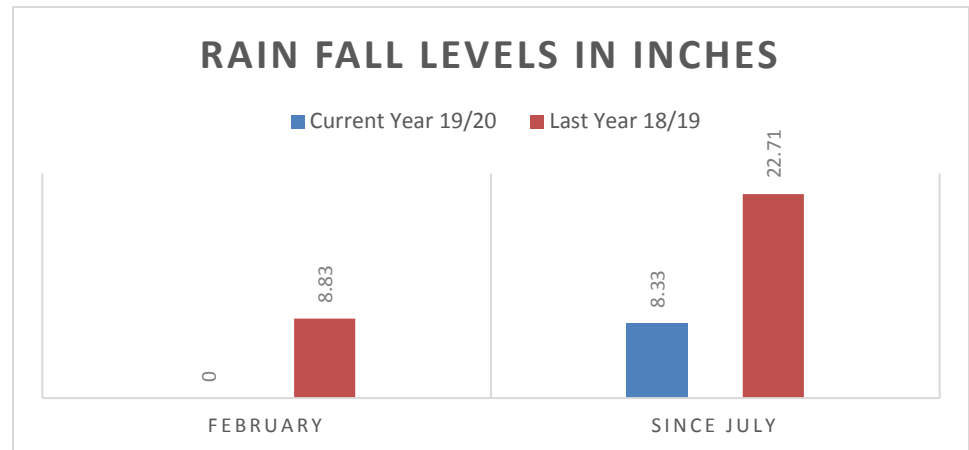
**River** H: 8.87'  
L: 5.56'



**Rain Fall Totals:**

February rain totals were 0

Rain totals since July 1st were 8.33"



**Safety Topics for the Month of February**

Awareness – monitor your surroundings while using equipment near overhead lines and power poles.

**District Complaints**

For the month of February, the District received three complaints. One complaint reported was regarding an unauthorized encampment. The District informed the caller that we are actively working with City/County officials regarding encampments and will have debris removed once the encampment has been vacated. The District received one call for a cut fence, the fence in question was privately owned and would need to be repaired by the property owner. The District also received one call for unauthorized digging on a residential property. After inspection, Superintendent Caldwell spoke with the resident and requested they repair the property.

Superintendent's Report

The chart below represents various activities the field crew spent their time working on during the month of February 2020.

RD 1000 Field Crew	*Field Hours Worked	Activity
	25	Grounds
	57	Pump Plant Maintenance
	236	Pump Rounds
	258.5	Garbage
	216	Tree Trimming/Removal
	24	Mowing
	128	Equipment Repair

Hours worked do not include Superintendent's time

**Pumping**

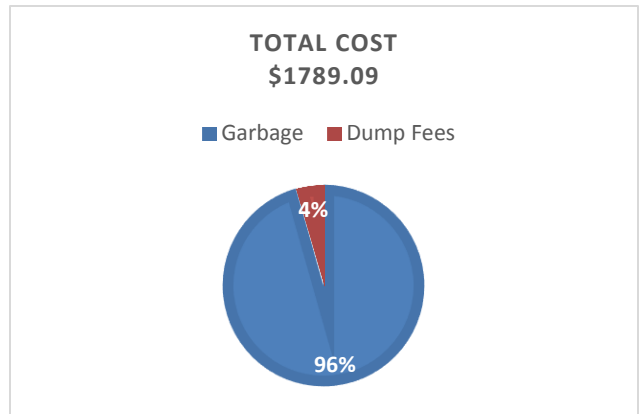
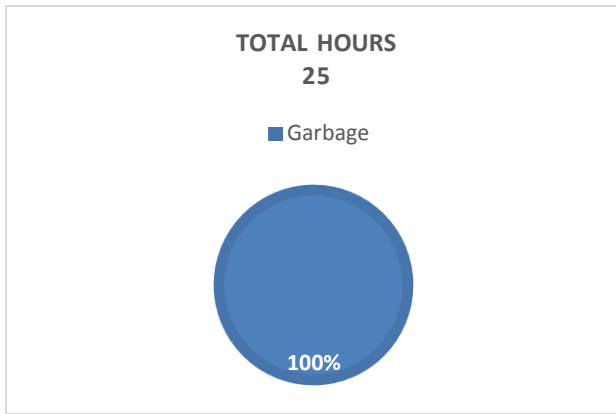
The District did some pumping for the month of February due to continued rice water drainage.

Pumping Plant	Pump	Hours and A/F
<b>Plant 1-B</b>	Pump # 2	174.4 hours and 1712.06 A/F
	Pump # 4	13.1 hours and 128.38 A/F
	Pump # 5	3.7 hours and 36.26 A/F
<b>Plant 3</b>	Pump # 6	2.7 hours and 26.46
	Pump # 1	47.8 hours and 176.86 A/F
	Pump # 3	6.2 hours and 41.54 A/F
	Pump # 4	127 hours and 520.7 A/F

\*labor costs only include hourly wages and do not include a weighted rate for each employee

Superintendent's Report

**Unauthorized Encampment Activity** During the month of February, the District spent a total of 25 crew hours on unauthorized encampment related work for a total cost to the district of \$1,789.09. This total includes labor,\* equipment costs, materials and dump fees.



**Unauthorized Encampment Activity – Year to Date**

This fiscal year to date the District spent a total of 686 crew hours on unauthorized encampments for a total cost to the district of \$48,700.20. This total includes labor,\* equipment costs, materials and dump fees.

\*labor costs only include hourly wages and do not include a weighted rate for each employee



DATE: March 13, 2020

AGENDA ITEM NO. 4.3

---

TITLE: District Counsel's Report – March 2020

SUBJECT: Update on activities since the February 2020 Board of Trustees Meeting

---

**EXECUTIVE SUMMARY:**

Reclamation District 1000's (RD 1000; District) General Counsel, Rebecca Smith and/or Scott Shapiro to provide verbal report of work performed during the month of February 2020.

**ATTACHMENTS:**

None

**STAFF RESPONSIBLE FOR REPORT:**



---

Kevin L. King, General Manager

Date: 03/06/2020

DATE: MARCH 13, 2020

AGENDA ITEM NO. 5.1

---

TITLE: Approval of Minutes

SUBJECT: Approval of Minutes from February 14, 2020 Regular Board Meeting

---

**EXECUTIVE SUMMARY:**

This staff report is intended to serve as the official record of monthly meetings of the Board of Trustees. This document details meeting participants, proof of items discussed, summaries of board meeting discussion, and actions taken by the Board. Staff recommends Board approval of meeting minutes (Attachment 1) from the February 14, 2020 Regular Board Meeting.

**BACKGROUND:**

The Ralph M. Brown Act (Gov. Code §54950 et seq.) governs meetings by public commissions, boards and councils, and public agencies in California. The Act facilitates public transparency and public participation in local government decisions. The Act also contains specific exemptions from the open meeting requirements where governmental agencies have a demonstrated need for confidentiality. To further comply with transparency, Reclamation District No. 1000 documents meetings of the Board of Trustees through Board Minutes.

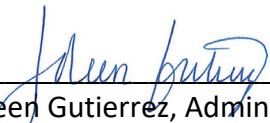
**RECOMMENDATION:**

Staff recommends the Board approve the Minutes from the February 14, 2020 Regular Board Meeting.

**ATTACHMENTS:**

1. February 14, 2020, Board Meeting Minutes

**STAFF RESPONSIBLE FOR REPORT:**

  
\_\_\_\_\_  
Joleen Gutierrez, Administrative Services Manager

Date: 03/05/2020

  
\_\_\_\_\_  
Kevin L. King, General Manager

Date: 03/06/2020

**Reclamation District No. 1000  
Board of Trustees Meeting**

1633 Garden Highway  
Sacramento, CA 95833

**FEBRUARY 14, 2020  
MEETING MINUTES**

The Reclamation District No. 1000 Board of Trustees met in regular session on February 14, 2020, at the District Office. Present were: Board President Jeff Smith; Vice President Chris Burns; Trustee David Christophel; Trustee Thom Gilbert; Trustee Elena Lee Reeder; General Manager Kevin King; Co-General Counsel Rebecca Smith; Administrative Services Manager Joleen Gutierrez; District Superintendent Don Caldwell and Administrative Assistant Christina Forehand.

Also, Present: Scott Brown from Larsen, Wurzel & Associates, and Steve Sullivan from Mead and Hunt.

**PRELIMINARY**

1.1 Call Meeting to Order

The meeting was called to order by Board President Jeff Smith.

1.2 Roll Call

Present: Trustees David Christophel, Elena Lee Reeder, Jeff Smith, Trustee Avdis, Trustee Burns, Trustee Gilbert.

Absent: Trustees Nick Avdis and Jag Bains

1.3 Approval of the Agenda

A motion was made by Trustee David Christophel to approve the Agenda, seconded by Trustee Chris Burns, all in favor, and motion is approved.

**MOVED/SECONDED:** Trustee David Christophel/Trustee Chris Burns

**AYES:** Trustees Thom Gilbert, Chris Burns, Jeff Smith, Elena Lee Reeder, David Christophel

**NOES:** None.

**ABSTAIN:** None

**ABSENT:** Trustee Nick Avdis, Trustee Jag Bains

**ACTION:** A motion to approve the February 14, 2020 Board meeting agenda passed.

#### 1.4 Pledge of Allegiance

All stand and recite the Pledge of Allegiance.

#### 1.5 Conflict of Interest

No conflicts were identified.

### **2. PRESENTATIONS**

There were no scheduled presentations.

### **3. PUBLIC COMMENT**

No public comments were made.

### **4. INFORMATIONAL ITEMS**

#### 4.1 GENERAL MANAGER'S REPORT: Update on activities since the January 20, 2020 Board Meeting.

The General Manager's written report was included in the February 14, 2020, board packet for review.

General Manager, Kevin King, gave a verbal update of activities and events of the District during January 2020. He discussed Item 4 of his report regarding SCADA. There has been an ongoing system communication issue and disagreement between the SCADA system designer and SCADA system integrator concerning agreed upon specs. The system designer is scheduled to program according to design specs to prove to the integrator the planned for specs will work. Trustee Burns inquired about the SCADA system's 450 MHz bandwidth. District Consultant Scott Brown, from Larsen Wurzel and Associates, explained the FCC denied our request for a (700 or 800 MHz) bandwidth as this bandwidth is generally reserved for public safety. GM King requested a meeting with the Operations Committee to discuss further SCADA communication issues. The District will continue to operate in a manual mode until the SCADA system communication issues are resolved.

GM King made known Pops in the Park sponsorship is being requested. The Board agreed to sponsor the Natomas Pop in the Park event at the same level as previous years (\$1000). Trustee Elena Lee Reeder suggested a Facebook ad to boost awareness of this event and potentially gain followers.

GM King announced Sacramento County LAFCo is seeking Nominations for Membership on the Special District Advisory Committee. None of the Board members present were interested in a nomination.

GM King discussed meeting with Mayor Pro Tem Angelique Ashby on January 23, 2020 to discuss unauthorized encampments and solutions to remove accumulating debris at the Truxel Road Bridge and behind Home Depot on RD1000 property. The District responded with an immediate cleanup of accessible debris from areas of concern and received help from the Sacramento Police Department's Impact Team to access cleanup sites. Additional information is contained in the GM's February 14, 2020 report.

GM King gave an update on AB 1958 (Cooper and McCarty) State Plan of Flood Control: Facilities. The bill now has several co-authors with the most recent add-ons being Senator Bill Dodd, Senator Jim Nielsen, and Senator Richard Pan. He met with McCarty's office to help determine an outreach plan for the bill.

GM King stated a need to schedule a Finance Committee Meeting to discuss the District's audit process and budget timeline as well as a Personnel Committee meeting. He will reach out to both committee members for scheduling.

GM King announced he would agendize a Special Board Meeting to attend a District Tour on Friday, February 21, if a quorum of the Board is interested; otherwise, individual tours will be scheduled.

Trustee David Christophel commented on a letter included in the February 14, 2020 board packet initiated by three members of the Board and sent to the District's general manager. He requested shared participation by the full Board to discuss district matters as to avoid confusion with Board direction regarding specific issues. After discussion, the Board agreed to better communication.

#### 4.2 SUPERINTENDENT'S REPORT: Update on activities since the January 2020 Board Meeting

A written informational summary was provided to the Board in the February 14, 2020 board packet.

Trustee Jeff Smith expressed his concern about the increasing expense of homeless encampment garbage cleanups. He inquired about assistance from other agencies to alleviate the costs. He would like staff to continue tracking so the Board can continue monitoring expenses and trends. GM King stated the City is not able to help with tipping fees, but he will reach out to the County to see if assistance is available to help reduce the expense.

4.3 DISTRICT COUNSEL'S REPORT: Update on District Legal activities since the January 2020 Board Meeting

District Co-General Counsel Rebecca Smith, of Downey Brand, gave a verbal report. She has been working with GM King on noticing issues, the GM evaluation (in closed session). She advised the Board of upcoming AB 1234 (Ch.700, Stats. Of 2005) Ethics Training and Sexual Harassment Avoidance Training; both will be available on April 29 and offered by the Flood Control Association.

**5. CONSENT CALENDAR**

*All Consent Calendar items are considered routine, and the Board adopts them in one Motion, unless Trustees, staff or the public request specific items be discussed and/or removed from the Consent Calendar.*

*There were no items pulled for further discussion.*

**MOVED/SECONDED:** Trustee Chris Burns/Trustee Elena Lee Reeder

**AYES:** Trustees Jeff Smith, Chris Burns, Elena Lee Reeder, David Christophel, Thom Gilbert

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Trustee Nick Avdis and Trustee Jag Bains

**ACTION:** A motion to approve Consent Calendar Items 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, and 5.8 in one motion passed.

5.1 Approval of Minutes from January 10, 2020, Regular Board Meeting

**ACTION:** Approved Minutes from January 10, 2020, Regular Board Meeting.

5.2 Treasurer's Report for January 2020.

**ACTION:** Approved Treasurer's Report for January 2020.

5.3 Expenditure Report: Review and Accept Report for January 2020.

**ACTION:** Reviewed and Accepted Expenditure Report for January 2020.

5.4 Budget to Actual Report: Review and Accept Report for January 2020.

**ACTION:** Reviewed and Accepted Budget to Actual Report for January 2020

5.5 AUTHORIZATION TO ACQUIRE PROPERTY: Review and Consider Authorizing General Manager to Acquire Property (APN:274-0190-001).

**ACTION:** Approved Authorizing General Manager to Acquire Property (APN:274-0190-001).



5.6 AUTHORIZATION TO ACCEPT EASEMENT: Review and Consider the adoption of Resolution No. 2020-01 Authorizing General Manager to Accept Grant of Easement Deed from City of Sacramento.

**ACTION:** Approved Authorizing General Manager to Acquire Property (APN:274-0190-001).

5.7 DECLARATION OF SURPLUS ASSETS AND DISPOSAL AUTHORIZATION: Review and Consider Declaration of Surplus Assets and Authorizing General Manager to Dispose of Assets in 2020.

**ACTION:** Approved Authorizing General Manager to Dispose of Surplus Assets in 2020.

5.8 RECEIVE AND FILE: Receive and File Sacramento County Annual Investment Policy of the Pooled Investment Fund – Calendar Year 2020.

**ACTION:** Receive and file Sacramento County Annual Investment Policy of Pooled Investment Fund – Calendar Year 2020.

## 6. SCHEDULED ITEMS

~~6.1 AUTHORIZATION TO MODIFY EASEMENTS: Review and Consider Adoption of Resolution No. 2020-02-02 Authorizing General Manager to Modify/Accept/Quit Claim Various Grant of Easement Deeds with the Natomas Basin Conservancy.~~

Item 6.1 has been removed from the Agenda.

6.2 CALIFORNIA SPECIAL DISTRICTS ASSOCIATION CALL FOR NOMINATIONS: Review and Consider Nominations for California Special Districts Association Call for Nominations.

GM King asked Trustees if they were interested in being nominated to serve on the CSDA Board. None of the Board members present were interested in the nomination.

6.3 ENGINEERING SERVICES AGREEMENT: Review and Consider Authorizing the General Manager to Execute Task Order with Mead & Hunt for Engineering Services in 2020.

GM King stated the District had engaged Mead and Hunt for various professional engineering services, since the '80s. In their Agreement with the District, there is a provision to submit annual task orders and fee structure to the Board for approval. GM King is requesting we extend Mead and Hunt's Agreement for Engineering Services for 2020 set at \$80,000. This is similar to their 2018 fee structure. If this amount is exceeded, GM King will request a change order for the Board to approve.

**MOVED/SECONDED:** Trustee Thom Gilbert/Trustee Chris Burns

**AYES:** Trustees Jeff Smith, Chris Burns, Elena Lee Reeder, David Christophel, Thom Gilbert

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Trustee Nick Avdis and Trustee Jag Bains

**ACTION:** A motion to authorize the General Manager to execute the Task Order with Mead and Hunt (Attachment 1) for Engineering Services for 2020 is approved.

## **7. BOARD OF TRUSTEE'S COMMENTS**

7.1 Board Activity Updates:

### 7. 1.1. RD 1000 Committee Meetings Since Last Board Meeting

- Personnel Committee (Christophel, Avdis, & Burns) January 16, 2020: A summary of Committee meeting Minutes was included for review in the February 14, 2020 board packet.

## **8. CLOSED SESSION**

**PERSONNEL EVALUATION:** Pursuant to Government Code § 54957, hold annual personnel evaluation of the General Manager. The Board will appraise and comment upon the performance of the General Manager. If any substantial changes in duties, compensation, or benefits are to be considered or proposed, they will be considered in open session.

## **9. RECONVENE TO OPEN SESSION**

No action was taken.

## **10. ADJOURN**

Meeting Adjourned.

**TITLE: Treasurer's Report**

**SUBJECT: Approve Treasurer's Report for February 2020**

---

**EXECUTIVE SUMMARY:**

This Staff Report is intended to inform the Board of the current total funds in the District's checking and money market accounts, Sacramento County Treasurer Fund, State Treasurer Local Agency Investment Fund (LAIF), and the City of Sacramento Pooled Investment Fund.

The Staff Report attachment provides the monthly beginning and ending balances of its Operations and Maintenance cash flow. The report considers the current month's receipts, fund to fund transfers, accounts payable, and payroll.

Noteworthy fund and cash flow items during the month of February 2020 are featured in the attached Treasurer's Report.

**BACKGROUND:**

Income and Cash

The District has funds in the California State Controller Local Agency Investment Fund (LAIF), the Sacramento County Treasurer, and Bank of the West.

The District's primary source of income is property assessments. Assessments are collected through respective Sacramento and Sutter County tax bills.

The District is required by law to have a minimum of six (6) months operation and maintenance reserves. Additionally, the District needs six (6) months of Operations and Maintenance (O/M) reserves to pay expenses from July through December when the 1<sup>st</sup> installments are collected on property assessments. The annual O/M budget is approximately \$2 million per year.

**RECOMMENDATION:**

Staff recommends the Board approve the information in the February 2020 Treasurer's Report.

**FINANCIAL IMPACT:**

None.

**ATTACHMENTS:**

1. Treasurer's Report February 2020

**STAFF RESPONSIBLE FOR REPORT:**

  
\_\_\_\_\_  
Joleen Gutierrez, Administrative Services Manager

Date: 03/05/2020

  
\_\_\_\_\_  
Kevin L. King, General Manager

Date: 03/06/2020

Reclamation District 1000  
Treasurer's Report  
February 2020

Treasurer's Report for February 2020

<b>February 2020</b>	
Total Funds	8,452,119.38
Bank of the West - Checking	102,621.12
Bank of the West - Money Market	250,736.36
Bank of the West - FMAP	13,411.13
Sacramento County Treasurer	4,566,218.61
State Treasurer - Local Agency Investment Fund	1,409,035.29
City of Sacramento - Pool A	2,110,096.87

<b>February 2020 - Operations and Maintenance Cash Flow</b>			
<b>Beginning Balance</b>			4,718,355.33
	Income	Expense	
Current months receipts	305.03		305.03
Transfer from money market account	215,000.00		215,000.00
Accounts Payable*		(171,278.48)	(171,278.48)
Payroll		(93,542.15)	(93,542.15)
<b>Ending Balance</b>			4,668,839.73

\*See Attached Check Register

Current months receipts are made up of the following:

Refund of bank fee	20.00
Proceeds from sale of old office furniture	88.00
Refund/credit from OHC California	10.00
Unidentified bank deposit	187.03
	<u>305.03</u>

The district also received \$1,138,429.68 into the County Treasury during January 2020. Because of the timing of receipt of the County Treasury statements, these amounts were not previously reported. Amounts are for the FY 20 1st installment of the benefit assessment, and FY 20 Q2 interest.

DATE: MARCH 13, 2020

AGENDA ITEM NO. 5.3

---

TITLE: Expenditure Report

SUBJECT: Review and Accept Report for February 2020

---

**EXECUTIVE SUMMARY:**

This Staff Report is intended to advise the Board of monthly expenditures and provide an explanation of any expenses outside of the usual course of business. Staff recommends the Board review and accept the Expenditure Report for February 2020.

Expenses

The Administrative Services Manager reviews and the General Manager approves expenditures. This activity is disclosed monthly as an attachment to this staff report. The Expenditure Report (Attachment 1) reveals typical District spending for the month. Items of note were the District's first Capital Improvement Plan update payment to Kjeldsen, Sinnock & Neudeck and a slightly higher than normal SMUD payment due to continued pumping of agriculture drainage.

**RECOMMENDATION:**

Staff recommends the Board review and accept the Expenditure Report for February 2020.

**FINANCIAL IMPACT:**

None.

**ATTACHMENTS:**

1. February 2020 Expenditure Report

**STAFF RESPONSIBLE FOR REPORT:**

  
\_\_\_\_\_  
Joleen Gutierrez, Administrative Services Manager

Date: 03/05/2020

  
\_\_\_\_\_  
Kevin L. King, General Manager

Date: 03/06/2020



Type	Date	Num	Name	Memo	Amount	Balance
<b>Cash and Investments</b>						<b>152,136.72</b>
<b>1010.00 - Bank of the West Checking Acct</b>						<b>152,136.72</b>
Bill Pmt						
-Check	02/03/2020	1001495498	Cal Pers	457 Gutierrez	-893.26	151,243.46
Check	02/03/2020	EFT	Bank of the West		-20.00	151,223.46
General						
Journal	02/03/2020		Bank of the West	Refund of bank fees	20.00	151,243.46
General						
Journal	02/05/2020			2/3/20 payroll	-14,728.90	136,514.56
General						
Journal	02/05/2020			2/3/20 payroll	-32,511.86	104,002.70
Bill Pmt						
-Check	02/06/2020	40879	A T.E.E.M. Electrical Engineering, Inc.		-780.00	103,222.70
Bill Pmt						
-Check	02/06/2020	40880	Airgas NCN		-372.51	102,850.19
Bill Pmt						
-Check	02/06/2020	40881	AT&T		-293.87	102,556.32
Bill Pmt						
-Check	02/06/2020	40882	Atlas Building Solutions		-624.00	101,932.32
Bill Pmt						
-Check	02/06/2020	40883	Carson Landscape Industries		-1,015.00	100,917.32
Bill Pmt						
-Check	02/06/2020	40884	Green Light Termite and Pest		-75.00	100,842.32
Bill Pmt						
-Check	02/06/2020	40885	MBK Engineers	Fmap	-20,131.61	80,710.71
Bill Pmt						
-Check	02/06/2020	40886	Mead & Hunt		-6,120.25	74,590.46
Bill Pmt						
-Check	02/06/2020	40887	Sacramento Truck Center		-78.43	74,512.03
Bill Pmt						
-Check	02/06/2020	40888	Steve Yaeger Consulting		-4,014.00	70,498.03
Bill Pmt						
-Check	02/06/2020	40889	Tri-C Manufacturing, Inc.		-1,350.00	69,148.03
Bill Pmt						
-Check	02/06/2020	40890	Valley Tire Center, Inc.		-2,182.49	66,965.54
Bill Pmt						
-Check	02/06/2020	40891	Yolo County Public Works		-903.53	66,062.01
Bill Pmt						
-Check	02/06/2020	1001499649	Cal Pers	457	-300.00	65,762.01
Bill Pmt						
-Check	02/06/2020	3863759302	Comcast		-160.01	65,602.00
Bill Pmt						
-Check	02/06/2020	2333658	Napa Auto Parts		-534.31	65,067.69
Bill Pmt						
-Check	02/06/2020	03823509849	PG&E		-280.85	64,786.84
Bill Pmt						
-Check	02/06/2020	80009318261	Waste Management of Sacramento		-728.38	64,058.46
Bill Pmt						
-Check	02/06/2020	651652653	Cal Pers	Pension	-12,976.05	51,082.41
Bill Pmt						
-Check	02/12/2020	40892	ACWA JPIA		-1,829.14	49,253.27
Bill Pmt						
-Check	02/12/2020	40893	Blankinship & Associates, Inc.		-1,263.76	47,989.51
Bill Pmt						
-Check	02/12/2020	40894	Chavez Accountancy Corporation		-807.50	47,182.01
Bill Pmt						
-Check	02/12/2020	40895	Great America Financial Services		-332.29	46,849.72
Bill Pmt						
-Check	02/12/2020	40896	Grow West		-44.80	46,804.92
Bill Pmt						
-Check	02/12/2020	40897	Interstate Oil Company		-555.11	46,249.81
Bill Pmt						
-Check	02/12/2020	40898	Powerplan		-30.00	46,219.81
Bill Pmt						
-Check	02/12/2020	40899	SCI Consulting Group		-9,283.40	36,936.41
Bill Pmt						
-Check	02/12/2020	40900	Signature Graphics		-123.92	36,812.49
Bill Pmt						
-Check	02/12/2020	40901	Terrapin Technology Group		-1,760.68	35,051.81

Bill Pmt						
-Check	02/12/2020	40902	Valley Truck & Tractor Company		-1,946.00	33,105.81
Bill Pmt			Berkshire Hathaway			
-Check	02/12/2020	232127	Homestate Companies	REW018750	-1,830.52	31,275.29
Bill Pmt						
-Check	02/12/2020	04338551495	PG&E	7682608878	-339.93	30,935.36
Bill Pmt						
-Check	02/12/2020	40903	Viking Shred		-60.00	30,875.36
Check	02/14/2020	EFT	ADP	Payroll Fees	-113.93	30,761.43
General						
Journal	02/15/2020			February 20, 2020 payroll activity	-28,101.52	2,659.91
General						
Journal	02/15/2020			February 20, 2020 payroll activity	-13,588.93	-10,929.02
Transfer	02/18/2020			Funds Transfer	100,000.00	89,070.98
General				Proceeds from sale of old office		
Journal	02/18/2020			furniture (not capitalized)	88.00	89,158.98
Bill Pmt						
-Check	02/19/2020	40904	95814 Digital		-270.41	88,888.57
Bill Pmt						
-Check	02/19/2020	40905	Brookman Protection Services, Inc.		-7,800.00	81,088.57
Bill Pmt						
-Check	02/19/2020	40906	Downey Brand LLP		-2,500.50	78,588.07
Bill Pmt						
-Check	02/19/2020	40907	Green Light Termite and Pest		-220.00	78,368.07
Bill Pmt						
-Check	02/19/2020	40908	Interstate Oil Company		-2,878.55	75,489.52
Bill Pmt						
-Check	02/19/2020	40909	Kjeldsen, Sinnock & Neudeck, Inc.	CIP	-8,102.78	67,386.74
Bill Pmt						
-Check	02/19/2020	40910	Mead & Hunt		-2,352.25	65,034.49
Bill Pmt						
-Check	02/19/2020	40911	Occupational Health Centers of CA		-248.00	64,786.49
Bill Pmt						
-Check	02/19/2020	40912	Terrapin Technology Group		-533.34	64,253.15
Bill Pmt						
-Check	02/19/2020	1001506371	Cal Pers	457	-300.00	63,953.15
Bill Pmt						
-Check	02/19/2020	ANZR4MNV	Streamline		-200.00	63,753.15
Bill Pmt						
-Check	02/19/2020	12004293316	The Home Depot		-1,473.17	62,279.98
Bill Pmt						
-Check	02/19/2020	1001506375	Cal Pers	Health	-18,937.97	43,342.01
General						
Journal	02/19/2020			ADP tax credit	33.27	43,375.28
General				2/20/20 payroll		
Journal	02/20/2020			correction/Caldwell	-6,332.36	37,042.92
General				2/20/20 payroll		
Journal	02/20/2020			correction/Caldwell	-1,462.38	35,580.54
General				2/20/20 payroll		
Journal	02/20/2020			correction/Caldwell	3,254.03	38,834.57
Bill Pmt						
-Check	02/21/2020	5243764323	City of Sacramento		-4.51	38,830.06
Bill Pmt						
-Check	02/26/2020	40915	Aramark		-56.59	38,773.47
Bill Pmt						
-Check	02/26/2020	40914	MBK Engineers		-4,597.00	34,176.47
Bill Pmt						
-Check	02/26/2020	40913	SMUD	7000000317	-45,816.90	-11,640.43
Bill Pmt						
-Check	02/26/2020	5753884201	City of Sacramento	2007944000	-168.17	-11,808.60
Bill Pmt						
-Check	02/26/2020	5753897107	City of Sacramento	5450844000	-37.05	-11,845.65
Bill Pmt						
-Check	02/26/2020	922137346	Verizon		-391.91	-12,237.56
Transfer	02/26/2020			Funds Transfer	115,000.00	102,762.44
General				Refund/credit from OHC		
Journal	02/26/2020		Occupational Health	California	10.00	102,772.44
General			Centers of CA			
Journal	02/26/2020			Unidentified deposit on 2/26/20	187.03	102,959.47
Check	02/27/2020	EFT	ADP	Payroll Fees	-234.85	102,724.62
General				Additional taxes collected by		
Journal	02/27/2020			ADP	-103.50	102,621.12

Total 1010.00 - Bank of the West Checking Acct	<u>-49,515.60</u>	<u>102,621.12</u>
Total Cash and Investments	<u>-49,515.60</u>	<u>102,621.12</u>
	<b><u>-49,515.60</u></b>	<b><u>102,621.12</u></b>

Total receipts	305.03
Transfers from Money Market	215,000.00
Payroll disbursements	-93,542.15
Accounts payable disbursements	-171,278.48

**DATE: MARCH 13, 2020**

**AGENDA ITEM NO. 5.4**

---

**TITLE: Budget to Actual Report**

**SUBJECT: Review and Accept Report for February 2020**

---

**EXECUTIVE SUMMARY:**

This Staff Report is intended to provide a monthly budgetary snapshot of how well the District is meeting its set budget goals for the fiscal year. The monthly Budget to Actual Report contains a three-column presentation of actual expenditures, budgeted expenditures, and percentage of the budget. Each line item compares budgeted amounts against actual to date expenses. Significant budgeted line item variances (if any) will be explained in the Executive Summary of this report.

Attachment 1 provides a fiscal year to date report for the month ending February 29, 2020. Administrative costs exceeding 80% are due to one-time annual budgeted expenses. Items under budget are currently being reviewed by Staff or consist of single one time purchase items, including large equipment, that the District has not yet received.

**BACKGROUND:**

The Board of Trustees adopts a budget annually in June. District staff prepares the Budget, which shows current year budget versus expenditures and a proposed budget for the next fiscal year.

Three committees review the draft budget before being presented to the Board for adoption in June. The Personnel Committee reviews the wage and benefits portion of the Budget. The Operations Committee reviews the Capital expenditures Budget. After the two committees review and make recommendations to the budget, the final draft is prepared for the Finance Committee to consider. After review by the Finance Committee, the final Budget is presented to the Board for adoption at a regular Board meeting.

**RECOMMENDATION:**

Staff recommends the Board review and accept the Budget to Actual Report for February 2020.

**ATTACHMENTS:**

1. Budget to Actual Report February 2020

**STAFF RESPONSIBLE FOR REPORT:**

  
\_\_\_\_\_  
Joleen Gutierrez, Administrative Services Manager

Date: 03/06/2020

  
\_\_\_\_\_  
Kevin L. King, General Manager

Date: 03/06/2020

Reclamation District No. 1000  
Budget to Actual Comparison  
July 1, 2019 to February 29, 2020 (Eight Months Ending of Fiscal 2020)

	Year to Date July 1, 2019 to February 29, 2020	Budget	Percent of Budget
<b>Operation &amp; Maintenance Income</b>			
Property Assessments	1,121,474	2,250,000	49.84%
Rents	15,978	20,000	79.89%
Interest Income	84,026	65,000	129.27%
SAFCA - O/M Assessment	-	1,400,000	0.00%
Misc Income	2,294	-	Not Budgeted
FMAP Grant	574,000	574,000	100.00%
Annuitant Trust Reimbursement	-	70,000	0.00%
Security Patrol Reimbursement	28,900	31,000	93.23%
SCADA Reimbursement	133,012	-	Not Budgeted
<b>Total</b>	<b>1,959,684</b>	<b>4,410,000</b>	<b>44.44%</b>
<b>Restricted Fund</b>			
Metro Airpark Groundwater Pumping	-	22,000	0.00%
<b>Total Combined Income</b>	<b>1,959,684</b>	<b>4,432,000</b>	<b>44.22%</b>
<b>Administration, Operations and Maintenance - Expenses</b>			
<b>Administration</b>			
Government Fees/Permits	4,899	12,500	39.19%
Legal	31,641	97,000	32.62%
Liability/Auto Insurance	118,017	150,000	78.68%
Office Supplies	2,718	5,500	49.42%
Computer Costs	12,290	24,000	51.21%
Accounting/Audit	28,117	46,050	61.06%
Admin. Services	7,406	17,000	43.56%
Utilities (Phone/Water/Sewer)	11,443	23,700	48.28%
Mit. Land Expenses	2,592	3,000	86.40%
Administrative Consultants	19,363	130,000	14.89%
Assessment/Property Taxes (SAFCA - CAD)	8,139	8,000	101.74%
Admin - Misc./Other Expenses	2,036	8,250	24.68%
Memberships	32,327	40,500	79.82%
Office Maintenance & Repair	9,364	27,000	34.68%
Payroll Service	2,037	3,500	58.20%
Public Relations	3,056	45,000	6.79%
Small Office & Computer Equipment	3,936	12,000	32.80%
Election	32,452	55,000	59.00%
Conference/Travel/Professional Development	771	20,500	3.76%
<b>Sub Total</b>	<b>332,604</b>	<b>728,500</b>	<b>45.66%</b>
<b>Personnel/Labor</b>			
Wages	657,577	1,058,262	62.14%
Group Insurance	79,256	97,440	81.34%
Worker's Compensation Insurance	16,266	39,544	41.13%
OPEB - ARC	-	30,000	0.00%
Dental/Vision/Life	15,551	22,328	69.65%
Payroll Taxes	51,591	71,000	72.66%
Pension	127,303	178,264	71.41%
Continuing Education	2,637	5,000	52.74%

Trustee Fees	20,475	40,000	51.19%
Annuitant Health Care	59,716	70,000	85.31%
<b>Sub Total</b>	<b>1,030,372</b>	<b>1,611,838</b>	<b>63.93%</b>
<b>Operations</b>			
Power	312,026	500,000	62.41%
Supplies/Materials	17,841	22,000	81.10%
Herbicide	87,052	105,000	82.91%
Fuel	27,642	55,000	50.26%
Field Services	38,805	100,000	38.81%
Field Operations Consultants	7,062	20,000	35.31%
Equipment Rental	605	5,000	12.10%
Refuse Collection	10,115	25,000	40.46%
Equipment Repair/Service	2,633	16,000	16.46%
Equipment Parts/Supplies	17,972	60,000	29.95%
Facility Repairs	25,488	366,000	6.96%
Shop Equipment (not vehicles)	695	3,000	23.17%
Field Equipment	-	10,100	0.00%
Misc/Other 2	4	500	0.80%
Utilities - Field	5,356	8,000	66.95%
Government Fees/Permits - Field	3,500	12,000	29.17%
FEMA Permits	-	4,000	0.00%
<b>Sub Total</b>	<b>556,796</b>	<b>1,311,600</b>	<b>42.45%</b>
<b>Equipment</b>			
Equipment	-	132,000	0.00%
<b>Sub Total</b>	<b>-</b>	<b>132,000</b>	<b>0.00%</b>
<b>Consulting/Contracts/Memberships</b>			
Engineering/Technical Consultants	59,981	180,000	33.32%
Security Patrol	54,600	65,000	84.00%
Temporary Admin	14,000	15,000	93.33%
<b>Sub Total</b>	<b>128,581</b>	<b>260,000</b>	<b>49.45%</b>
<b>FMAP Expenditures</b>			
LOI/SWIF (Consultants)	19,684	20,000	98.42%
Equipment	296,580	305,100	97.21%
Operations & Maintenance (Field)	253,881	236,500	107.35%
Administrative	-	12,400	0.00%
<b>Sub Total</b>	<b>570,145</b>	<b>574,000</b>	<b>99.33%</b>
<b>Total A, O &amp; M Expenses</b>	<b>2,618,498</b>	<b>4,617,938</b>	<b>56.70%</b>
<b>Capital Expenses</b>			
Capital Office Upgrades	14,435	30,000	48.12%
Capital RE Acquisition	-	50,000	0.00%
Capital Office Facility Repair	-	30,000	0.00%
Document Management	60	-	Not Budgeted
Capital - District Server	8,945	10,000	89.45%
Capital Facilities	10,745	180,000	5.97%
<b>Sub Total</b>	<b>34,185</b>	<b>300,000</b>	<b>11.40%</b>
<b>Total All Expenditures</b>	<b>2,652,683</b>	<b>4,917,938</b>	<b>53.94%</b>

**TITLE:** Warrant for Fund Transfer

**SUBJECT:** Review and Consider Approval of Warrant for Transferring Funds between Investment Accounts

---

**EXECUTIVE SUMMARY:**

Reclamation District 1000 maintains an Operation and Maintenance Fund with the Sacramento County Treasury pursuant to Water Code section 50657, and Reclamation District 1000 assumes responsibility for disbursement of such Revolving Fund. Funds held in the Reclamation District 1000 Operation and Maintenance fund held by the Sacramento County Treasurer may be withdrawn or paid solely by a warrant signed by any four or more of the Trustees of the District as identified in the District's approved Resolution 2020-01-01.

**REQUEST:**

The Administrative Services Manager is requesting a fund transfer via warrant for \$1 million from the District's O/M Fund with the Sacramento County Treasury to rebalance accounts and replenish the District's LAIF fund. This request is consistent with fund transfers made in previous years by the Administrative Services Manager and historically.

The State Controller's Local Agency Investment Fund (LAIF) fund serves as the District's primary fund for transfers between the District's 'local' bank accounts (money market/checking) to cover the District's day-to-day expenses. The benefits of keeping funds in LAIF are potentially higher interest returns, higher liquidity, same-day transfers, a demand the Sacramento County Treasury cannot meet.

**RECOMMENDATION:**

Staff recommends the Board approve warrant for transferring funds between investment accounts.

**FINANCIAL IMPACT:**

Fund rebalance between the District's O/M Fund and LAIF account.

**ATTACHMENTS:**

None.



**STAFF RESPONSIBLE FOR REPORT:**

  
\_\_\_\_\_  
Joleen Gutierrez, Administrative Services Manager

Date: 03/06/2020

  
\_\_\_\_\_  
Kevin L. King, General Manager

Date: 03/06/2020

DATE: MARCH 13, 2020

AGENDA ITEM NO. 7.1.1

---

TITLE: Committee Meeting/Special Board Meeting Minutes

SUBJECT: Meeting Minutes from Committee Meetings Since the February Board Meeting

---

**EXECUTIVE SUMMARY:**

**Legal Committee Meeting – February 25, 2020**

A meeting of the Reclamation District No. 1000 Legal Committee was held on Tuesday, February 25, 2020 at 8:00 a.m. at the District office. In attendance were Trustees Christophel, Avdis and Gilbert. Staff in attendance were General Manager King and General Counsel Smith. No members of the public were present and therefore no public comments were made.

GM King updated the Legal Committee on the status of Assembly Bill 1958 (Cooper & McCarty). The bill is scheduled to be heard in the Assembly's Water, Parks and Wildlife Committee on March 24, 2020 as a consent item. GM King informed the Legal Committee that he has been asked to be present at the hearing in order to testify, if needed.

GM King also updated the Legal Committee on a proposed City of Sacramento Ordinance to protect critical infrastructure, including the District's infrastructure. GM King informed the Legal Committee that he would be making public comments in support of the ordinance during the City Council meeting on February 25, 2020. Trustees Christophel and Avdis asked about implementation of the ordinance should it be approved and how the District was planning to work with the City to enforce the ordinance. GM King informed the Committee that more discussion and development of an implementation plan is necessary, as City Staff has already indicated the uncertainty of sufficient resources to effectively enforce.

GM King and General Counsel Smith discussed future District elections with the Legal Committee to ensure compliance with current election codes. The Legal Committee recommended that GM King and General Counsel Smith prepare options to present to the Board during closed session at the March 13, 2020 Board meeting.

With no further business on the Legal Committee Agenda, the meeting adjourned at 8:55 a.m.

**Personnel Committee Meeting – February 25, 2020**

A meeting of the Reclamation District No. 1000 Personnel Committee was held on Tuesday, February 25, 2020 at 9:00 a.m. at the District office. In attendance were Trustees Christophel, Burns and Gilbert. Staff in attendance were General Manager King and Administrative Services Manager Gutierrez. No members of the public were present and therefore no public comments were made.

GM King updated the Personnel Committee on the status of the Administrative Assistant Position

Job Analysis and Salary Survey. The work is underway, with Shelley Anderson of Bryce Consulting and should be finalized before the end of May. Based on the outcome, GM King will return to the Personnel Committee to discuss any recommended changes to the position description and/or salary.

GM King also discussed with the Personnel Committee retention of a retired annuitant and the need for the “Extra Help” to accomplish various specialized projects for the District. GM King plans to have Paul Devereux continue as an “Extra Help” retired annuitant for an additional 12 months. GM King will work with District’s Labor Counsel, Julia Jenness to ensure compliance with Gov. Code Section 21224. If necessary, GM King will return to the Board for approval or adoption of any resolution needed. Trustee Burns asked for GM King to also check on applicability of AB 5 (Dynamex Decision) to make certain the District isn’t precluded from contracting out work of a similar nature in the future.

GM King discussed preliminary succession planning with the Personnel Committee, specifically in the Operations and Maintenance Department. With the potential of retirements in key operational positions and the possible implementation of numerous Capital Improvement Projects on the horizon, GM King believes that an additional Executive/Senior Level position will be necessary. GM King will further develop the succession plan and return to the Personnel Committee during the FY 2020/2021 Budget process with a recommendation for inclusion in the Budget.

With no further business on the Personnel Committee Agenda, the meeting adjourned at 9:35 a.m.

#### **Urbanization Committee Meeting – February 25, 2020**

A meeting of the Reclamation District No. 1000 Urbanization Committee was held on Tuesday, February 25, 2020 at 10:00 a.m. at the District office. In attendance were Trustees Lee Reeder, Burns and Gilbert. Staff in attendance were General Manager King and Administrative Services Manager Gutierrez. No members of the public were present and therefore no public comments were made.

The Urbanization Committee discussed the District’s Outreach Plan for Fiscal Year 2020/2021. The Committee agreed that the District should continue to participate in Pops in the Park, Creek Week, State of Natomas Luncheon and consider sponsorship/participation in the City’s Flood Preparedness Week in October 2020 as well as Councilmember Ashby’s event in 2020.

The Urbanization Committee also discussed the District’s Outreach Standard’s and Expectations, Promotional Materials and Social Media Presence. Trustee Lee Reeder asked staff to develop and return to the Urbanization Committee with a Social Media Calendar to serve as a guide for targeted and purposeful social media posts. The Committee also discussed development of an Instagram and Twitter Account.

GM King and Administrative Services Manager Gutierrez at the request of the Committee will schedule quarterly check in meetings with the Urbanization Committee beginning in June.

With no further business on the Urbanization Committee Agenda, the meeting adjourned at 10:31 a.m.

### **Finance Committee Meeting – February 28, 2020**

A meeting of the Reclamation District No. 1000 Finance Committee was held on Friday, February 28, 2020 at 7:30 a.m. at the District office. In attendance were Trustees Gilbert and Smith. Staff in attendance were General Manager King (via conference call) and Administrative Services Manager Gutierrez. No members of the public were present and therefore no public comments were made.

The Finance Committee discussed the draft Request for Qualifications – Audit Services. Trustee Gilbert asked for the term of the potential contract be for three (3) fiscal years with two (2) additional option years. GM King committed to making the recommended changes in the RFQ and planned to issue the RFQ on Monday, March 2, 2020.

GM King discussed the Proposed Fiscal Year 2020/2021 Budget Timeline with the Finance Committee. The Committee approved the timeline and GM King will provide the timeline to the full Board at the March 13, 2020 Board meeting.

The Finance Committee discussed the Accounting Support Services Contract. No changes were proposed or recommended at this time by the Finance Committee or Staff. The Finance Committee did ask for additional information in the Monthly Budget to Actual Report, specifically development of expenditure curves to graphically illustrate expenditure trends and timing of expenditures. Staff will work to develop the requested information and will include in future Budget to Actual Reports once developed.

The Finance Committee also discussed the draft Request for Qualifications – Comprehensive Financial Plan and Assessment Rate Study. No changes were noted to the draft and the Committee agreed to issuing the RFQ on Monday, March 2, 2020.

Lastly, GM King informed the Finance Committee of the intent, as budgeted in 2019/2020 to issue an RFQ for Overhead Cost Allocation and Rate Study. GM King plans to have the Finance Committee review the draft RFQ at a future Finance Committee meeting with the intent to issue the RFQ in April 2020.

With no further business on the Finance Committee Agenda, the meeting adjourned at 8:25 a.m.

### **Operations Committee/Special Board Meeting – March 3, 2020**

A meeting of the Reclamation District No. 1000 Operations Committee/Special Board Meeting was held on Tuesday, March 3, 2020 at 3:00 p.m. at the District office. In attendance were Trustees Smith, Christophel, Lee Reeder and Trustee Gilbert sat in on the meeting thereby creating a Special Board Meeting. Staff in attendance were General Manager King, Superintendent Caldwell and District Consultant Brown (LWA). No members of the public were present and therefore no public comments were made.

The Operations Committee discussed the options to resolve the SCADA communications issues and the conflicting solutions proposed by the District's vendors. GM King and Consultant Brown provided the Operations Committee with background information on the SCADA Project and the options to move forward and close out the project. As reported by GM King, Superintendent Caldwell and Consultant Brown, TESCO and ATEEM disagree on the original project specifications

and contract requirements for communication. After discussion with the Operations Committee, it was agreed to move forward with the original communication specifications as provided by ATEEM, specifically setting up the communication system to operate in a master/slave relationship, with a master Programmable Logic Controller at the District's Corporation Yard. Consultant Brown was asked to inform TESCO and ATEEM of the District's preferred option.

GM King also informed the Operations Committee that KSN, Inc., scheduled a workshop for further development of the District's Capital Improvement Plan on March 13, 2020. GM King will setup the workshop has an Operations Committee meeting. All Trustees are invited to attend and if more than three (3) attend the meeting will be reported as a Special Board meeting.

With no further business on the Operations Committee/Special Board Meeting Agenda, the meeting adjourned at 4:15 a.m.

**Executive Committee Meeting – March 4, 2020**

A meeting of the Reclamation District No. 1000 Executive Committee was held on Wednesday, March 4, 2020 at 8:00 a.m. at the District office. In attendance were Trustees Smith and Burns. Staff in attendance was General Manager King. No members of the public were present and therefore no public comments were made.

General Manager King presented the proposed agenda for the March 13, 2020 Board of Trustees meeting. The Committee reviewed the agenda and approved as presented.

With no further business on the Executive Committee Agenda, meeting adjourned at 8:35 a.m.

**STAFF RESPONSIBLE FOR REPORT:**



---

Kevin L. King, General Manager

Date: 03/06/2020