

COUNTY SANITATION DISTRICT NO. 1  
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT  
**SEWER IMPACT FEE** <sup>RM</sup> 12-20-99  
 PERMIT AND CALCULATION SHEET

APPLICATION NO:		BLDG PERMIT NO: <u>City</u>	
GENERAL INFORMATION		THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER	
<ul style="list-style-type: none"> <li>- SEPT 26 SEWERWATER \$162,729 00</li> <li>- TRAN 403095 12/20/99</li> <li>- RECEIPT 729635 C#1 \$162,729 00</li> </ul>		<p style="text-align: center; font-size: 1.2em;"><u>256053 12-20-99</u></p> <p style="text-align: center;">THIS PERMIT TO CONNECT EXPIRES ONE YEAR FROM DATE OF ISSUANCE</p>	
FEE CALCULATION		BUILDING USE	
INSPECTION	<input checked="" type="checkbox"/>	RESIDENTIAL	SF <input type="checkbox"/> MF <input type="checkbox"/>
CSD-1	<input checked="" type="checkbox"/>	COMMERCIAL USE	UNITS
SRCSD	<u>162,729</u>		
CONSTRUCTION			
IN-LIEU			
<b>TOTAL FEE</b>	<u>162,729</u>		
APN: <u>048-0250-020</u>			
DESCRIPTION/ SUBDIVISION		LOT:	
PROPERTY ADDRESS <u>1461 Meadowview Rd.</u>			
OWNER <u>Ty...</u>			
MAILING ADDRESS <u>...</u>			
CITY-STATE-ZIP		PHONE	
ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.			
APPLICANT SIGNATURE _____			
CONSOLIDATED UTILITY BILLING USE ONLY			
ACCT _____	INPUT _____	START _____	

INSPECTOR'S COPY

Parcel No. **08-0250-020****1461 Meadowview Rd**

September 30, 1999

RECEIVING FAX: 567-0120

SENDING FAX: 875-6253


 SRCSD

TO: **RON BOWMAN**  
MORTON & PITALO, INC.

FROM: **ROBB F. ARMSTRONG** PHONE NUMBER: 875-6756  
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

RE: **SEWER FACILITY IMPACT FEES** APN: 048-0250-020  
**1461 MEADOWVIEW RD.** APP # 9910678

The Sewer Facility Impact Fees due for a 129,809sq. ft. "Home Depot" on the above-mentioned 12.405±N parcel ("E") are as follows:

Permit:	\$0
Impact to County Sanitation District-1	\$0
Impact to Sac. Regional County San. District	<u>\$162,729</u>
Total:	<u>\$162,729</u>

*This fee is due and payable at 827 Seventh Street, Room 105.  
This fee is also subject to adjustment if the data supplied is changed.  
e-mail : armstrongro@pwa.co.sacramento.ca.us*

**Ron Bowman @ 927-2400**

*The above fees were based on acreage 12.405±N (Parcel "E")*

*12.405±N x 5.5 ESD's = 68.23 ESD's*

*68.23 ESD's x \$2385 (SRCSD) = \$162,729*

*Total impact = \$162,729*

*ESD = Equivalent Single Family Dwelling Per Acre.*



SACRAMENTO MUNICIPAL UTILITY DISTRICT P. O. Box 15830, Sacramento CA 95852

CITY OF SACRAMENTO SYSTEM SERVING THE PERMIT ASSISTANCE

Post # 7777 Date 4.21 1 of pages 1  
Fax Note #7773 To Pat S.  
From Bill J.  
Phone 497-9477

January 12, 2000

APR 21 2000

JAN 14 2000

KEN RUBITSKY & ASSOCIATES  
ATTENTION: BILL JOHNSON  
1910 S STREET  
SACRAMENTO, CA 95814

RECEIVED KEN RUBITSKY & ASSOCIATES

WA #89770

SMUD COMMITMENT LETTER

Thank you for submitting your plans for HOME DEPOT for an electric service commitment. Your cooperation enables us to give you the best service possible, as well as provide for your future requirements.

We are returning one copy of your plans indicating the service location and other requirements checked below. Our commitment is subject to changing conditions and, as a result, may not be valid after twelve months.

Please contact the Estimator if additional information is desired.

Estimator: DAVE SMITH

Telephone (916) 732-5776

Service will be: Overhead  Underground   
Volts: 277/480 Phase: 3 Wire: 4 Type: STAR

(Street light service voltage will be the same as above.)

Transformer pad required: Yes  No  SMUD Dwg. UVD2.3  
Conduit required: Yes  No  (see sketch)  
Right-of-way required: Yes  No   
Transformer protection required: Yes  No  see sketch and SMUD Dwg. \_\_\_\_\_  
Primary pull box required: Yes  No  Number: SMUD Dwg. UVC1.2 & UVC1.2.2  
Service box required: Yes  No  Number: SMUD Dwg. \_\_\_\_\_  
Switchgear pad required: Yes  No  Number: SMUD Dwg. \_\_\_\_\_  
Street light service box required: Yes  No  (see sketch)

Other requirements: See enclosed Booklet  Prints

\*A maximum fault current of 22,700 amps symmetrical is based on the largest transformer that could be needed to serve the Single  Combined  main sizes of 1600 amps.

Metering will be outside, if possible. If in a meter room, door must be keyed for SMUD key. Contact the Estimator for details.

\*If future load growth necessitates increasing the main switch size, the available fault current should be recalculated.

NOTE: This commitment letter may be required by local inspection authority as part of its plan check requirements.

WA89770.DS

SACRAMENTO MUNICIPAL UTILITY DISTRICT P. O. Box 15830, Sacramento CA 95852 (916) 732-5770

P. 02

FAX NO. 916 567 0120

APR-21-2000 FRI 03:13 PM MORTON & PITALO  
916 567 0120

# PLAN CHECK ROUTING PROCEDURE

2 SETS  
TO ADG DEPT

Date Received: \_\_\_\_\_ Plan Check #: 9910678  
Project: \_\_\_\_\_  
Address: 146 MEADOWVIEW ROAD  
Legal Description: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Architect or Civil Engineer: \_\_\_\_\_ Telephone: \_\_\_\_\_

## PUBLIC WORKS - DEVELOPMENT SERVICES STREET IMPROVEMENTS

Approved: [Signature] Date Received: \_\_\_\_\_  
Total frontage length of New Street Improvements: 1800 ± LF. If \_\_\_\_\_  
Comments: APPROVED  
Right of Way Dedication : Approved Yes Disapprove \_\_\_\_\_  
Public Improvement Agreement: Approved Yes Disapprove \_\_\_\_\_  
Surety Bond, etc. : Approved Yes Disapprove \_\_\_\_\_  
Staking and Inspection Fee : Yes \$ \_\_\_\_\_

## PUBLIC WORKS - DEVELOPMENT SERVICES DRIVEWAY

Driveway Required:  Yes  No Date Received: \_\_\_\_\_  
Approved: [Signature] Disapproved: \_\_\_\_\_  
Removal of abandoned driveway: \_\_\_\_\_  
Comments: \_\_\_\_\_

## PUBLIC WORKS - DEVELOPMENT SERVICES ENCROACHMENT/EXCAVATION PERMIT

Encroachment/Excavation Permit Required:  Yes  No  
Approved: [Signature] Disapproved: \_\_\_\_\_  
Comments: \_\_\_\_\_

## DEPT. OF UTILITIES DRAINAGE, SEWER, & WATER

Approved: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Disapproved: \_\_\_\_\_  
Comments: \_\_\_\_\_

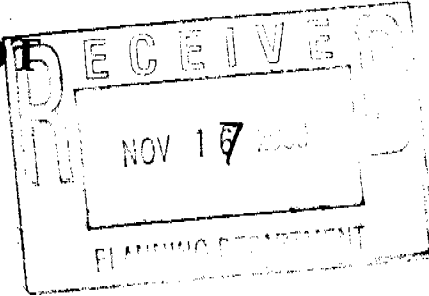
## PLANNING AND DEVELOPMENT SERVICES SITE CONDITIONS

Approved: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Approved with Changes: \_\_\_\_\_ Disapproved: \_\_\_\_\_  
Review Zone: \_\_\_\_\_ Special Permit: \_\_\_\_\_ Variances: \_\_\_\_\_  
Parking Spaces Furnished: \_\_\_\_\_ Parking Spaces Required: \_\_\_\_\_  
Comments: \_\_\_\_\_

~~000496~~  
0004496

# THE HOME DEPOT

Real Estate Department  
RICK MANNERS  
3800 W. Chapman Avenue  
Orange, CA 92868



- TRANSMITTAL
- FACSIMILE

*cc: BTM*  
*CP/65: AMWJH*

(714) 940-3614  
(714) 940-3579 FAX

Total Pages, including cover sheet:

Attention: <i>DAWN HAN</i>	Project: <i>M'VIEW</i>
Company Name: <i>CITY OF SACRAMENTO-PLANNING</i>	Date: <i>11.16.00</i>
Fax Number:	Phone Number:

- Urgent
- Reply ASAP
- Please Comment
- Please Review
- For Your Information
- FED EX
- MAIL
- INTEROFFICE
- Overnight
- Delivery

COMMENTS:

*US AGREEMENT ORIGINAL COPY*

*M61 Madoncin*



PLANNING AND BUILDING  
DEPARTMENT

PLANNING DIVISION

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

PLANNING  
916-264-5381  
FAX 916-264-5328

**MEMORANDUM**

Date: November 17, 2000

To: Dennis Richardson, Building Official

From: Dawn T. Holm, Associate Planner

**SUBJECT:** Meadowview Home Depot - Landscaping/Condition Agreement  
(Planning Permit #P00-127 / Building Permit #000496) - 0004496

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Attached is the signed agreement from Home Depot for the deferral of on-site landscaping and the planning conditions that were not complete when the temporary certificate of occupancy was issued.

John and Ruth have received the payment required for this agreement from Home Depot. Please review and sign the agreement. Once you have signed the agreement, can you please have a copy forwarded to me so that I can place it in the planning file. I will also send a copy of the agreement to the Home Depot representatives for their file. I am assuming that Building will be keeping the original agreement.

Thanks again for all of your assistance on this project.

*Dawn*

NO. 411 0002

**AGREEMENT TO DEFER THE 25-FOOT ON-SITE LANDSCAPING  
ADJACENT TO THE FREEPORT BOULEVARD FRONTAGE/PROPERTY LINE  
AND FOR COMPLIANCE WITH ON-SITE ZONING/LAND-USE CONDITIONS  
FOR THE HOME DEPOT/MEADOWVIEW PLAZA SHOPPING CENTER**

This agreement, entered into this tenth (10<sup>th</sup>) day of November, 2000 by and between the City of Sacramento, a municipal corporation (the "CITY"), and The Home Depot USA Inc., c/o Rick Manners with Home Depot Real Estate, hereinafter referred to as APPLICANT.

Whereas the APPLICANT requests that completion of the required 25-foot on-site landscaping adjacent to the Freeport Boulevard Frontage/Property Line and some of the on-site zoning/land use approval conditions, for the Home Depot/Meadowview Plaza Shopping Center project located at 1461 Meadowview Road (the northeast corner of Meadowview Road and Freeport Boulevard), Sacramento, CA be deferred.

**NOW, THEREFORE, THE PARTIES DO AGREE AS FOLLOWS:**

**I. PROPERTY SUBJECT TO THIS AGREEMENT**

- A. This Agreement concerns the western frontage (approximately 700± feet) of 3.66± acres located at the northeast corner of Freeport Boulevard and Meadowview Road (the "**Property**"). The Property includes two parcels owned by the APPLICANT as of the date of this agreement (APN's: 048-0250-023-0000 and 048-0250-024-0000).
- B. The Property is generally known as, "**The Home Depot/Meadowview Plaza Shopping Center.**" The City Planning Commission and City Council approved various land use entitlements for the shopping center in 1999 (P99-028).

**II. DEFERRAL REQUESTED BY APPLICANT**

- A. Whereas the APPLICANT requests that the completion of the 25-foot on-site landscaping adjacent to the Freeport Boulevard frontage/property line, required by the Sacramento City Zoning Ordinance and as a condition of Planning Commission approval for the Home Depot/Meadowview Plaza Shopping Center (P99-028) project, located at 1461 Meadowview Road (the northeast corner of Meadowview Road and Freeport Boulevard), Sacramento, CA be deferred.
- B. Whereas the Applicant is requesting that the following zoning/land use conditions for the Home Depot/Meadowview Plaza Shopping Center (P99-028) project, located at 1461 Meadowview Road (the northeast corner of Meadowview Road and Freeport Boulevard), Sacramento, CA be deferred:
  - 1. Condition D45, deed recordings related to signage, as reflected in the approved project conditions (see attached);
  - 2. Installation of 6-inch raised concrete curbing at the edge of the pavement and the landscape areas and around tree wells;

- 11-10-2000 13:18 PLANNING & BUILDING DEPARTMENT 317143403373 NO. 411 0003
3. Continuation of the wrought iron/concrete column fence (3 additional columns) adjacent to the Amherst driveway, westerly to the eastern property line of Parcel D, adjacent to the existing gas station located at the northwest corner of Amherst and Meadowview as required in Condition D54 (see attached);
  4. Lowering of the Handicap sign at the Amherst driveway entrance to three feet, measured from the average grade of the property (parking lot grade) to the bottom of the sign;
  5. Installation of concrete around the light standard by the sidewalk on Amherst;
  6. Planting of a minimum of two vines between each of the columns on the east and west sides of the wall located along Amherst Street as required in Condition D52 (see attached);
  7. Installation of light shields over the lights mounted on the north and east walls of the building (all lighting is required to reflect downward to prevent/reduce glare onto the adjacent properties);
  8. The landscaping treatment at the northeast corner of Meadowview Road and Freeport Boulevard needs to be enhanced with colorful flowers and additional shrubs in order to provide a decorative element; and
  9. All mechanical equipment visible from the street (Amherst, Meadowview or Freeport), needs to be screened.

### III. TIME OF COMPLETION

- A. The on-site landscaping required along Freeport Boulevard adjacent to the property line shall be completed by the APPLICANT and accepted by the CITY no later than:
  1. The buildings/pads along the Freeport frontage are constructed and ready for occupancy; or
  2. Highway 160/Freeport Boulevard is relinquished by the State of California and the City has access/design control.

Prior to the date any deferred landscaping improvements are installed, the APPLICANT shall maintain the land designated for landscaping in a weed-free condition, unless and until the required landscaping is installed and certified complete by the CITY.

If the APPLICANT has not installed the required 25-foot on-site landscaping adjacent to the Freeport Boulevard frontage/property line prior to:

1. Obtaining the first certificate of occupancy (including a temporary certificate of occupancy) for the building pads along the Freeport Boulevard frontage; or
2. Acceptance by the City of the public street improvements in Freeport Boulevard adjacent to the subject site,

the CITY may install such improvements and shall have the right of entry for all persons connected with such completion and inspection at the sole cost to the APPLICANT.



B. The zoning/land-use conditions of approval as reflected in II-B above, shall be completed by the APPLICANT and accepted by the CITY no later than:

- 1. The issuance of a Final Occupancy for the building; or
- 2. When the on-site landscaping is installed along Freeport Boulevard.

If the APPLICANT has not complied with the zoning/land-use conditions of approval as reflected in II-B above prior to:

- 1. The on-site landscaping along Freeport Boulevard and the public street improvements in Freeport Boulevard being completed and accepted by the City,

the CITY may proceed with insuring that the required on-site zoning/land-use conditions as reflected in II-B above are completed and shall have the right of entry for all persons connected with such completion and inspection at the sole cost to the APPLICANT.


**IV SECURITY FOR COST OF ON-SITE LANDSCAPING AND ZONING/LAND-USE CONDITIONS**

As a security for completion of said 25-foot on-site landscaping along Freeport Boulevard and the on-site zoning/land-use conditions deferred under this agreement, APPLICANT has deposited with the CITY a check, PAYABLE TO THE CITY OF SACRAMENTO, in the amount of \$ 59,500. Said security shall remain on deposit until said improvements have been completed by the APPLICANT and accepted by the CITY. Said security shall be released to APPLICANT within thirty (30) days thereafter. If said improvements have not been completed by the APPLICANT by the above completion date, the CITY may exercise its right against the instrument guaranteeing completion or payment of said work.

The City and Applicant/Landowner have executed this Agreement effective as of the date first above written.

**APPLICANT**  
HOME DEPOT U.S.A., INC.

**CITY OF SACRAMENTO**  
**A Municipal Corporation**

By:   
Daniel R. Hatch, Senior  
Corporate Counsel

By: 

Title: \_\_\_\_\_

Title: Chief Building Official

**SECURITY INSTRUMENT:**

\_\_\_\_\_ CD \_\_\_\_\_ PASSBOOK \_\_\_\_\_ X CHECK

REFERENCE # \_\_\_\_\_

APPLICANT TAX ID # \_\_\_\_\_

STATE OF CALIFORNIA       )  
  ) ss.  
COUNTY OF ORANGE        )

On November 10, 2000, before me, Jeannette McClain, a Notary Public in and for said state, personally appeared DANIEL R. HATCH, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Jeannette McClain  
SIGNATURE OF NOTARY PUBLIC

(SEAL)

