REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

CONSENT
January 22, 2008

Honorable Mayor and
Members of the City Council

Title: Leisure Vistas Retirement Community (P99-094)

Location/Council District: 5423 Rio Linda Boulevard, west side of Rio Linda Boulevard, south of Robla Creek; APN: 226-0061-020, 226-0061-028 (District 2)

Recommendation: 1) Review a **Resolution** adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan; 2) review a **Resolution** amending the General Plan Land Use Map from Low Density Residential, Medium Density Residential, Neighborhood/Community Commercial and Office, and Parks, Recreation, and Open Space to Medium Density Residential, Neighborhood/Community Commercial and Office, and Open Space; 3) review a **Resolution** amending the North Sacramento Community Plan Land Use Map from Residential 4-8, Residential 11-21, Residential 11-29, Retail-General Commercial, and Parks, Recreation and Open Space to Residential 11-29, Retail/General Commercial, and Parks, Recreation, and Open Space ; 4) review a **Resolution** amending the Hansen Lakes Planned Unit Development (PUD) Schematic Plan and Development guidelines; 5) review a **Resolution** approving a Tentative Subdivision Map; 6) review a **Resolution** adopting an Inclusionary Housing Plan; 7) review an **Ordinance** rezoning from Standard Single-Family PUD (R-1-PUD), Single-Family Alternative PUD (R-1A-PUD), Multi Family PUD (R-2B-PUD), Multi-Family PUD (R-3-PUD), Shopping Center PUD (SC-PUD), and Agriculture-Open Space (A-OS) to Multi-Family Residential PUD (R-3-PUD), General Commercial PUD (C-2-PUD), and Open Space (A-OS); and 8) pass for publication the **Ordinance** title as required by the Sacramento City Charter 32c to be adopted January 29, 2008.

Contact: Antonio Ablog, Associate Planner, (916) 808-7702; Stacia Cosgrove, Senior Planner, (916) 808-6848

Presenter: Not applicable

Department: Development Services

Division: Current Planning

Organization No.: 4885

Description/Analysis:

Issue: The applicant, Wayne Stoops, is requesting the approval of entitlements to allow the development of a retirement community on approximately 35.5 vacant acres on the west side of Rio Linda Boulevard south of Robla Creek. This community is proposed to include up to 836 multi-family and detached senior units (after a density bonus for senior housing). At this time the applicant is only requesting to subdivide the property via a Tentative Map, and amend the prior Planned Unit Development (PUD) documents to allow for a retirement community. The project request also requires the approval of a General Plan Amendment, Community Plan Amendment, Rezone and Inclusionary Housing Plan. There are no specific development plans requested for approval at this time. Future requests to develop the site will require the submittal of development plans for review and will require the approval of a Schematic Plan Amendment and a Plan Review. Initial approvals of development requests will require approval by the City Planning Commission.

Policy Considerations: The prior Hansen Lakes project amended the General Plan and North Sacramento Community Plan designations in 1996. The project was never developed, but the designations remain. With the current plan, the northwest portion of the property, north of Robla Creek, will remain open space as it was condemned with the completion of the levee improvements. The designations for the southeast section of the site are requested to be amended with designations appropriate to accommodate the project.

General Plan: The existing General Plan Designations include Medium Density Residential; Low Density Residential; Neighborhood/Community Commercial and Offices; and Parks, Recreation, and Open Space. The applicant proposes to amend these designations for the proposed retirement community. The amended designations will include 2.79± acres of General Commercial; 5.03± acres of Parks, Recreation, and Open Space; and 22.57± acres of High Density Residential. The project site includes 22.53± acres to the north of Robla Creek that have been condemned and will remain undeveloped. This is proposed to be redesignated as Open Space, and will not be available for development.

The High Density Residential designation is proposed to capture the full range of senior housing types that could be proposed with the PUD. This designation will not limit the future development to only higher density development. Lower density senior cottages would be typical of the type of lower density units that would be allowed within the project. The proposed General Plan Amendment is in keeping with the General Plan's goal to provide a variety of housing types.

The 2.79± acre commercial site is intended to provide neighborhood serving commercial uses. This is consistent with the General Plan goal to ensure that all areas of the city are adequately served by neighborhood/community shopping and commercial districts. The PUD guidelines do allow the option of constructing

residential units on the commercially zoned parcel. The maximum number of units for this parcel would be 50.

North Sacramento Community Plan: The applicant is requesting to amend the North Sacramento Community Plan to 22.57± net acres of Residential 11-29 dwelling units per net acre (du/na); 2.79± net acres of Retail/General Commercial; and 5.48± net acres of Parks, Recreation, and Open Space. The prior Hansen Lakes project created a mix of low to high density residential areas with an area designated for a shopping center and some open space areas.

The single medium-high density residential area will be able to accommodate the senior housing as proposed in the PUD guidelines. The Residential 11-29 du/na designation reflects the varied housing types envisioned for the eventual development of the PUD.

The applicant is proposing to reduce the former 7.0± acre commercial site to a 2.79± acre Retail/General Commercial designated site. It is anticipated that this commercial site will be developed with neighborhood serving uses to support the retirement community as well as surrounding residential areas. This amendment is consistent with the community plan in that it provides a commercial area within a convenient distance from residential neighborhoods.

The current proposal will designate 5.48± acres for Agriculture/Open Space for the development of a park. This will ensure that an adequate park area will be developed to meet the needs of existing and future residents. The park has been located to enhance Robla Creek and the open space to the north of the creek. The project site also includes 22.53± acres to the north of Robla Creek that have been condemned and will remain undeveloped.

Smart Growth Principles: The City Council adopted a set of Smart Growth Principles in December 2001 to promote growth that is economically sound, environmentally friendly, and supportive of community livability. The subject proposal is consistent with these principles in that: (a) it create a range of housing opportunities and choices with a diversity of housing; and
(b) it fosters walkable, close-knit neighborhoods

Strategic Plan Implementation: The project conforms to the City of Sacramento's Strategic Plan specifically by advancing the goals to achieve sustainability and enhance livability by increased opportunities for residents of different income levels live in new, safe and affordable housing.

Committee/Commission Action: The proposed project was heard on September 13, 2007 with no public opposition present. The Planning Commission expressed concerns that the PUD guidelines included language that encouraged 1) the placement of gates at the entries to the community, and 2) the placement of perimeter walls and fencing that could separate the community

internally and from the surrounding neighborhood. The Commission continued the project to September 27, 2007. The applicant revised the PUD Guidelines to delete any reference to vehicle gates, and strengthen the requirements to integrate the fence and wall design with the site plan. On September 27th, the Planning Commission voted to forward the project to the City Council with a recommendation for approval (6 ayes, 0 noes).

Environmental Considerations: A Mitigated Negative Declaration (MND) has been prepared for the project. In compliance with Section 15070(b)1 of the California Environmental Quality Act (CEQA) Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where it is clear that they will have not no significant effect on the environment. These mitigation measures address Air Quality, Biological Resources, Cultural Resources, Noise, and Water Capacity. The mitigation measures are listed in the Mitigation Monitoring Plan (See Exhibit A of Attachment 7?).

The MND was made available for a 30-day public review period from July 11, 2007 through August 10, 2007 in accordance with the applicable CEQA Guidelines. Five comments were received in response to the MND. Sacramento Metropolitan Air Quality Management District (SMAQMD) requested the URBEMIS report be sent to SMAQMD for review. Environmental Planning Services staff sent the report to SMAQMD. The State Department of Water Resources included their standard fact sheet for review. County Sanitation District 1 (CSD-1) stated a less than significant impact to the sewage facilities is anticipated. Sacramento Regional County Sanitation District (SRCSD) stated sewer permits to connect to the sewer system will be issued if it is determined that adequate capacity is available. A neighbor opposed the proposed project. None of the comments raised issues that require revisions to the environmental analysis.

Rationale for Recommendation: At this time, staff believes that the project site is an appropriate location for a retirement community and that the Tentative Map addresses the issues relating to subdividing the property such as drainage and parkland dedication. Staff also believes that the PUD guidelines appropriately set up the future development of the retirement community. Staff recommends that the City Council approve the requested entitlements.

Financial Considerations: This project has no fiscal considerations.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully submitted by: _____
David Kwong
Planning Manager

Approved by: _____
William Thomas
Director of Development Services

Recommendation Approved:

_____
for RAY KERRIDGE
City Manager

Table of Contents:

	Report	Pg 1
Attachments		
1	Project Background/Summary	Pg 6
2	Vicinity Map	Pg 9
3	Land Use & Zoning Map	Pg 10
4	Tentative Subdivision Map	Pg 11
5	Tentative Map Drainage Alternative	Pg 12
6	Leisure Vistas Schematic Plan	Pg 13
7	Mitigated Negative Declaration Resolution	Pg 14
8	General Plan Amendment Resolution	Pg 36
9	Community Plan Amendment Resolution	Pg 38
10	PUD Resolution	Pg 40
11	Tentative Map Resolution	Pg 64
12	Inclusionary Housing Plan Resolution	Pg 81
13	Rezone Ordinance	Pg 87

Attachment 1 – Project Background/Summary

The subject site consists of approximately 35.5 acres on the west side of Rio Linda Boulevard, south of Robla Creek. The actual subject parcels encompass areas north of Robla Creek, but this area is not available for development and is noted as condemned on the Tentative Map. The 35.5 acres represents the area south of the levee that is proposed for development. The subject site is vacant and has been in use as livestock grazing land. To the north of the site is a floodplain, to the east are vacant parcels, and to the south are single family homes on both large and standard sized lots.

The subject site is a portion of the Hansen Lakes project that was approved by the Sacramento City Council in 1996. The Hansen Lakes project subdivided 285 acres into large parcels with 100 acres planned for the development of residential, commercial, and recreational land uses. The remaining 185 acres were to be preserved as a nature/wetlands area. The ultimate build out of the Hansen Lakes project included 1,289 housing units and 250,000 square feet of commercial space. The larger Hansen Lakes project was dependant on the relocation of the Robla Creek Levee which would have made the southern portion of the former site available for development.

In 1997 work began on the Robla Creek in its existing location. The improvements raised the south side of the levee retaining the floodplain and condemning the portion of the site to the north of the levee. These improvements reduced the developable area of the former Hansen Lakes project. The current development application was submitted in 1999 with revisions to the former Hansen Lakes project to account for the condemned lands. The applicant continues to process the project as a senior community, but at this time, no specific development proposals are requested for approval.

Tentative Map: The Proposed tentative map creates six parcels; two of the parcels will be for commercial and residential development, one parcel will be for a park, and the remaining three parcels will not be available for development as they form part of Robla Creek and the flood plain. Right-of-way improvements to Claire Avenue, Sully Street, and Rio Linda Boulevard are proposed. A new right-of-way, Leisure Vistas Drive is proposed to intersect Rio Linda Boulevard and skirt the residential parcel to adjoin Claire Avenue at the southwest portion of the site. The Tentative Map proposes to extend Claire Avenue to the west to intersect with Sully Street. The Tentative Map was approved by the Subdivision Review Committee on March 21, 2007. The map will also create a park at the northwest corner of Leisure Vistas Drive and Claire Avenue.

Parcel "1" is proposed to be used for commercial uses. The parcel will be separated from residential uses by the proposed Leisure Vistas Drive. Future access to the parcel will be along the frontage of Leisure Vistas Drive.

The Tentative Map also designates Parcel "1" as an alternative water quality detention basin and pump station. The preferred alternative, as explored by staff and the applicant, has been a joint detention basin on the east side of Rio Linda Boulevard on

the south side of the Robla Creek Levee. This alternative would be a detention basin and pump station that would be shared between several development projects. Staff realizes that the preferred detention alternative ties the current development project to the development of several other projects in the area, none of which are being formally reviewed by the City.

Staff has worked with the applicant to arrive at an acceptable drainage alternative which places the required detention facilities on the subject site. The applicant would be allowed to develop Leisure Vistas prior to the development of other projects that would have contributed to the joint detention basin.

Schematic Plan: The Leisure Vistas PUD Schematic Plan simply denotes the proposed land uses for the parcels within the PUD. These land uses include a commercial site, a large residential parcel, and a public park. A revised schematic plan showing a conceptual site layout shall be submitted with any proposed development within the PUD. Initial revisions to the Schematic Plan shall be approved by the City Planning Commission in accordance with Chapter 17.180 of the City Zoning Code (Planned Unit Developments). A Plan Review or Special Permit to develop within the PUD may be submitted concurrent with the revised Schematic Plan.

PUD Guidelines: The PUD Guidelines requested for review with this application create the initial framework for the proposed retirement community. Section III of the guidelines pertains to the land uses proposed within the PUD. These uses include:

- Residential uses – Residential uses in the PUD are designed to meet the needs of a retirement community with residents 55 years of age or older. The R-3 zone of the residential represents a maximum of 654 senior housing units. Staff is aware that the future development of the parcel would be allowed a 20 percent density bonus for a senior housing project. This would account for 786 housing units on the residential parcel. The PUD also allows for additional housing units to be constructed on the 2.79± net acre commercial site.

  The PUD proposes that the residential units will be comprised of independent care units to cater to residents in need of basic daily assistance, assisted living units for residents who require further assistance with regards to medication and bathing, and cottage units for residents transitioning from traditional living arrangements to a more structured environment.

  The project also includes an Inclusionary Housing Plan as the project proposes residential units in an area subject to the Mixed Income Housing Policy. The Inclusionary Housing Plan for Leisure Vistas requires that the project provide the standard Inclusionary Housing units (10% affordable to very low income households, and 5% affordable to low income households). The Inclusionary Housing Plan is based on the maximum

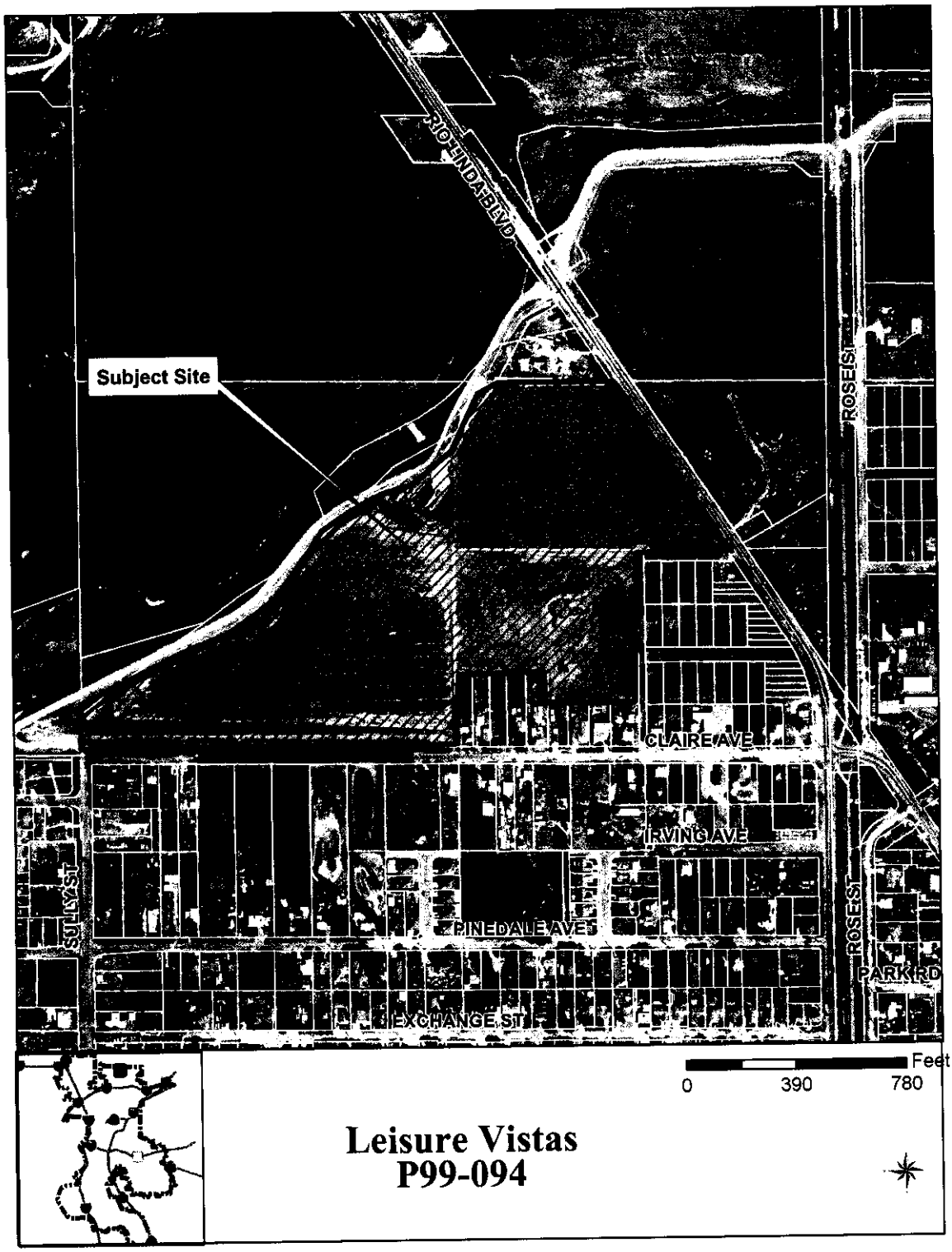
number of units allowed on the site. The developer is required to revise the plan based on the actual number of units proposed as residential development projects are submitted the site.

- Commercial uses – The commercial uses allowed in the PUD are consistent with the Zoning Code, except that hotels, motels, mortuaries, and flea markets are prohibited. The PUD guidelines also not that residential development as a development alternatives to commercial uses.

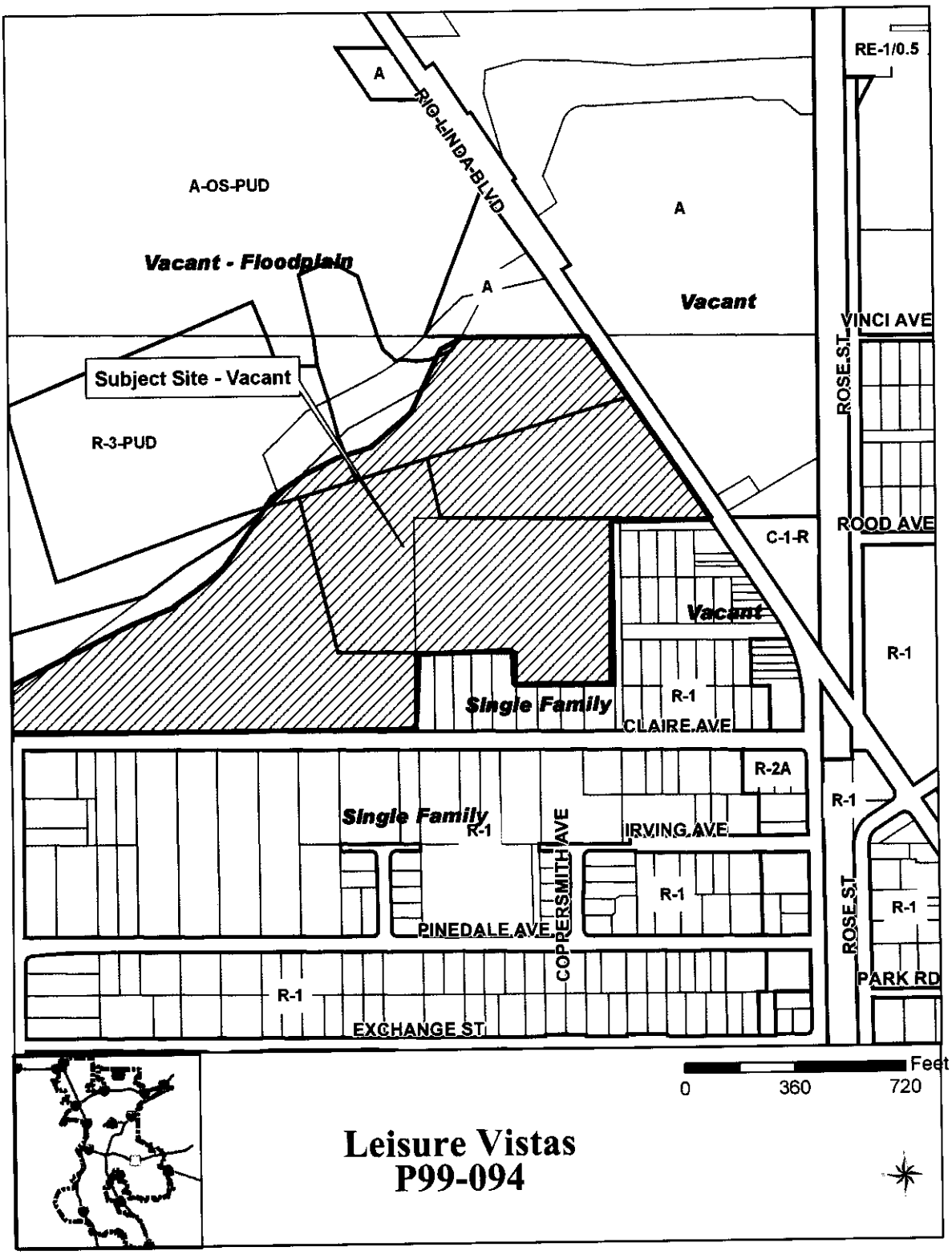
- Park site – The park site is intended to be developed with passive and active uses. It is anticipated that the park will be developed and dedicated to the City in return for park credit. (Quimby)

Notice of Hearing: As required by sections 16.24.097, 17.180.050(D), 17.204.020(C), 17.208.020(C), , and 17.200.010(C)(2)(a), (b), and (c) of the City Code, ten day notice of the December 11, 2007 public hearing has been given by publication, posting and mail (500').

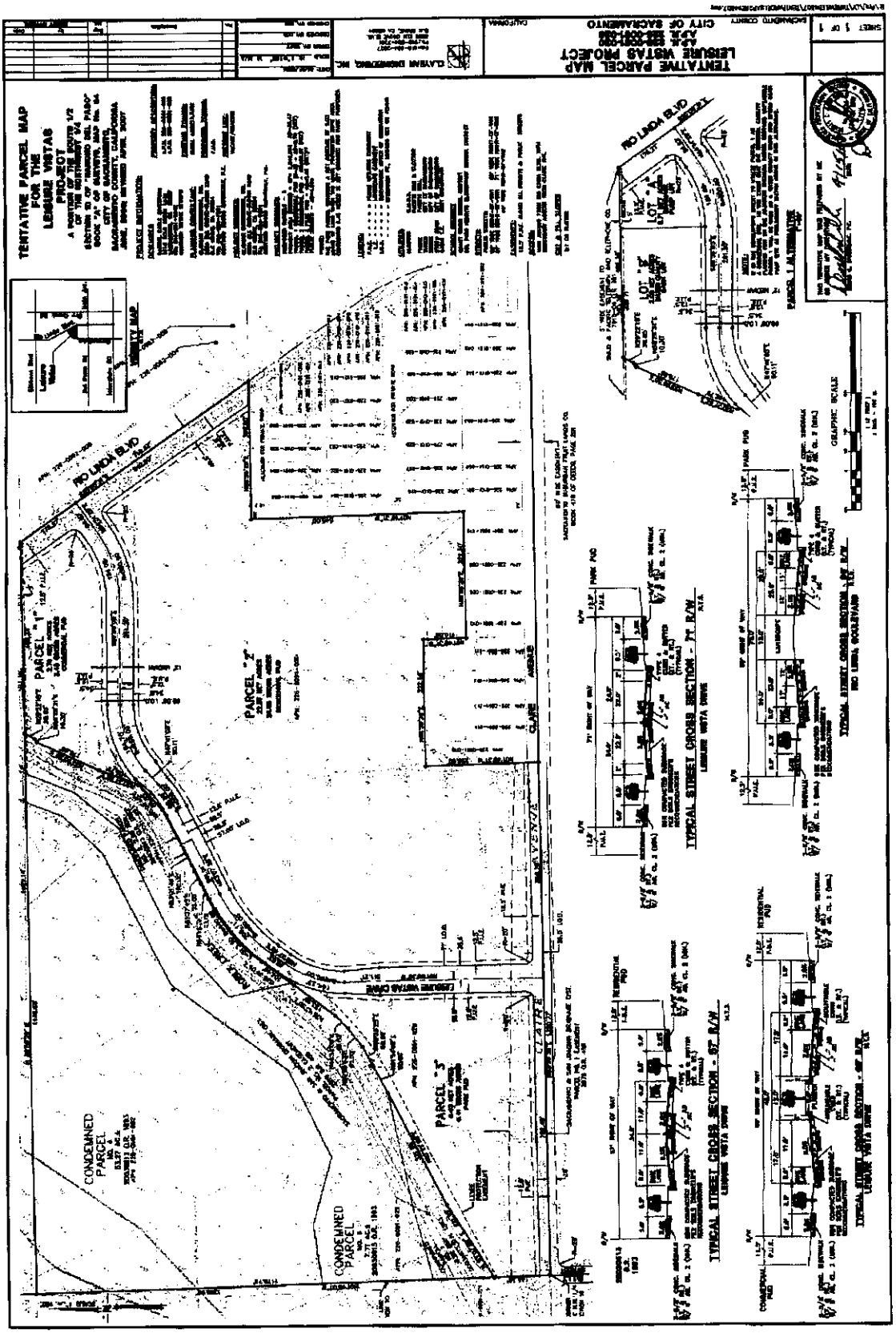
Attachment 2 – Vicinity Map



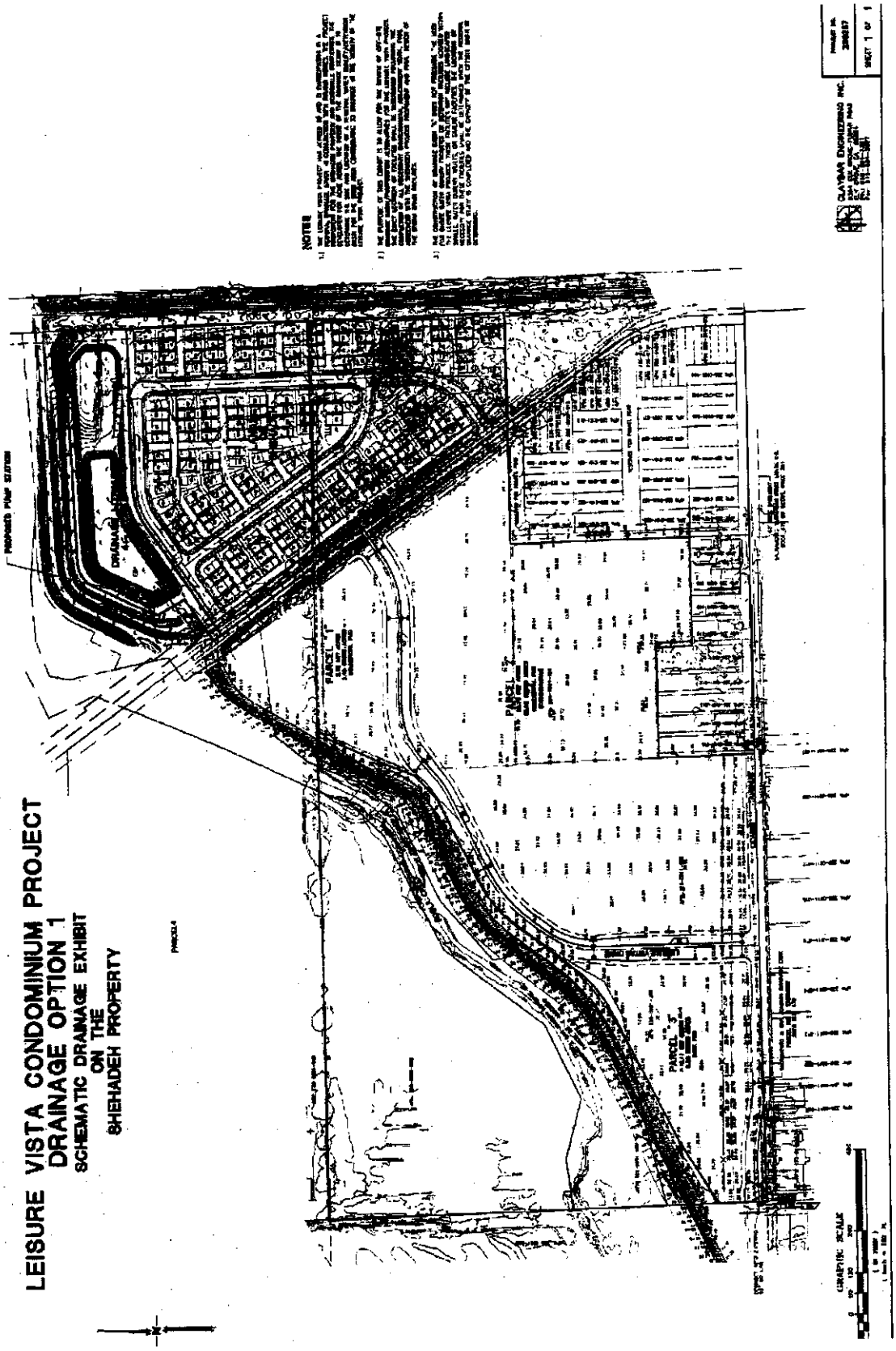
Attachment 3 – Land Use & Zoning Map



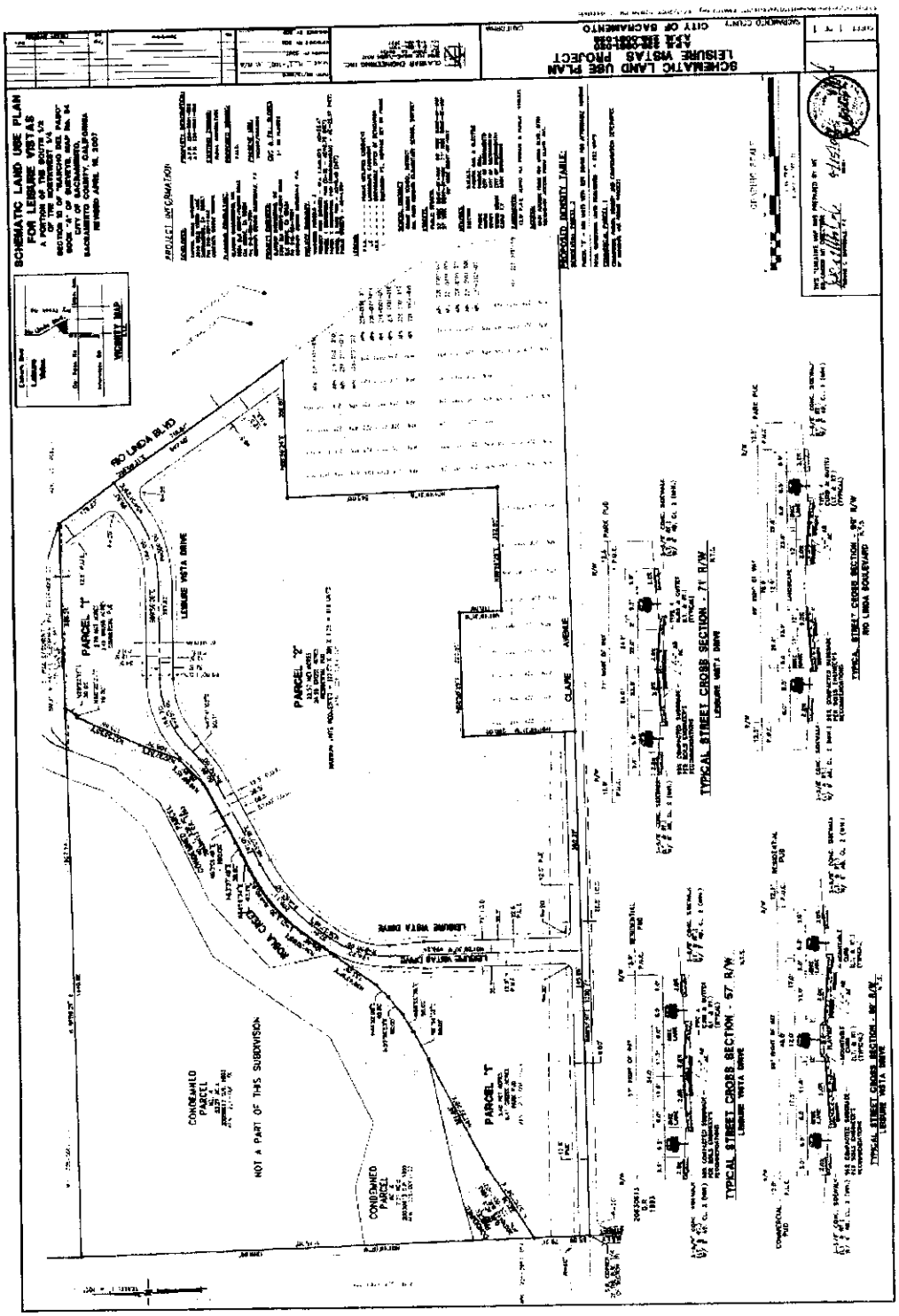
Attachment 4 – Tentative Subdivision Map



Attachment 5 – Tentative Map Drainage Alternative



Attachment 6 – Schematic Plan



Attachment 7 – Mitigated Negative Declaration Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING PLAN FOR THE LEISURE VISTAS PUD PROJECT (P99-094) (APN: 226-0061-020, 028)

BACKGROUND

A. On September 27, 2007, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions Leisure Vistas.

B. On December 11, 2007, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Sections 16.24.097, 17.180.050(D), 17.204.020(C), 17.208.020(C), and 17.200.010(C)(2)(a), (b), and (c), and received and considered evidence concerning Leisure Vistas.

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

Section 1. The City Council finds as follows:

A. The Project initial study identified potentially significant effects of the Project. Revisions to the Project made by or agreed to by the Project applicant before the proposed mitigated negative declaration and initial study were released for public review were determined by City's Environmental Planning Services to avoid or reduce the potentially significant effects to a less than significant level, and, therefore, there was no substantial evidence that the Project as revised and conditioned would have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the Project was then completed, noticed and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows:

1. On July 11, 2007 a Notice of Intent to Adopt the MND (NOI) dated July 11, 2007 was circulated for public comments for 30 days. The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed project and to other interested parties and agencies, including property owners within 500 feet of the boundaries of the proposed project. The comments of such persons and agencies were sought.

2. On July 11, 2007 the project site was posted with the NOI, the NOI was

published in the Daily Recorder, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.

Section 2. The City Council has reviewed and considered the information contained in the MND, including the initial study, the revisions and conditions incorporated into the Project, and the comments received during the public review process and the hearing on the Project. The City Council has determined that the MND constitutes an adequate, accurate, objective and complete review of the environmental effects of the proposed project.

Section 6. Based on its review of the MND and on the basis of the whole record, the City Council finds that the MND reflects the City Council's independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.

Section 7. The City Council adopts the MND for the Project.

Section 8. Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15074, and in support of its approval of the Project, the City Council adopts a Mitigation Monitoring Program to require all reasonably feasible mitigation measures be implemented by means of Project conditions, agreements, or other measures, as set forth in the Mitigation Monitoring Program.

Section 9. Upon approval of the Project, the City's Environmental Planning Services shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and section 15075 of the State EIR Guidelines adopted pursuant thereto.

Section 10. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

Table of Contents:

Exhibit A: Mitigation Monitoring Program

Exhibit A: Mitigation Monitoring Plan

MITIGATION MONITORING PLAN

FOR:
LEISURE VISTAS (P99-094)

PREPARED BY:
CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL PLANNING SERVICES
ROCHELLE HALL
808-5914

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

DATE:
July 6, 2007

ADOPTED BY:
CITY OF SACRAMENTO
City Council

DATE:

_____

ATTEST:

_____

LEISURE VISTAS (P99-094)
MITIGATION MONITORING PLAN

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

SECTION 1: PROJECT IDENTIFICATION

Project Name/File Number: LEISURE VISTAS (P99-094)

Owner/Developer/Applicant: Wayne Stoops
Capitol Eagle Investors
3616 Gold Creek
Sacramento, CA 95827

City of Sacramento Contact: Rochelle Hall, Assistant Planner
Environmental Planning Services
Development Services Dept
2101 Arena Blvd., Suite 200
Sacramento, CA 95834
Phone: (916) 808-5914

Project Location

The proposed project site is within an area that is included under the North Sacramento Community Plan (NSCP) and is bounded by Rio Linda to the east and Claire Avenue to the south (APN 226-0061-020 and APN 226-0061-028).

Project Components

The proposed project includes entitlements to develop 835 residential units, a park, and a Commercial or a Detention Basin on approximately 35.47 acres. Specific entitlements include:

A. **General Plan Amendment** of 35.47 acres from Low Density Residential, Medium Density Residential, Community/Neighborhood Commercial and Offices, and Park/Recreation/Open Space to 22.57 acres of Medium Density Residential, 2.79 acres of Community/Neighborhood Commercial and Offices, and 5.48 acres of Open Space;
B. **North Sacramento Community Plan Amendment** of 35.47 acres from Residential4-8 du/na, General Retail, Parks/Open Space, to 22.57 acres of Residential 11-29 du/na, 2.79 acres General Retail, and 5.48 acres of Parks/Open Space;

C. **Rezone** from the existing designation to 22.57 acres of Multi-Family Residential PUD (R-2-PUD), 2.79 acres of General Commercial PUD (C-2-PUD), and 5.48 acres of Open Space (A-OS);
D. **PUD Guidelines Amendment** to amend the Hansen Lakes PUD for Leisure Vistas development guidelines;
E. **PUD Schematic Plan Amendment** for the Leisure Vistas Master Plan Layout; and
F. **Tentative Master Parcel Map** to subdivide 35.47 acres into one 5.48 acre A-OS zoned parcel, one 2.79 acre C-2-PUD zoned parcel, and one 22.57 acre R-3-PUD zoned parcel.

SECTION 2: GENERAL INFORMATION

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

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

MITIGATION AGREEMENT

PROJECT NAME / FILE NUMBER: Leisure Vistas (P99-094)

OWNER/DEVELOPER/APPLICANT: Wayne Stoops
Capitol Eagle Investors
3616 Gold Creek Lane
Sacramento, CA 95827

I, Wayne Stoops (owner/developer/applicant), agree to amend the project application P99-094 to incorporate the attached mitigation measures as identified in the Initial Study for the project. I understand that by agreeing to these mitigation measures, all identified potentially significant environmental impacts should be reduced to below a level of significance, thereby enabling the Environmental Coordinator to prepare a Mitigated Negative Declaration of environmental impact for the above referenced project.

I also understand that the City of Sacramento will adopt a Mitigation Monitoring Plan (Plan) for this project. This Plan will be prepared by the Development Services Department, pursuant to the California Environmental Quality Act Guidelines Section 21081.6 and pursuant to Article III of the City's Local Administrative Procedures for the Preparation of Environmental Documents.

I acknowledge that this project, P99-094, would be subject to this Plan at the time the Plan is adopted. This Plan will establish responsibilities for the monitoring of my project by various City Departments and by other public agencies under the terms of the agreed upon mitigation measures. I understand that the mitigation measures adopted for my project may require the expenditure of owner/developer funds where necessary to comply with the provisions of said mitigation measures.

Wayne Stoops
Signature (Owner/Developer/Applicant)

Managing General Partner
Title

July 9, 2007
Date

MITIGATION MONITORING PLAN LEISURE VISTAS					
Mitigation Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		4. Water			
MM-1	The proposed project is located within a flood zone.	*Prior to issuance of any grading permits, in accordance with FEMA standards, all building pads within Flood Zone AE shall be designed to be at least one-foot above the 100-year flood plain or drainage release path (100-year flood elevation), whichever is greater. In addition, the applicant shall submit to the Sacramento Department of Utilities a LOMR obtained for the proposed project.*	Department of Utilities	Prior to issuance of a grading permit	
		5. Air Quality			
MM-2	Particulate matter emissions (PM_{10}) from project-associated construction activities.	*Prior to issuance of a grading permit, the applicant/developer shall incorporate the following measures into the construction contract documents, which shall be submitted for the review and approval of the City Engineer:* • *Strict compliance with SMAQMD's Rule 403 shall be written into construction contracts.* • *Water all construction areas at least twice daily.* • *Maintain at least two feet of freeboard (i.e. the minimum required space between the top of the load and*	City Engineer	Prior to issuance of a grading permit	

MITIGATION MONITORING PLAN
LEISURE VISTAS

Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		the top of the trailer). • *Water soil piles three times daily.*			
		7. Biological Resources			
MM-3	The proposed project could result in adverse effects to special-status species.	*Any proposed tree removal shall be scheduled to avoid the nesting season, which extends from February through September. If demolition and construction cannot be scheduled to avoid the nesting season, prior to the issuance of grading permits, pre-construction surveys for nesting raptors shall be conducted by a qualified ornithologist or wildlife biologist to ensure that raptor nests are not disturbed during project implementation. A pre-construction survey shall be conducted no more than 14 days prior to the initiation of demolition/construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through September). During this survey, the qualified person shall inspect all trees in and immediately adjacent to the impact areas for raptor nests.* *If the above survey does not identify any*	Development Services Department	Prior to issuance of a grading permit	

2

MITIGATION MONITORING PLAN
LEISURE VISTAS

Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		nesting raptor species on the project site, further mitigation is not required. However, should any raptor species be found nesting on the project site, the following mitigation measures shall be implemented: *a. Prior to the issuance of grading permits, the following mitigation measures shall be completed for the review and approval of CDFG. The project applicant, in consultation with CDFG, shall avoid all birds of prey nest sites located in the project site during the breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified raptor biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a nondisturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with CDFG. Highly visible temporary construction fencing shall delineate the buffer zone.*	Development Services Department California Department of Fish and Game	Prior to the issuance of grading permits	

MITIGATION MONITORING PLAN
LEISURE VISTAS

Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		b. If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after September 30th, or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.	Development Services Department	Prior to nest tree removal	
		c. Prior to the issuance of grading permits, the project applicant shall consult with the City and the California Department of Fish and Game to determine the extent of mitigation necessary for the loss of Swainson's hawk foraging habitat. Specific replacement ratios and the location of the foraging habitat will be coordinated with, and approved by the California Department of Fish and Game.	Development Department and the California Department of Fish and Game	Prior to issuance of grading permits	
MM-4	The proposed project may contain potential habitats for large branchiopods (fairy shrimp).	*Prior to the issuance of grading permits a City approved biologist shall conduct dry-season and wet-season sampling for vernal pool fairy shrimp (Branchinecta lynchi) and vernal pool tadpole shrimp (Lepidurus packardi), in accordance with the United States Fish and Wildlife Service Interim*	Development Services Department USFWS ACOE	Prior to issuance of grading permits	

4

MITIGATION MONITORING PLAN LEISURE VISTAS					
Mitigation Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		Survey Guidelines to Permittees for Recovery Permits under Section 10(a)(1)(A) of the Endangered Species Act for the Listed Vernal Pool Branchiopods. (1996) *If special-status branchiopods are identified, the project applicant shall conduct mitigation identified by the USFWS and ACOE during Section 7 Consultation.*			
MM-5	Impacts to "Heritage Trees."	*Prior to the issuance of grading permits, the project proponent shall provide a site plan to the City Arborist that plots the trees and indicates whether the trees are proposed for removal, and identifies buildings, roads, and utilities to be installed and their proposed location relative to the existing trees. The Arborist shall review the plan and determine if the trees are acceptable for removal.*	City Arborist	Prior to issuance of grading permits	
MM-6	Impacts to "Heritage Trees."	*Prior to the issuance of grading permits, the project applicant, in consultation with the City Arborist, shall agree to a Heritage Tree Replacement Plan to mitigate impacts associated with project tree removal.* *Where practicable, post-construction re-vegetation will include re-establishment of native trees in the landscape plan. Replacement trees shall be in accordance*	City Arborist	Prior to issuance of grading permits	

MITIGATION MONITORING PLAN
LEISURE VISTAS

Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		with Section 12.56.090 of the City of Sacramento Tree Ordinance. A Tree Replacement Plan shall be submitted to the City Arborist for review and approval.			
MM-7	Impacts to "Heritage Trees."	*The project applicant shall retain, where feasible, all Heritage Trees as defined by the City of Sacramento. Where possible, the following measures shall be followed to protect trees identified for protection:* *a. For trees within the project area that are designated for preservation, a circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area for each tree;* *b. Temporary protective fencing (chain link or other solid fencing type) shall be installed at least one foot outside the driplines of the protected trees prior to initiating construction in order to avoid damage to the tree canopies and root systems;* *c. Final Grading Plans shall show all protected trees, tree numbers, and each tree's protected dripline areas, and shall show the location of the*	Development Services Department	Prior to initiation of construction activities	

6

MITIGATION MONITORING PLAN
LEISURE VISTAS

Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		required protective fencing; *d. Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work in the area. All pruning shall be in accordance with American National Standards Institute (ANSI) A3000 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines;"* *e. No signs, ropes, cables (except those which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed;* *f. No grading (grade cuts or fills) shall be allowed within the driplines of Heritage trees;* *g. Where soil compaction occurs within the dripline of a Heritage tree, take measures to restore soil condition, aeration, and permeability to water;* *h. Drainage patterns on the site shall not be modified so that water collects*			

7

MITIGATION MONITORING PLAN
LEISURE VISTAS

Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		or stands within, or is diverted across, the dripline of any Heritage tree; *i. No trenching shall be allowed within the dripline of Heritage trees. If it is absolutely necessary to install underground utilities within the dripline of a Heritage tree, the utility line shall be bored or jacked under the supervision of a certified arborist;* *j. The construction of impervious surfaces within the driplines of Heritage trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per City standard detail shall be installed under the supervision of a certified arborist;* *k. No sprinkler or irrigation system shall be installed in such a manner that it sprays water or requires trenching within the driplines of Heritage trees. An above ground drip irrigation system is recommended;* *l. During construction, normal watering frequency shall be*			

MITIGATION MONITORING PLAN
LEISURE VISTAS

Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		maintained around Heritage trees; *m. Landscaping beneath Heritage trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species that shall be planted within the driplines of Heritage trees are those that are tolerant of the natural semi-arid environment of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants;* *n. Weed control chemicals utilized prior to laying of new asphalt shall not be applied where they can leach into the dripline area of any tree;* *o. Clearing of weeds and debris from the protected dripline area shall be done by hand. Weedeaters shall be used to remove weeds and grasses so that the natural grades within protected dripline area will not be disturbed; and* *p. No storage of oil, fuel, concrete mix or any deleterious substance within the dripline of any Heritage tree.*			
MM-8	Impacts to wetlands.	*Prior to the issuance of grading permits, the project applicant shall acquire an Individual*	ACOE and the United State	Prior to the issuance of grading	

MITIGATION MONITORING PLAN
LEISURE VISTAS

Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		Permit from the ACOE. Mitigation requirements shall be coordinated with ACOE and the United States Fish and Wildlife Service (USFWS). Elimination of wetland habitats shall be mitigated at a 1 to 1 ratio (1 acre preserved/created for every 1 acre impacted) either through establishment of onsite wetland habitat, or by purchasing offsite credits from an ACOE approved wetland mitigation bank, or a combination of the two methods.	Fish and Wildlife Service	permits	
MM-9	Impacts to wetlands.	*Prior to the issuance of grading permits, the project applicant shall acquire a Water Quality Certification (Section 401 Permit) from the Regional Water Quality Control Board.*	Regional Water Quality Control Board	Prior to issuance of grading permits	
MM-10	Impacts to wetlands	*Prior to the issuance of grading permits, the project applicant shall acquire from CDFG a Section 1602 Streambed Alteration Permit for impacts to the roadside ditch along Rio Linda Boulevard, and, if Alternative 2 of Option 2 is selected, for impacts associated with the new Robla Creek discharge point.*	California Department of Fish and Game	Prior to issuance of grading permits	
		10. Noise			
MM-11	Short –term Construction-induced noise impact.	*Construction activities shall be scheduled to have the least impact on noise sensitive receptors in the area. Construction activity*	Department of Utilities	During construction activities	

10

MITIGATION MONITORING PLAN LEISURE VISTAS					
Mitigation Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		shall be scheduled to occur during the least noise sensitive hours, between 7:00 A.M. and 6:00 P.M. on weekdays and Saturdays, and 9:00 a.m. and 6:00 p.m. on Sundays, as set forth in the City's Noise Ordinance. Allowable hours for construction activities shall be noted on the Construction Plans for the project.			
MM-12	Long-term Traffic-related noise impacts.	*In conjunction with the submittal of a site plan for residential development on Parcel 2, the applicant shall submit an acoustical assessment for review and approval of the City of Sacramento. The acoustical assessment shall demonstrate that exterior and interior spaces of the proposed residential areas of the project would not be subjected to noise levels in excess of the standards set forth in the Sacramento General Plan Noise Element. The acoustical assessment shall include measures that would ensure that acceptable noise levels are achieved for the residential areas. These may include incorporation of appropriate rated windows, air conditioning, buffer areas, etc.*	Development Services Department	In conjunction with submittal of site plan for residential development on Parcel 2.	
MM-13	Exposure of people to aircraft noise.	*The project applicant shall retain a qualified acoustical consultant to determine necessary noise insulation design features needed to*	Development Services Department	Prior to submittal of residential site plan(s).	

MITIGATION MONITORING PLAN LEISURE VISTAS					
Mitigation Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		reduce interior sound levels from aircraft flyovers to 45 dB-Ldn and instantaneous maximum sound levels to 50 and 55 dBA respectively for bedrooms and other habitable rooms when elevations and building plans are being developed. If meeting these limits requires windows to be closed, a fresh air supply system shall be required. The following list of potential treatments may be incorporated into the building design to increase exterior to interior noise reduction: • *Minimize the extent of windows, glass sliding doors, vents, and other openings in building shell walls;* • *Install extra wall and ceiling insulation, additional wallboard material, and acoustical caulking when a substantial improvement in building shell sound transmission loss can be achieved;* • *Use acoustically rated glazing for windows and sliding doors; and,* • *Install airtight seals between windows or door frames and exterior walls.*			

MITIGATION MONITORING PLAN
LEISURE VISTAS

Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		Additionally, the acoustical consultant shall prepare a report that provides the following: • *Information proving that residential structures have been designed to State limits for building type;* • *Information on the topographical relationship of noise sources and the structure;* • *Identification of noise sources and their characteristics;* • *Predicted noise spectra at the exterior of the proposed structure considering present and future land uses;* • *Basis for the prediction (measured or obtained from published data);* • *Noise attenuation measures to be applied;* • *Analysis of the noise insulation effectiveness of the proposed construction showing that the prescribed interior noise level requirements are met; and,* • *Analysis of noise barriers' effectiveness, showing that the prescribed exterior noise levels are met.*			

13

MITIGATION MONITORING PLAN LEISURE VISTAS					
Mitigation Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		14. Cultural Resources			
MM-15	The project site has the potential to contain buried archaeologic or historic artifacts that are unknown to date.	*a: Prior to issuance of grading permits, the applicant/developer shall submit plans to the Development Services Department for review and approval which indicate (via notation on the improvement plans) that if subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, the applicant shall stop work immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.* *b: If Native American archaeological, ethnographic, or spiritual resources are discovered, all identification and treatment shall be conducted by qualified archaeologists who are either*	Development Services Department	Prior to issuance of grading permits	

MITIGATION MONITORING PLAN LEISURE VISTAS					
Mitigation Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		certified by the Society of Professional Archaeologists (SOPA) or who meet the federal standards as stated in the Code of Federal Regulations (36 C.F.R.61), and Native American representatives who are approved by the local Native American community as scholars of their cultural traditions. In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. When historic archaeological site or historic architectural features are involved, all identification and treatment is to be carried out by historical archaeologists or architectural historians. These individuals shall meet either SOPA or 36 C.F.R 61 requirements. Identified cultural resources should be recorded on DPR 523 (A-J) historic resource recordation forms. c: *If human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the*			

MITIGATION MONITORING PLAN
LEISURE VISTAS

Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		find and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission who shall notify the person it believes to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for re-interment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have been carried out			

16

Attachment 8 – General Plan Amendment Resolution

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

AMENDING THE GENERAL PLAN LAND USE MAP FROM LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, NEIGHBORHOOD/COMMUNITY COMMERCIAL AND OFFICE, AND PARKS, RECREATION, AND OPEN SPACE TO MEDIUM DENSITY RESIDENTIAL, NEIGHBORHOOD/COMMUNITY COMMERCIAL AND OFFICE, AND OPEN SPACE
(5423 RIO LINDA BOULEVARD)
(P99-094) (APN: 226-0061-020, 028)

BACKGROUND

The City Council conducted a public hearing on December 11, 2007 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed land use amendments are compatible with the surrounding land uses;

2. The subject site is suitable for residential, commercial, and park development; and

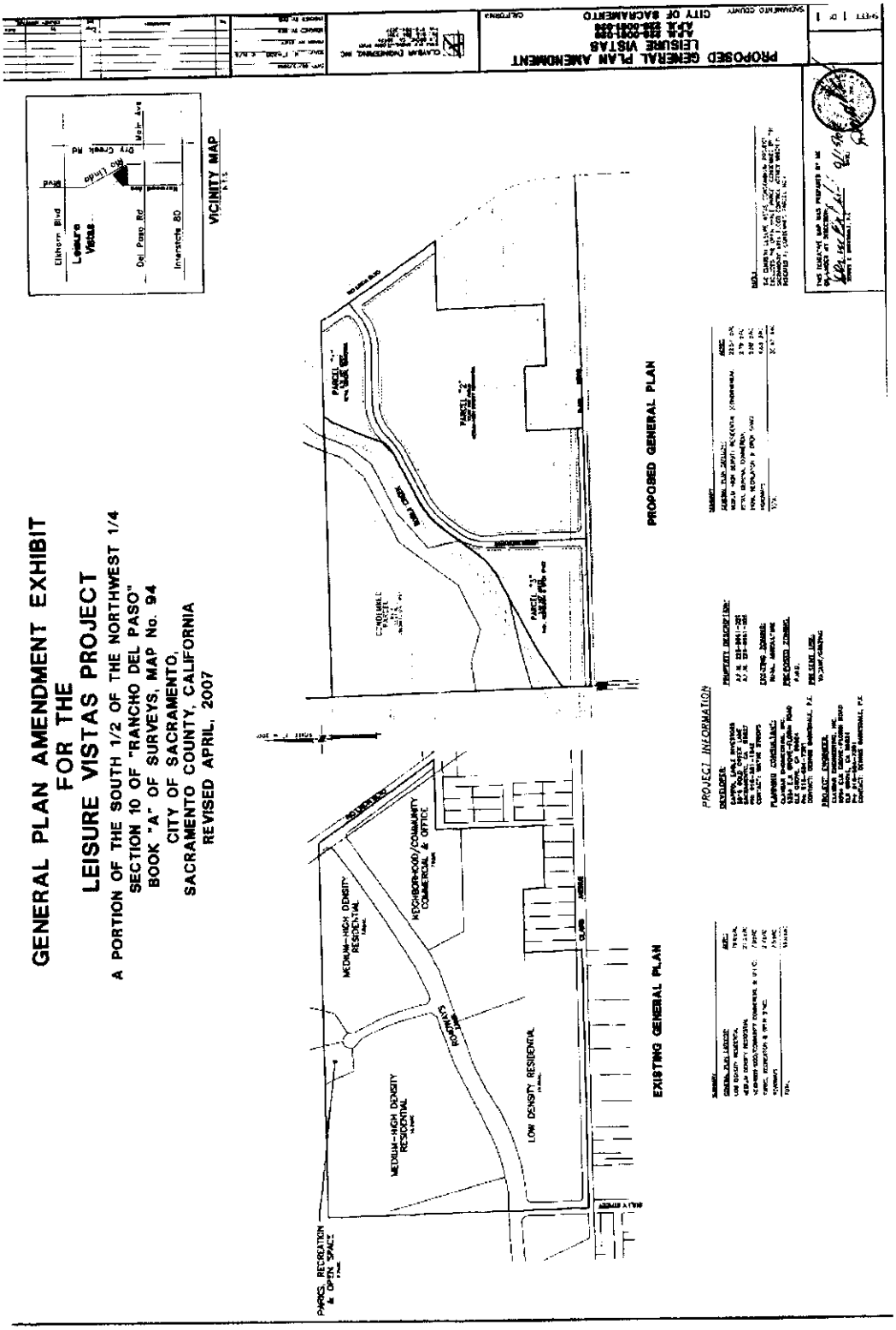
3. The proposal is consistent with the policies of the General Plan.

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

Section 1. The property described on the attached Exhibit A in the City of Sacramento is hereby redesignated on the General Plan Land Use Map as 22.57+ net acres of Medium Density Residential, 2.79+ net acres of Neighborhood/Community Commercial and Office, and 5.48+ net acres of Open Space. (apn: 226-0061-020, 028)

Table of Contents:
Exhibit A - General Plan Amendment

Exhibit A - General Plan Amendment



Attachment 9 – Community Plan Amendment Resolution

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

AMENDING THE NORTH SACRAMENTO COMMUNITY PLAN LAND USE MAP FROM RESIDENTIAL 4-8, RESIDENTIAL 11-21, RESIDENTIAL 11-29, RETAIL-GENERAL COMMERCIAL, AND PARKS, RECREATION AND OPEN SPACE TO RESIDENTIAL 11-29, RETAIL/GENERAL COMMERCIAL, AND PARKS, RECREATION, AND OPEN SPACE (5423 RIO LINDA BOULEVARD) (P99-094) (APN: 226-0061-020, 028)

BACKGROUND

The City Council conducted a public hearing on December 11, 2007 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed land use amendments are compatible with the surrounding land uses;

2. The subject site is suitable for residential, commercial, and parks development; and

3. The proposal is consistent with the policies of the North Sacramento Community Plan.

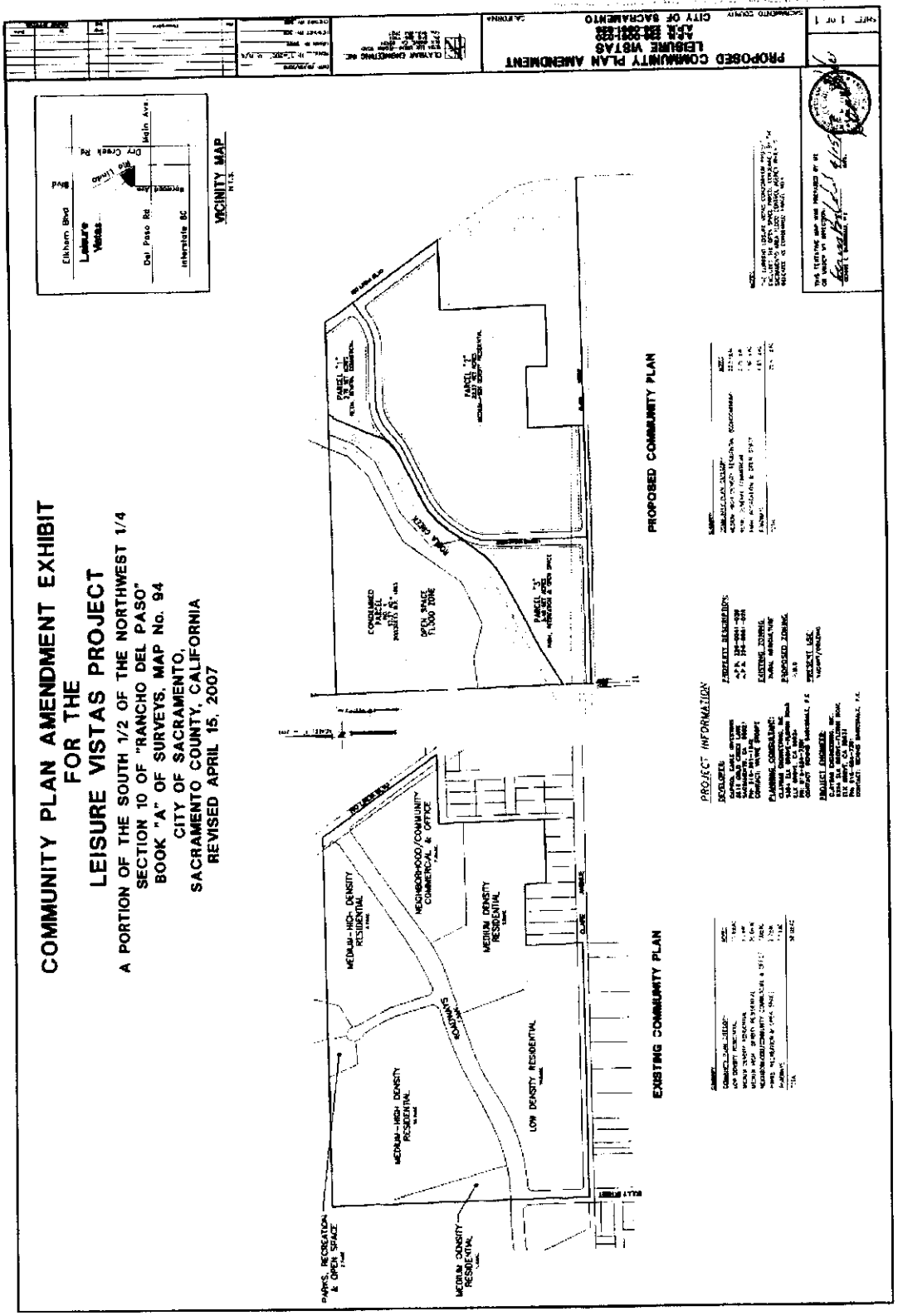
BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The property described on the attached Exhibit A in the City of Sacramento is hereby redesignated on the North Sacramento Community Plan Land Use Map 22.57+ net acres of Residential 11-29, 2.79+ net acres of Retail/General Commercial, and 5.48+ net acres of Parks, Recreation, and Open Space. (apn: 226-0061-020, 028)

Table of Contents:

Exhibit A - Community Plan Amendment

Exhibit A – Community Plan Amendment



Attachment 10 – PUD Resolution

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

AMENDING THE HANSEN LAKED PLANNED UNIT DEVELOPMENT (PUD) SCHEMATIC PLAN AND DEVELOPMENT GUIDELINES (P99-094) (APN: 226-0061-020, 028)

Background

The City Council conducted a public hearing on December 11, 2007 concerning the above plan amendments and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The PUD amendments conform to the General Plan and the North Sacramento Community Plan; and

2. The PUD amendments meet the purposes and criteria stated in the City Zoning Ordinance in that the PUD facilitates mixed uses designed to assure that new development is healthy and of long-lasting benefit to the community and the City; and

3. The PUD amendments will not be injurious to the public welfare, nor to other property in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD ensures that development will be well-designed, and that the residential, commercial, and open spaces uses will not create a negative impact on adjacent uses.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento, in accordance with the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, that:

1. The Schematic Plan and Development Guidelines for the Hansen Lakes PUD are amended as attached hereto as Exhibits 1 and 2, with the following conditions:

    a. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P99 - 094).

    b. Tentative Map conditions and approved Tentative Map Street sections shall supersede PUD guidelines.

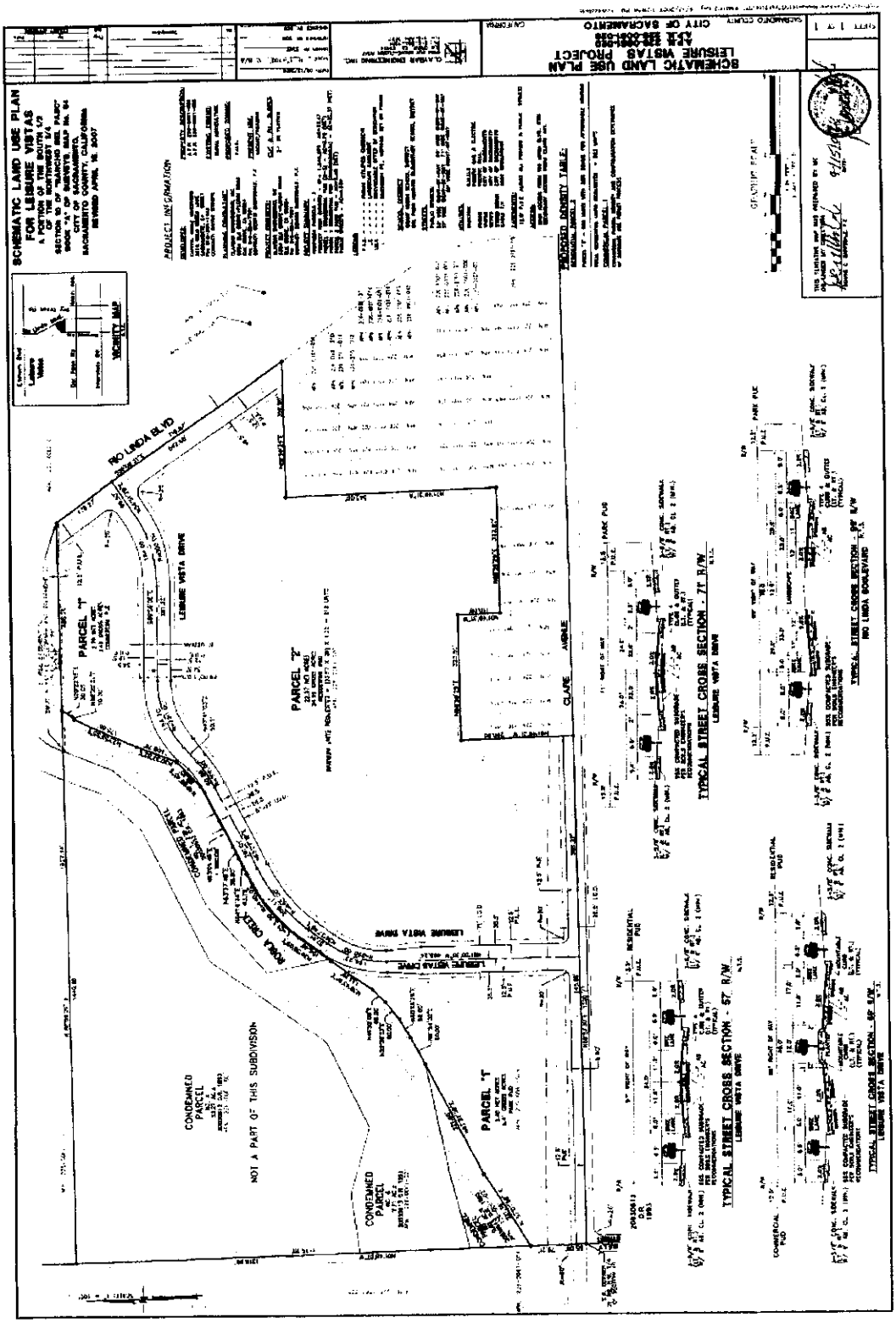
c. No building permit shall be issued for any development project within the PUD unless and until an application for a PUD Schematic Plan amendment that provides conceptual building and circulation layout for the proposed development is submitted and approved pursuant to Chapter 17.180 of the Sacramento City Code.

d. No building permit shall be issued for any residential development project within the PUD unless and until an application for an amendment to the Inclusionary Housing Plan for the proposed residential development is submitted and approved pursuant to Chapter 17.190 of the Sacramento City Code.

Table of Contents:

Exhibit A – Schematic Plan Amendment
Exhibit B – PUD Guidelines

Exhibit A – Schematic Plan Amendment



DEVELOPMENT GUIDELINES

for

LEISURE VISTAS

PLANNED UNIT DEVELOPMENT

BY:

CAPITOL EAGLE INVESTORS
3616 Gold Creek Lane
Sacramento, CA 95827

Prepared by:

Community Land Development
Urban Planning and Design

8 Evanswood Circle
Oroville, California 95966

530.370.3811
dad.d@durling.net

TABLE OF CONTENTS

Section I Purpose and Intent

Section II Procedures for Approval

Section III Permitted Uses

Section IV PUD-Wide Landscape, Site and Environmental Design Guidelines

Section V Building Design Guidelines

Section VI Sign Criteria and Regulations

Section VII Retirement Community Design and Criteria

Section VIII Issuance of Building Permit

Section IX Building Occupancy

Section I. Purpose and Intent

Leisure Vistas is a Planned Unit Development (PUD) for which these Development Guidelines have been approved and accepted by the Sacramento City Council. The mixed-use project includes varied types of senior housing opportunities and neighborhood serving commercial land uses. Development of each parcel will require review and approval pursuant to the Provisions of Chapter 17.180 of the City Zoning Code (Planned Unit Developments) prior to the issuance of a building permit.

These Development Guidelines hereby incorporate the Schematic Plan for the Leisure Vistas PUD as approved by the Sacramento City Council by Resolution No. . These guidelines are intended to act as a supplement to existing City ordinances and shall prevail when more restrictive than the City ordinance. Amendments to the Schematic Plan or Development Guidelines shall be subject to procedures established by Chapter 17.180 of the City Zoning Code.

Section II. Procedures for Approval

Development of parcels within the PUD is subject to the appropriate discretionary entitlement process through the Planning Director, Planning Commission, or City Council. When consistent with the Design Guidelines and Schematic Plan, development in the PUD shall be subject to approval pursuant to a Planning Director Plan Review. Plan Review application and development plans shall be in conformance with the Schematic Plan and PUD Guidelines approved by the City Council. Development of all parcels shall be subject to these guidelines.

The following information shall be submitted with a development application:

1. Name and address of builder, contractor, developer and architect.
2. Project site plat with dimensions taken from signed recorded plat.
3. All submissions must include topography showing existing grades and proposed grades at one-foot intervals with spot elevations as required to clarify drawings. Also show building corner elevations and finished floor elevations.
4. Proposed landscaping.
5. Retaining walls.
6. Locations and details of temporary and permanent signs, including dimensions.
7. Temporary and permanent fences.
8. Front, side, and rear setbacks from building to the property line.
9. Easements and rights-of-way.
10. Pipes, berms, ditches, swales.

11. Driveways, parking areas, pathways and lighting.

12. Locations and details of benches and patios.

13. Exterior storage and screening devices for trash, mechanical and communications equipment and meters.

14. Light poles and transformers with height and type indicated.

15. Sewer alignments and location of manholes and inverts.

16. Mailboxes, if any.

17. Roof projections and/or roof plan and screening treatment.

18. Land use distribution.

    Percentage and square footage of site used for the following:
    Building pad
    Surface parking and any other paved area
    Landscaping (includes private sidewalks and patios).

19. Building elevations for all sides and height to top plate and top of roof.

20. Location of existing and proposed buildings including setbacks of buildings and building separation.

21. Street names and right-of-way widths.

22. Cross sections of structures indicating relationship to adjacent buildings and roadways.

23. Dimensions for typical parking stalls and maneuvering areas.

24. Bar scales on all plans.

25. All existing and proposed rights-of-way adjacent to project site.

26. Written approval of the pertinent Architectural Review Committee, if applicable.

Section III. Permitted Uses within the PUD:

A. Permitted uses within the Retirement Community, Parcels 1 & 2 (22.5 ± acres)

1. Uses within the R3 zoned portion of the PUD (Parcel "2") are designed to include a total of 786 units. Additional housing units, as an alternative, may be developed on the commercial property (Parcel "1")The retirement community is designed to

meet the needs of persons 55 years of age or older and has been designed as a socially integrated community. Housing options range from cottage units that are designed for independent living to special care units which are expected to serve those seniors in need of a more structured environment, such as those with memory loss disorders. In no case shall the total number of units allowed in the R3 zoned portion of the PUD exceed 786 units.

Courtyard units: these units are sometimes referred to as congregate and independent care units and cater to seniors who are ambulatory and capable of caring for themselves, but who are given the choice of various meal programs and possibly basic assistance with laundry or similar needs in addition to the convenience of other social programs. These services and amenities are offered in a residential setting. Courtyard units may be designed as attached or detached dwellings.

Assisted Living units: these facilities typically cater to a more elderly and more frail population where the patrons need some degree of assistance with daily activities such as shopping, dressing, and general hygiene. More specifically, the residents may require assistance with incontinence, ambulatory needs and early signs of memory loss and other forms of dementia. As a result, these facilities typically residential care facility, provide a combination of:

a. custodial services such as meals, assistance to and from meals and other activities, housekeeping, and

b. assistance such as bathing and supervision of the self-administration of doctor prescribed medications.

Assisted living facilities typically offer a well planned program of social and physical activities in a warm, residence setting, and from a regulatory perspective, are licensed by the State of California Department of Social Services as a "Residential Care Facility for the Elderly".

Cottage units: these units will provide an opportunity for seniors to transition from traditional living arrangements and situations (including homeownership) to a more structured, secure environment. These residents typically are more independent and may be transitioning from a homeownership living arrangement. Although able to function without the support services offered in the courtyard and assisted living programs, they benefit from the social and recreational programs offered and may, from time to time, elect to receive meal and housekeeping services.

2. Religious facilities: churches, places of worship, church sponsored social, scholastic or cultural activities, or Church administrative offices shall be permitted within the PUD.

3. Major Medical Facility: Any facility not consistent with residential uses would require a rezone to a "H" Zone and would require an amendment to these PUD Guidelines.

B. Permitted uses within the Park PUD, Parcels 3 (6.4± acres)

1. A 6.4± gross acre park (5.0± acre net) has been included in the planned unit development. The park is intended to provide the residential inhabitants and commercial users of the development as well as the surrounding neighborhood with an area for passive and active recreational uses. It is intended that the park would be developed and dedicated to the City in return for park credit.

2. Possible uses within the park include, but not limited to:

   a. Picnic tables
   b. Grass areas used for recreational soccer, softball, and flag football.
   c. Basketball courts
   d. Volleyball court
   e. Passive shade/sun areas
   f. Staging area for use of levee pathway
   g. Other uses usually associated with neighborhood parks

C. Permitted uses Within the Commercial PUD, Parcel 1 (3.49± Acres)

1. Uses normally established in the C-2 zone are permitted, with the exception of those listed below. This site is intended to serve the residents of community and development projects in addition to assisted living in R-3 Zone in North Sacramento as a neighborhood shopping center.

2. Senior Residential units as an alternative to shopping center building.

Prohibited uses include the following:

1. Hotels

2. Motels

3. Mortuaries

4. Flea Markets

Section IV. PUD-Wide Landscape, Site and Environmental Design Guidelines

A. General

All buildings, structures, paved areas and building materials, color schemes, and landscape elements shall be designed and constructed so as to create a desirable environment for the intended use and relate harmoniously to other buildings and to adjacent residential communities. The following guidelines apply to the overall PUD:

B. Amenities.

At least ¾ acres of private common open space area shall be required for the proposed density, with recreation area including, horse shoe pits and other quiet sitting areas.

C. Landscaping

1. General. Natural ground covers with permanent automatic irrigation interspersed with tree plantings will tie together the individual elements throughout the project. All landscaping referred to in this section shall be maintained in a neat and orderly fashion.

2. Minimum Landscaping Coverage Per Project. Minimum landscape coverage percentage for property within the PUD and for any project within the PUD shall be 25 percent in the commercial zone and 20 per cent in the Retirement Community.

3. Planting Types. All trees, shrubs and ground cover planting types shall conform to the Leisure Vistas PUD approved plant list unless an alternative type is approved by the Planning Director. A plant list for the PUD shall be approved by the Planning Director prior to the submittal of the first development application to the Planning Department. The PUD plant list shall also include examples of acceptable design treatment such as berming and screening, and typical street corner treatments.

4. Setbacks Adjacent to Public Right-of-Way and Private Drives. For the purpose of providing screening of parking lots from the roadways, the abutting frontages shall have landscaped undulating berms. The height of the berms shall be determined with each Special Permit. The berms shall be landscaped with predominantly evergreen trees, shrubs and ground cover.

5. Irrigation. All landscaped areas shall be irrigated with timed permanent automatic underground systems.

6. Surfaced Parking Lots. Trees shall be planted and maintained throughout the surfaced parking lot to insure that within 15 years after the establishment of the

parking lot, at least 50 percent of the parking area will be shaded at noon on August 21st.

7. Approval of Landscape Plans. Project Special Permit approvals shall be subject to submittal of detailed landscape and irrigation plans for review and approval of staff prior to issuance of a building permit. A tree shading diagram shall be submitted with each building permit application for the review and approval of the Director of Community Services.

8. Front and Street Side Yard Setback Area. Landscaping in these areas shall consist of an effective combination of trees, ground cover and shrubbery.

9. Side and Rear Yard Setback Area. All unpaved areas not utilized for parking and storage shall be landscaped utilizing ground cover and/or shrubbery and tree material.

   Boundary landscaping is required adjacent to interior property lines with a minimum of four feet on each property. Said boundary landscaping areas shall be placed along the entire length of these property lines or be of sufficient length to accommodate the required number of trees. In addition to trees, the boundary landscaping areas shall be landscaped with shrubbery and ground cover.

10. Installation of Landscaping. Prior to the issuance of any temporary or final occupancy permits, each project's landscaping, including permanent automatic irrigation system, shall either be installed or bonded, in a form satisfactory to the City, shall be posted to insure installation as soon as climatically possible after occupancy. Plants shall be varied in size: one-gallon and five-gallon shrubs and five-gallon, 15 gallon and 24-inch box trees.

C. Circulation

1. Pedestrian Element

Primary and secondary walkways shall be designed indicating a relationship with street access, bus stops, parking areas, adjacent structures and abutting properties through the boundary landscaping. Both walkways and bikeways shall be designed with pedestrian health and safety in mind. Pedestrian walkways and bikeways shall be landscaped to provide shade in the summer.

a. Access between the commercial parcel and the retirement community shall be allowed. The design of the access shall include reasonable measures to insure safety of pedestrians using this access corridor.

b. In the event that an Alzheimer's/dementia Care facility is made operational, pedestrian access to and from the resident living quarters and/or common areas of the Alzheimer's/dementia Care facility may be

restricted, as needed, by security fencing to ensure the safety of the facility's patients.

2. Site Element

a. Driveways. The project has been designed to include the extension of Sully Street, Clair Avenue, and a mid-site connector street (Leisure Vistas Drive) The final design will include at least two driveways per residential parcel to provide for adequate resident access. The schematic plan proposed for the project will indicate the preliminary locations of these driveways. The driveway locations shall allow for specific site design considerations. The design of the Tentative Parcel Map indicates a connector Claire Avenue and Rio Linda Blvd. The final design also allows for access for the commercial site. Driveway entrances may be identified by stamped concrete, brick pavers, ceramic time pavers or other similar material.

b. Disabled entrance. Safe and convenient access shall be provided for disabled persons to all building entrances. Access points shall have minimal grade changes, curb cuts, ramps and railings integrated into the overall site design in accordance with disability regulations.

c. A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the development as an aid to emergency personnel and a convenience to visitors.

D. Parking Area Standards

1. Adequate off-street parking shall be provided to accommodate all parking needs of the site. The intent is to eliminate the need for on-street parking.

2. Required off-street parking shall be provided on the site served.

3. Vehicle Parking Requirements:

a. Commercial (C-2 Zone)

(1) Retail Store. One automobile space for each 250 square feet of gross floor area. (1 space per 400 sf for the first 9,600 sf)

(2) Restaurant. One automobile space for every three seats based upon capacity of the fixed and moveable seating area as determined under the Uniform Building Code.

(3) Gas Station. One parking space for each 500 feet of gross floor area

or one space for every 250 square feet of building area for a station with a convenience market.

(4) All other commercial uses shall conform to City requirements for each commercial use.

(5) Bicycle parking shall be provided for all uses as defined in Chapter 17.64 of the Zoning Code. Senior housing uses are excepted and shall be required to meet half of the requirement for apartment uses, or 1 bicycle parking space per every twenty (20) off-street parking spaces required.

(6) Maximum of forty percent of all vehicle parking spaces may be compact spaces.

(7) Minimum stall dimensions shall correspond to standards provided in the City Zoning Ordinance except that the front two feet of all stalls, the area into which the vehicle bumper overhangs, with a minimum stall width of 9", shall be incorporated into the adjacent landscape or walkway improvements resulting in a net decrease of two feet of the required surface depth of the parking stall and a minimum net increase of two feet in width of the landscaped planter. No individual prefabricated wheel stops will be permitted. A continuous six-inch raised concrete curb shall be provided along all landscape areas abutting parking or drives.

(9) Carpooling and vanpooling is encouraged for each building and shall be addressed in the Special Permit application for each development.

(10) Curbs, walls, decorative fences with effective landscaping or similar barrier devices shall be located along the perimeter of parking lots and enclosed storage areas except at entrances and exits indicated on approved parking plans. Such barriers shall be designated and located to prevent parking vehicles from extending beyond property lines of parking lots or into yard spaces where parking is prohibited, and to protect public right-of-way and adjoining properties from damaging effects of surface drainage from parking lots.

(11) Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.

b. Retirement Community (R-3 zone)

(1) Senior apartments: 0.5 stall per unit plus guest parking at 1 guest stall per 15 units.

a. Cottage Units will be designed with an enclosed garage and driveway to provide 1 resident and 1 guest parking space per unit.

(2) Independent/Assisted Living/Congregate Care: 0.5 stalls per unit. Overflow Senior parking permitted.

c. On-Street Parking: On-street parking shall be signed for no overnight parking and only of limited duration (i.e., 4-hour parking). This on-street parking restriction will allow for peak parking periods such as Sundays, Mother's Day, Father's Day, etc.

d. RV and Senior guest parking shall be allowed on the C-2 Parcel as an accessory use to the retirement community pursuant to the approval of a Special Permit.

e. Three (3) on-call buses to be provided for Senior transportation.

E. Exterior Lighting

1. Lighting shall be designed in such manner as to provide safety and comfort for occupants of the development and the general public. Lighting scaled to the needs of the pedestrian shall be provided where appropriate.

2. Lighting design shall be such as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

3. Lighting shall be oriented away from the properties adjacent to the PUD.

4. Exterior lighting fixtures shall be similar and compatible throughout the PUD.

F. Walls and Fencing

1. All materials used for walls or fences, as well as their design and location, are subject to approval by the City of Sacramento during the approval of specific development approvals. Masonry wall as used in these guidelines shall include split face block, stucco coat, brick or similar materials. Prefabricated concrete walls shall be allowed, provided additional design enhancements such as pilasters, stucco, split face block or other similar appropriate accents are utilized. Wood and Chain Link fencing shall not be allowed. Anti-graffiti measures shall be incorporated into the design and construction of peripheral walls.

2. Fencing and gating shall be designed as an integrated part of the site and building plan rather than as a separate fence or wall.

3. Plain wrought iron fences shall incorporate breaks and pillars in their design.

4. Walls and fencing shall allow for pedestrian (resident) ingress and egress to the project site and not create a barrier to pedestrian movement.

G. Trash Enclosures/Recycling/Trash Receptacles:

1. Trash and recycling facilities shall not create a nuisance and shall be located in the most inconspicuous manner possible. Outside trash facilities shall not be located within any required landscaped setback area.

2. All exterior trash facilities shall be concealed by a minimum 6 foot high screen wall of a material similar to and compatible with the building(s) it serves. Landscaping (shrubs and/or vines) shall be placed along the screen walls to soften the presence of the facilities. Trees or other suitable man-made materials shall be provided to screen the overview of trash enclosures from the upper floors of adjacent or nearby buildings.

3 Such facilities shall relate appropriately to the building(s) and shall not be obtrusive in any way or detract form the building design theme.

4. Such facilities shall not be located adjacent to existing residences or within 25' of a parcel abutting planned residential use.

5. Trash enclosures shall be designed to allow walk-in access by tenants without the need to open main enclosure gates.

6. Trash facilities for medical waste, and the handling of medical waste, shall be in conformance with State and Federal regulations.

Section V. Building Design Guidelines (Commercial).

A. Purpose and Intent

The purpose and intent of this section is to (a) encourage the creative and innovative use of materials and methods of construction, and (b) prevent indiscriminate and insensitive use of materials and design.

B. Building and Landscape Setbacks

The following minimum building and landscape setbacks shall apply to the following streets. All other setbacks shall be determined during the Special Permit process.

	Building Setback	Landscape Setback
Rio Linda Boulevard	30'	30'

Claire Avenue	20'	20'

C. Building Heights, Size and Occupancy Standards

Structures shall be constructed in accordance with the following standards:

Zone	Use	Maximum Height
R-3	Cottages	25'
	Courtyard Units	35'
	Assisted Living	35'
	Community Bldg.	35'
C-2	Commercial	35'

D. Exterior Wall Materials

1. Finished building materials shall be applied to all sides of a building, including trash enclosures and mechanical and communications equipment screens.

2. Tilt-up concrete construction technique shall be allowed, only if full compliance with all of the other conditions of the guidelines is maintained. The intent is not to allow for full tilt-up concrete structures (like a warehouse facility), but only to provide that tilt-up concrete materials may form a portion of the surface area of the structures; e.g., to provide for sheer walls, decorative forms, etc., with other construction materials making up the majority of the surface, such as combination of glass and spandrel.

3. Exposed concrete block shall not be acceptable for exterior surfaces. The intent is not to preclude such concrete block construction as split face block, texture block,

slump stone or other similar material.

4. The effect of exterior wall materials shall be compatible with those used on all other buildings in the development. Examples of acceptable exterior wall materials are stucco, concrete, wood, glass, metals and brick.

E. Colors

1. Building colors shall be harmonious and compatible with the colors of other buildings in the development and with the natural surroundings.

2. The general overall atmosphere of color shall be earth tones, which include muted shades of gray and muted shades and medium to dark tones of burnt umber, raw umber, raw sienna, burnt sienna, Indian red, English red, yellow ochre, chrome green and terra verta. Redwood, natural stone, brick, dark duranodic aluminum finishes, etc., shall be the background colors. If painted surfaces are used, these shall be earth toned. Accent colors shall be used whenever necessary, but shall be subject to review by the Architectural Review Committee and if applicable approval of the City.

F. Roof Projections and Design

1. All air conditioning units, ventilating equipment, other mechanical equipment and communications equipment shall be completely screened or enclosed with materials compatible with the building siding.

2. Projections shall be painted to match the roof or building.

G. Energy Conservation Standards

1. Purpose and Intent. The purpose of these energy conservation standards is to set forth cost-effective energy saving measures which shall be incorporated into building design within the Leisure Vistas PUD.

2. Standards.

   a. Buildings shall be designed to meet current state and federal energy requirements at the time of construction.

   b. Landscaping shall be designed to shade structure, walks, streets, drives and parking area so as to minimize surface heat gain and shall, at a minimum, comply with all current City of Sacramento standards.

   c. Site design shall take into consideration thermal and glare impact of construction materials on adjacent structures, vegetation and roadways.

   d. Outdoor lighting should be designed to provide the minimum level of site

lighting commensurate with site security.

e. Periodic energy-use audits shall be conducted by SMUD to identify wasteful consumption practices and opportunities for energy use reduction.

H. Temporary Structures

1. Temporary structures, including, but not limited to, trailers, mobile homes and other structures not affixed to the ground, are permitted only during construction of a permanent building. These shall be installed at the start of construction and shall be removed promptly upon completion of the permanent building.

2. Such structures shall be as inconspicuous as possible and shall cause no inconvenience to the general public.

I. Loading Areas

Truck loading dock(s) shall be designed as an integral part of the structure(s) and shall not be oriented to any public right-of-way or adjacent residential area. The intent is to assure that these facilities are located in the most inconspicuous manner possible.

J. Outside Storage

No open-air storage of materials, supplies, equipment, mobile equipment, finished or semi-finished products or articles of any nature shall be allowed. No outside storage of overnight delivery trucks or fleet vehicles shall be permitted. Storage is to be inside structures.

K. Utility Connections, Mechanical Equipment, and Communications Equipment

1. Mechanical and communications equipment, utility meters and storage tanks shall not be visible.
2. If concealment within the building is not possible, then such utility elements shall be concealed by screen walls, which shall be appropriately landscaped.
3. All utility lines shall be underground.
4. All mechanical equipment shall be located so as not to cause nuisance or discomfort from noise, fumes, odors, etc.
5. Penthouse and mechanical and communications equipment screening shall be of a design and material similar to and compatible with those used in the related buildings.
6. Mechanical equipment shall not be located adjacent to existing or planned residences.

L. On-Site Drainage

Each building site owner shall be required to provide adequate drainage facilities in accordance with City of Sacramento standards.

M. Exterior Fire Stairs

Unenclosed exterior fire stairs shall not be permitted.

N. Walkways and Courtyards

Walkway and courtyard materials shall be compatible with the exterior wall materials of adjacent buildings and with walk and path system standards of the PUD. Surfaces shall have a non-skid finish. Layout and design shall provide maximum comfort and safety to pedestrians.

Section VI. Sign Criteria and Regulations

A. Criteria Purpose

The criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the development, safeguard and enhance property values, and will encourage signage which by good design is integrated with and is harmonious to the buildings and sites that it occupies. These sign regulations are intended to compliment the City of Sacramento Sign Ordinance No. 2868, Fourth Series.

B. General Requirements

1. A sign program shall be submitted with individual development applications or building permit applications.
2. In no case shall flashing, moving or audible signs be permitted.
3. In no case shall the wording of signs describe the products sold, prices, or any type of advertising except as part of the occupant's trade name or insignia.
4. No signs shall be permitted on canopy roofs or building roofs.
5. No sign or any portion thereof may project above the building or top of the wall upon which it is mounted.
6. No signs perpendicular to the face of the building shall be permitted, except for directional signs located entirely within covered walkways and not visible from the main street.
7. No exposed bulb signs are permitted.
8. No off-site signage shall be allowed.

C. Design Requirements

1. The location of signs shall be only as shown on the approved site plan.

2. All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.

3. No exposed conduit, tubing, or raceways will be permitted.

4. No exposed neon lighting shall be used on signs, symbols, or decorative elements.

5. All conductors, transformers and other equipment shall be concealed.

6. All signs, fastenings, bolts and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass or bronze or black iron of any type will be permitted.

7. All exterior letters or signs exposed to the weather shall be mounted at least three-fourths inch (3/4") from the building to permit proper dirt and water drainage.

8. Location of all openings for conduit and sleeves in sign panels of building shall be indicated by the sign contractor on drawings submitted to the Architectural Review Committee. Installation shall be in accordance with the approved drawings.

9. No sign makers' labels or other identification will be permitted on the exposed surface or signs, except those required by local ordinance which shall be located in an inconspicuous location.

D. Miscellaneous Requirements

1. Each occupant will be permitted to place upon each entrance to its premises not more than 144 square inches of lettering indicating hours of business, emergency telephone numbers and proprietorship. No other window signs will be allowed.

2. Each occupant who has a non-consumer door for receiving merchandise may have uniformly applied on said door in a location, as directed by the Architectural Review Committee in two-inch high block letters the occupant's name and address. Where more than one occupant uses the same door, each name and address shall be applied. Color of letters will be selected by the Architectural Review Committee.

3. Occupants may install street address numbers as the U.S. Post Office requires in the exact location stipulated by the Architectural Review Committee. Size, type and color of the numbers shall be stipulated by the Architectural Review Committee.

E. Special Signing

1. Floor signs, such as inserts into terrazzo, special tile treatment, etc., will be permitted with the occupant's lease line or property line if approved by the Architectural Review Committee.

2. Informational and directional signs relating to pedestrian and vehicular flows with the PUD Project area shall conform to the standards of the City of Sacramento Sign Ordinance.

3. One standard sign denoting the name of the project, the marketing agent, the contractor, architect and engineer shall be permitted upon the commencement of construction on each parcel. Said sign shall be permitted until such a time as a final City inspection of the building(s) designates said structure(s) fit for occupancy or the tenant is occupying said building, whichever occurs first. These signs must be kept in good repair.

4. A sign advertising the sale or lease of the site or building shall be permitted, but shall not exceed a maximum area of six square feet.

F. Designated C-2 Commercial Zone Signs – Parcel 2

1. Commercial Center Identification Sign. The C-2 Commercial site shall be allowed one monument sign, not to exceed 6 feet in height and 48 square feet in area. The monument sign may be located in the setback area; however, it shall be located farther than 10 feet from the public right-of-way and from any driveway.

2. Tenant Occupancy Signs

   a. One attached sign indicating the name for each occupancy shall be allowed. The color of the face of each sign shall be in keeping with the overall color scheme of the development.

   b. Sign area shall be determined by the lineal frontage of each individual shop as follows.

      (1) Width of sign, including logo, shall not exceed 60 percent of shop's width.

      (2) Total vertical sign height shall not exceed 24 inches.

      (3) Maximum letter height shall be limited to 18 inches.

      (4) Three (3) square foot of sign area per lineal foot of Building **frontage**.

Section VII Retirement Community Design and Criteria

In addition to the Landscape, Site and Environmental Design Guidelines in Section VII, the Retirement Community development shall reflect the general design criteria outlined below.

A. Building Design and Orientation

1. Site planning shall take into account maximum solar orientation of structures.
2. The design of the dwelling units shall incorporate passive solar design features as much as feasible. The design features shall include eave overhangs, south facing glazing, double pane windows and added insulation. The use of solar heating and cooling is also encouraged.
3. Site planning shall minimize the incidence of one building shading another.
4. Private garden areas shall be oriented to the south as much as possible.
5. Buildings shall be designed and oriented to reduce overview of private areas as much as possible.
6. All mechanical and communications equipment (including public utility boxes and particularly exterior wall-mounted air conditioning units) shall be attractively screened.
7. Roofing materials shall be wood shake or equivalent aluminum, concrete, or other imitation shakes or tile, subject to Special Permit approval.
8. Recreational amenities shall be located and/or designed so as to not impact adjacent properties.
9. Accessory structures shall be compatible in design and materials with the main buildings.

B. Landscaping Criteria

In addition to the guidelines provided herein in Section VII-B, the following shall apply to all multi-family projects:

1. Landscaping materials selected shall:
    a. Conform to the approved plant list which shall be approved by the Planning Director prior to submittal of the first Special Permit application for the entire PUD.

b. Maintain compatibility with one another and with existing material on the adjacent site.

c. Compliment building design and architectural themes.

d. Vary in size (one gallon and five gallon shrubs, five gallon, fifteen gallon and 24-inch box trees).

2. Landscaping treatment shall include:

a. Large specimens of shrubs and trees along the site periphery.

b. The utilization of group plantings of deciduous trees on the eastern and southern facing walls, so as to reduce energy consumption in the summer yet allow for solar gain in the winter.

c. Trees located so as to screen parking areas and private first floor areas and windows from second story units.

d. Undulating landscaped berms located along street frontages.

e. The landscaping along the Claire Avenue frontage shall compliment and enhance the proposed cottage units while maintaining a visual screen to the existing residents to the south.

f. Landscaping along the southerly edge of the re-constructed levee shall compliment the natural open space to the north.

3. Open space shall be designed to maximize its utility. Both large and small areas for both active and passive activities shall be achieved through effective building orientation, walkway location, etc.

C. Personal Safety Design Criteria

Ordinance No. 84-056 relating to personal safety building code requirements has been adopted by the City Council on June 19, 1984. This Ordinance applies to all residential building projects, including single family, duplex, cluster developments, condominiums, row houses and townhouses. The building code requirements relate to: minimum outdoor lighting standards, addressing the project identification, door locking standards, etc. A copy of this Ordinance may be obtained form the City Building Inspections Division.

Section VIII. Issuance of Building Permit

Except as otherwise provided in the Plan Review or in the Resolution, no building permit shall be issued for any building or structure in a Planned Unit Development Project or a land area covered by a Planned Unit Development Designation until the plans submitted for the building permit have been reviewed by the Planning Director and determined that said plans

conform to a valid approved entitlements issued for development in the Planned Unit Development under thus section.

Section IX. Building Occupancy

In accordance with Section 8 of the Zoning Ordinance, "no building or structure unit within a Planned Unit Development may be occupied until an inspection of the project has been made by the Planning Director to see that all conditions of approval have been complied with."

Attachment 11 – Tentative Map Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING FINDINGS OF FACT AND APPROVING THE LEISURE VISTAS TENTATIVE MAP LOCATED AT 5423 RIO LINDA BOULEVARD, SACRAMENTO, CALIFORNIA. (P99-094) (APN: 226-0061-020, 028)

BACKGROUND

A. On September 27, 2007 the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Leisure Vistas Tentative Map.

B. On December 11, 2007 the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Sections 16.24.097 and 17.200.010(C)(2)(a), (b), and (c) (publication, posting, and mail 500'), and received and considered evidence concerning the Leisure Vistas Project.

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

Section 1. Based on the verbal and documentary evidence received at the hearing on the Leisure Vistas project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

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

A/B. Environmental Determination: Mitigated Negative Declaration and Mitigation Monitoring Program adopted by Resolution No. ___.

B. Tentative Map: The Tentative Map to subdivide 35.47± acres into a 22.57± acre parcel for residential development, a 2.79± acre parcel for commercial development, and a 5.09± acre parcel for a public park is approved based on the following findings of fact:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:

a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;

b. The site is physically suitable for the type of development proposed and suited for the proposed density;

c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;

d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;

e. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, the North Sacramento Community Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5).

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6).

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).

5. The City Council has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

Section 3. The City Council approves the Project entitlements subject to the following conditions of approval:

B. Tentative Map: The Tentative Map to subdivide 35.47± acres into a 22.57± acre parcel for residential development, a 2.79± acre parcel for commercial development, and a 5.09± acre parcel for a public park is approved subject to the

following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P99-094). The design of any improvement not covered by these conditions shall be to City standard.

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

GENERAL: All Projects

1. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions

2. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.

3. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. The primary focus will be along Claire Avenue and Leisure Vistas Drive adjacent to the park site. All traffic calming devices shall be reviewed and approved by the Department of Transportation and Development Engineering Division.

4. Construct Claire Avenue as follows: 60' of right-of-way currently exists for Claire Avenue and Claire will be constructed as a City Standard 59' (half street only) right-of-way adjacent to this site the extra .5 feet shall be added to the planter strip. The map shows a curve in the Claire Avenue right-of-way as it approaches Sully Street which will not be allowed unless a compelling reason for the deviation is provided.

Note: Half-Street means full frontage improvements adjacent to the site to the

centerline of the right-of-way and one travel lane(12') south of the centerline with appropriate shoulder and drainage.

5. Dedicate and construct Leisure Vistas Drive as follows:

   a. Starting from Rio Linda Boulevard and running for the distance of Parcel 1 construct as a City Standard 69' right-of-way. Full improvement is required.

   b. From the far side of Parcel 1 transition to a City Standard 57' right-of-way all the way to Parcel 3. Full improvement is required.

   c. From Parcel 3 to Claire Avenue transition to a City Standard 71' right-of-way. Full improvement is required.

6. Dedicate and construct Rio Linda Boulevard to a City Standard 99' right-of-way (Half Street Only)

   Note: Half-Street means full frontage improvements adjacent to the site to the centerline of the right-of-way plus a landscaped center median, one travel lane and appropriate shoulder and drainage east of the centerline.

7. The intersection of Sully Street and Claire Avenue shall be constructed as a T intersection with both Sully and Claire being stop controlled to the satisfaction of Development Engineering Division.

8. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.

9. Pay a fair share for the future construction of a traffic signal at the intersection of Rio Linda Boulevard/Leisure Vistas Drive. Fair share amount will be equal to 50% of the estimated cost of the signal.

10. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Development Engineering Division. The center lines of such streets shall be aligned.

11. Provide additional right-of-way for expanded intersection at intersection to of Rio Linda Boulevard/Leisure Vistas Drive.

12. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P99-094).

13. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit.

14. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Development Engineering Division.

PUBLIC/PRIVATE UTILITIES

SRCSD

15. Annex to Sacramento SRCSD that portion of the site not within SRCSD"S Boundaries.

SMUD

16. Dedicate a standard 12.5 foot public utility easement (PUE) for underground and overhead facilities and appurtenances adjacent to all street right of ways.

17. The owner/developer must disclose to future/potential owners the existing 69kV electrical facilities. SMUD has existing 69kV facilities on the east side of Rio Linda Boulevard.

SAFCA

18. Project improvements shall not encroach into SAFCA property.

19. Street improvements at the corner of Sully Street and Claire Avenue shall accommodate the existing ramp to the Robla Creek south levee.

20. Any fencing proposed by the applicant along the levee must be approved by SAFCA, the American River Flood Control District (ARFCD) and the State Reclamation Board.

21. The design of the storm drainage improvements shall consider the site's residual flood plain in development of its grading and drainage plan.

22. A drainage plan shall be developed that conveys and discharges drainage waters from the project property and neighboring properties within the local watershed.

23. The existing gravity culvert through the levee north of proposed Parcel 3 shall be removed. All drainage that is currently conveyed through this culvert shall be

incorporated into the site's drainage improvements.

24. Any drainage improvements which discharge over the Robla Creek south levee shall be approved by SAFCA, ARFCD and the Reclamation Board.

25. The applicant shall obtain SAFCA, ARFCD and Reclamation Board permits for any work involving modifications to the levees, work within the levee right of way or levee improvements.

26. The existing Claire Avenue levee shall not be removed until the applicant has constructed drainage and pumping facilities to serve the development and the contributing watershed.

27. Prior to removal of the Claire Avenue levee, the applicant shall obtain the Reclamation Board's and ARFCD's relinquishment of Sacramento and San Joaquin Drainage District (SSJDD) easement rights that may no longer be needed once the projects drainage improvements are constructed.

28. The existing water well near the southwest corner of proposed Parcel 1 shall be abandoned to Sacramento County Health Department and SAFCA standards prior to recording the final map. All electrical service equipment to the well shall also be removed.

29. The final map shall include a levee protective zone, comprised of the greater of:

    a. A strip of land fifty feet from the landside toe of levee; or

    b. A strip of land determined by adding one foot to the top of levee, projecting a 4H: 1V slope from the landside top of levee hinge point and adding a twenty foot wide maintenance area.

    No improvements, including streets, underground or overhead utilities, curbs, gutters, street lighting or landscaping shall be constructed within this zone. A restrictive easement shall be shown over this levee protective zone. Note that the proposed street, curb and gutter for the portion of Leisure Vistas Drive within the levee protective zone is, however, acceptable as shown

30. Grading, drainage and utility plans for improvements within 300 feet of the levee shall be approved by SAFCA and ARFCD.

31. Street grades adjacent to the levee shall not be reduced below existing grades.

32. During construction, street sub-grades shall not be left below existing grades between November 1 and April 15.

33. Earth fills placed within the levee protective zone shall be constructed to meet

Reclamation Board and SAFCA standards

CITY UTILITIES

34. Prior to the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions: 1) At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, and 2) At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. Prior to the submittal of improvement plans, the applicant shall submit a water study with pipe network calculations for the proposed water distribution system. The calculations shall be reviewed and approved by the Department of Utilities (DOU) prior to improvement plan submittal.

35. Construct water pipes and appurtenances, Two points of connection for the water distribution system are required. Note: A 12" water main is located in Rio Linda Boulevard, to approximately 100 feet north of Claire Avenue and an 8" water main is located in Claire Avenue between Sully Street and Rio Linda Boulevard. New water mains in Leisure Vistas Drive and Rio Linda Boulevard and multiple new fire hydrants will be required to the satisfaction of the DOU. Water mains placed in new streets shall be located 7 feet north and west of street centerline, unless a median island is present. Streets with median islands require a dual water main be constructed.

36. Place a 2-inch (minimum) sleeve(s) under the sidewalks on all streets with separated curb and sidewalk in order to allow for landscaping and irrigation of the landscape planter. Sleeves shall be placed at the time sidewalks are constructed. Landscaping may be deferred until on-site construction.

37. Prior to submittal of improvement plans, a sanitary sewer study described in Section 9.9 of the City Design and Procedures Manual shall be reviewed and approved by the DOU. Note: A 6 inch sewer main is located in Rio Linda Boulevard to 100 feet north of Claire Avenue which may need to be replaced. An 8 inch sewer main is located in Claire Avenue. Each of these mains connects to the regional Interceptor east of Rio Linda Boulevard, through a 10 inch main.

38. Construct sanitary sewer pipes and appurtenances in Claire Avenue, Rio Linda Boulevard, and Leisure Vistas Drive. All new sewer mains shall be 8 inch,

minimum diameter. Sewer mains placed in the new street shall be located 7 feet south and east of the street centerline unless a median island is present. The construction shall be to the satisfaction of the DOU.

39. Prior to submittal of improvement plans, a drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. The applicant shall develop a SSWMM model for the drainage study that includes the entire drainage shed, and shall identify the location of a required pump station and detention basin(s) required for flood control and/or water quality. A new drainage system will be required. It is anticipated that the pump station will be located adjacent to the new SAFCA levees. The preferred point of discharge is located east of Rio Linda Boulevard immediately south of the SAFCA levee. An alternative point of discharge is located within Parcel 1. Parcel 3 will be permitted to discharge to sump 140 drainage shed or to the new pump station. Adequate storage will be required consistent with the drainage study. The design and construction shall be to the satisfaction of DOU. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. Finished lot pad elevations shall be a minimum of 1.20 feet above the 100-year HGL and shall be a minimum of 1.5 feet above the controlling overland release elevation and shall be approved by the DOU. The drainage study shall include an overland flow release map for the proposed project.

40. Dedicate in fee title, at no cost to the City, Lot A, for a regional drainage pump station. The Tentative Map shall reflect the location and alternate location of said dedication.

41. Dedicate in fee title, at no cost to the City, Lot B, etc. for a flood control and/or storm water quality detention basin. The Tentative Map shall reflect the location and alternate location of said dedications.

42. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.

43. Annex Lot B to the appropriate Landscape Maintenance District or other financing mechanism acceptable to the City, prior to recordation of the Final

Map. Design and construct landscaping and irrigation to the satisfaction of the Planning Department- Public Improvement Finance Division, Development Services Department- Development Engineering, Parks Planning and DOU. The developer shall maintain the landscaping and flood control and/or storm water quality detention basin for a period of two (2) years or until acceptance by the City into the District, whichever is less. The two-year period shall begin following the issuance of a notice of completion by the City for the landscaping and flood control and/or storm water quality detention basin. At the time of acceptance by the City, the developer shall remove any sediment or debris that has accumulated prior to acceptance.

44. An as-built survey of the drainage basin is required prior to issuance of a notice of completion for the subdivision.

45. Dedicate all necessary easements, right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, as approved by the DOU.

46. Construct storm drain pipes and appurtenances in Claire Avenue, Rio Linda Boulevard, and in Leisure Vistas Drive consistent with City Standards, to the satisfaction of the DOU. Drainage pipes shall be placed along street centerline in new streets unless a median island is present.

47. Construct a storm drain pump station and flood control and/or water quality basin consistent with the Drainage Masterplan. The construction shall be to the satisfaction of the DOU.

48. The applicant is responsible for obtaining all necessary Federal, State and local permits (e.g. Corps of Engineers, Fish and Game, USFWS, SAFCA, American River Flood Control District, Reclamation Board, etc.).

49. Per City Code, the Subdivider may not develop the subdivision in any way that obstructs, impedes, or interferes with the natural flow of the drainage across the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

50. The proposed project is located in two flood zones. Within the flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998 there are no requirements to elevate or flood proof. However, the portion of the site within the flood zone designated as an AE zone on the FEMA FIRMS shall be removed from this flood designation prior to recordation of a final map. The

applicant shall apply through the City of Sacramento to FEMA for a Letter of Map Revision (LOMR). The LOMR must be obtained from FEMA prior to recordation of the final map.

51. The applicant shall set up and / or participate in a regional reimbursement program. The program is set up to reimburse others that have previously constructed off-site and/or oversized drainage mains, stormwater detention/ water quality basins and pump stations, considered to be of a regional benefit. In this case, the developer shall pay their fair share of the previously required and constructed improvements in a manner acceptable to the City. The program shall also provide for reimbursement by others for construction by the applicant of on-site or off-site and/or oversized drainage mains, stormwater detention/ water quality basins and pump stations considered to be of a regional benefit to others. All facilities and financial amounts to be considered for fair share reimbursement shall be approved by the City prior to issuance of a Notice of Completion (NOC) of the public improvements.

52. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

53. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

54. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Both source controls and on-site treatment control measures are required for both the on-site projects and streets. Treatment control measures (e.g. water quality basins, interceptor devices, or bio filters) may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include on-site treatment control measures. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures and on-site treatment control measures.

55. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at

www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) signed certification page by property owner or authorized representative

FIRE:

56. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.

SPECIAL DISTRICTS: Assessment Districts

57. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

PPDD: Parks

58. **Park Dedication**: Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall dedicate to the City in fee title the park site(s) identified on the tentative map as Parcel 3, comprising 5.11+ (net) acres. At the time of dedication, the applicant shall confirm the net acres of the site(s) to be dedicated and shall (1) take all actions necessary to convey to and vest in the City full and clear title to Parcel 3, including all interests necessary for maintenance and access; (2) provide a title report and title insurance insuring that clear title in fee is vested in the City at the time of dedication; (3) provide a Phase 1 environmental site assessment of Parcel 3; (4) if the environmental site assessment identifies any physical conditions or defects in Parcel 3 that would interfere with its intended use as a park, as determined by PPDD in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDD; and (5) take all actions necessary to ensure that Parcel 3 is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with Parcel 3.

59. **Payment of In-lieu Park Fee**: Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note).

60. **Maintenance District**: The applicant shall initiate and complete the formation

of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

61. **Improvements**: The applicant shall construct the following public improvements prior to and as a condition of City's acceptance of the park/parkway site(s):

a. Full street improvements for Parcel 3 including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site.

b. A concrete sidewalk and vertical curb along all street frontages that open onto Parcel 3. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks and separated from the curb (detached) for community and regional parks unless otherwise approved by PPDD.

c. A six foot high masonry wall as approved by the City PPDD on property lines separating Public Park and the designated open space areas from adjacent private uses. The masonry wall shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as otherwise approved by PPDD.

d. Post-and-cable fencing between Parcel 3 and any adjacent open space area as approved by PPDD. Refer to PPDD Post and Cable detail and specification.

e. A twelve inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at Parcel 3 at a location approved by PPDD for future service. Number of stubs and locations to be approved by PPDD. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.

f. One water tap for irrigation, one water tap for domestic water, and electrical and telephone service to Parcel 3, quantity and location as approved by PPDD. The irrigation water tap shall be 4 inches for parkland 4 acres and over, and 2-1/2 inches for parkland less than 4 acres; and the domestic water tap shall be 1 inch. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.

g. A ten-foot (10') wide driveway into Parcel 3 at a location approved by PPDD. The driveway is to provide future maintenance access to the park.

h. The Applicant shall rough grade Parcel 3 as required by City Code to provide positive drainage as approved by PPDD

62. **Site Plan**: The applicant shall submit a site plan and electronic file showing the location of all utilities on the park/parkway sites to the PPDD for review and approval.

63. **Design Coordination for PUE's and Facilities**: If a 12.5 foot public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to a public street right-of- way contiguous Parcel 3 or an existing park site, the applicant shall coordinate with PPDD and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(s) and to best accommodate future park improvements. The applicant shall facilitate a meeting(s) with SMUD and PPDD prior to SMUD's facilities coordinating meeting for the project.

64. **Access Ramps to Multi-Use Trail**: The applicant shall design an ADA compliant access ramp from the park site to the top of the adjacent Robla Creek levee in coordination with, and to the satisfaction of, PPDD, the City's Alternative Modes Coordinator, and the local flood control agencies. The applicant shall submit and obtain PPDD approval for the proposed alignment and design of the access ramps prior to filing the final map. Prior to recording the final map, the applicant shall either:

a. Construct the ramp in accordance with approved plans, if City has approved plans and obtained permits to construct a public trail atop the Robla Creek levee, or if City has constructed such trail, or

b. In the event a Robla Creek levee trail has not been permitted or constructed, applicant shall provide an engineer's estimate for all construction costs of the ramp to PPDD for review and approval, and shall provide a monetary contribution to cover the cost of all construction as outlined in the approved engineer's estimate.

65. **Turn Key Park Development:** If the Applicant desires to construct a turnkey park, the Applicant shall notify PPDD in writing no later than approval of the final subdivision map for the project and shall enter into a City standard turn key park construction agreement to construct the park improvements to the satisfaction of the City's PPDD. The park construction agreement shall address (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or

issuance of occupancy permits, (3) any credits to be awarded to the applicant against the City's Park Impact Fee (PIF) that would be payable as a condition of issuance of building permits for the dwelling units to be constructed in the subdivision, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units to be served by the park have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

ADVISORY NOTES:

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

66. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.

67. Developing this property may require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, which ever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

68. As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres".

69. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.

70. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a. Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at $326,340. This is based on 875 multi-family residential units and an average land value of $105,000 per acre for the North Sacramento Planning Area, plus an additional 20% for off-site park infrastructure improvements, less 5.11 (net) acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

b. Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at $2,316,125. This is based on 875 multi-family residential units at $2,647 each. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

c. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation

Table of contents:

Exhibit A – Tentative Map
Exhibit B – Drainage Option (off-site detention)

Exhibit A – Tentative Map

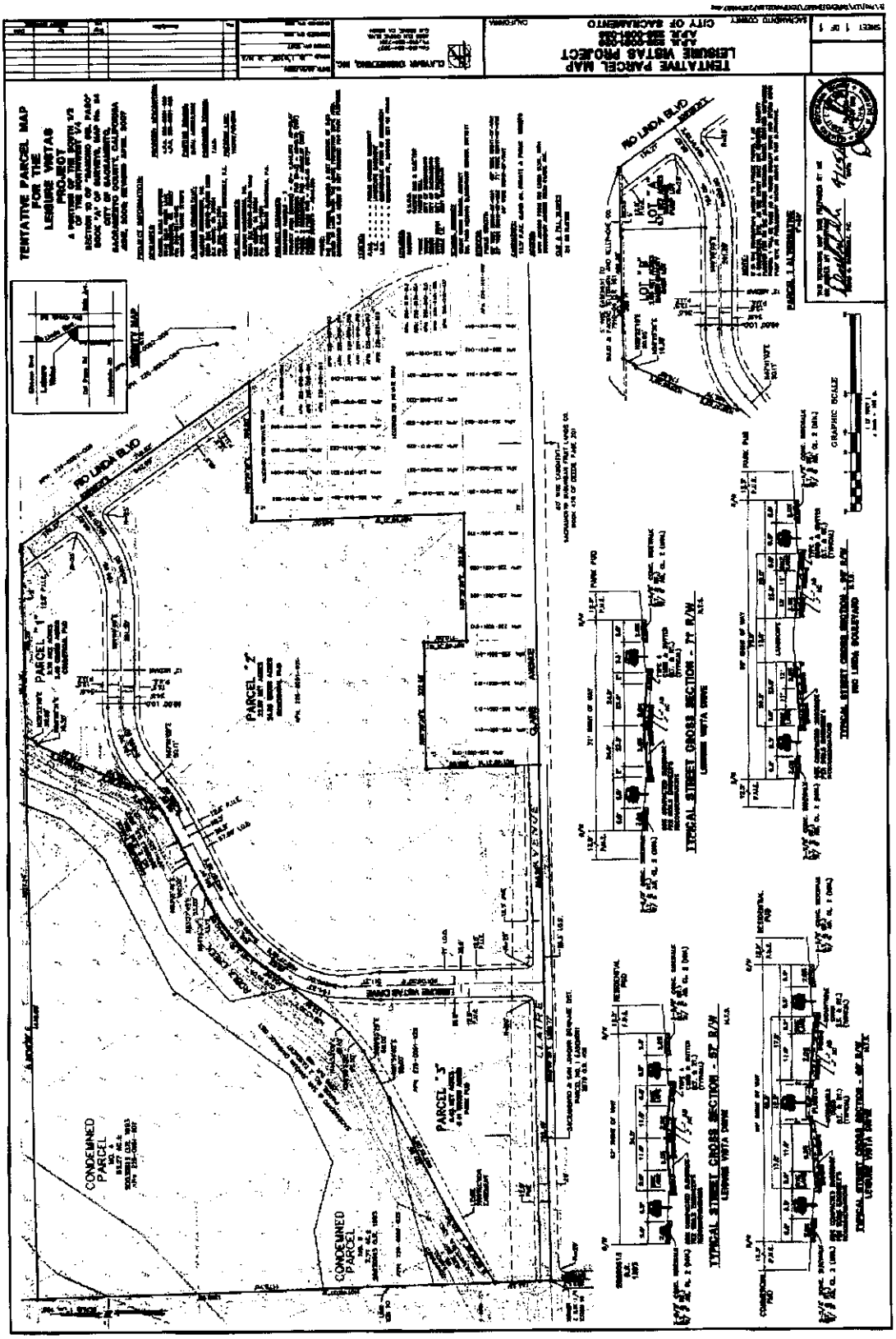
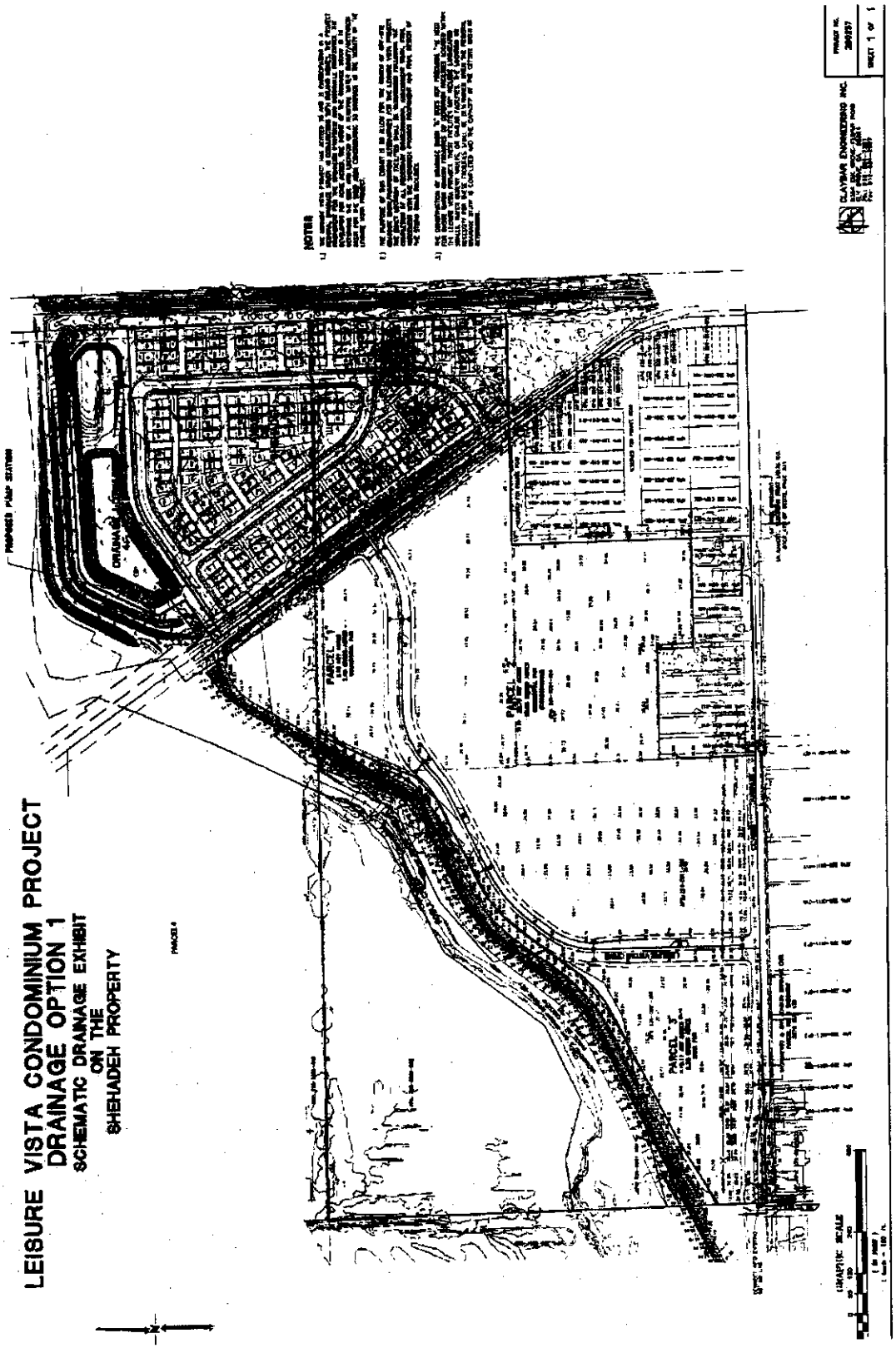


Exhibit B – Drainage Option



Attachment 12 – Inclusionary Housing Plan Resolution

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ADOPTING THE INCLUSIONARY HOUSING PLAN FOR LEISURE VISTAS LOCATED AT 5423 RIO LINDA BOULEVARD, SACRAMENTO, CALIFORNIA. (P99-094) (APN: 226-0061-020, 028)

BACKGROUND

A. The Mixed Income Housing Policy, adopted in the City of Sacramento Housing Element and required by the City's Mixed Income Housing Ordinance, requires that ten percent of the units in a residential project be affordable to very low income households and five percent to low income households;

B. The City Council conducted a public hearing on December 11, 2007 concerning the above Inclusionary Housing Plan, and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

The proposed Plan is consistent with Chapter 17.190 of the City Code which requires an Inclusionary Housing Plan setting forth the number, unit mix, location, structure type, affordability and phasing of the Inclusionary Units in the residential development;

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

Section 1. The City Council adopts the Inclusionary Housing Plan for the Leisure Vistas, attached hereto as Exhibit A.

Table of Contents:

Exhibit A: Inclusionary Housing Plan

Exhibit A – Inclusionary Housing Plan

Inclusionary Housing Plan
Leisure Vistas
Approved: _____

Proposed Project

Kenneth Carmical is the owner and Capital Eagle Investors developer ("Developer") of certain real property in the City of Sacramento known as the Leisure Vistas Project on which it proposes to develop and construct the Leisure Vistas residential community ("Project"). The 58.0 ± acre (gross) project is located at 5423 Rio Linda Boulevard. The Project will contain a maximum of 888 residential units for seniors, including attached and detached for-sale and rental units.

Mixed Income Housing Policy

The Project site is subject to the City's Mixed Income Housing Policy. The Mixed Income Housing Policy adopted in the City of Sacramento Housing Element and required by the City's Mixed-Income Housing Ordinance, City of Sacramento City Code Chapter 17.190 requires that ten percent (10%) of the units in a Residential Project be affordable to very low income households and five percent (5%) to low income households (the "Inclusionary Requirement" and "Inclusionary Units").

Pursuant to the City Code section 17.190.110 (B), an Inclusionary Housing Plan ("Plan") must be approved prior to or concurrent with the approval of legislative entitlements for the Project. City code section 17.190.110(A) sets forth the requirement to include the number, unit mix, location, structure type, affordability and phasing of the inclusionary Units in the Project within the Plan. This document constitutes the Plan, and, as supplemented and amended from time to time, is intended to begin implementation of the Inclusionary Requirement for the Project. All future approvals for the Project shall be consistent with this Inclusionary Housing Plan.

At this time, the Developer is seeking entitlements only to adopt the Planned Unit Development ("PUD") Guidelines and the project's Tentative Map. This Inclusionary Housing Plan, therefore, contemplates maximum possible build-out allowed in the various zoning designations, and cannot reach the level of specificity in regards to unit types, sizes and locations. Upon request for the first special permit to develop in the PUD, the Developer (or subsequent owner or developer of the property) must submit an Amended Inclusionary Housing Plan as part of the project application for approval, providing such detail.

The Inclusionary Requirement for the Project will be set forth in more detail in the Inclusionary Housing Agreement executed by Developer and the Sacramento Housing and Redevelopment Agency ("SHRA") and recorded against all the residential lots. The Inclusionary Housing Agreement shall be executed and recorded no later than the approval of the first final map for the subdivision. The Inclusionary Housing Agreement will describe with particularity the site and building schematics and phasing

arrangements for the construction and financing of the Inclusionary Units, pursuant Section 17.190.110 (C). The Inclusionary Housing Agreement shall be consistent with this Plan and/or the Amended Inclusionary Housing Plan.

Number of Inclusionary Units

The Developer, or its successors and assignees, shall construct or cause to be constructed a number of dwelling units affordable to Very Low Income Households ("Very Low Income Units") and Low Income Households ("Low Income Units") as defined in the Sacramento City Code section 17.190.020, equal to ten percent (10%) and five percent (5%) of the total number of housing units approved for the Residential Project, respectively.

Based on the current maximum Project capacity of 888 residential units, the Inclusionary Requirement for the Project is 89 Very Low Income Units (10%) and 44 Low Income Units (5%) as follows:

Maximum Total Number of Residential Units in Project:		**724**
Very Low Income Requirement	10%	89
Low Income Requirement	5%	44
Total Inclusionary Requirement		**133**

If the Project approvals are amended to increase the number of units in the Project, this Plan will be amended to reflect a number of equal to ten percent (10%) of the increased total residential units in the amended entitlements for Very Low Income units and five percent (5%) for Low Income units. If the Project approvals are amended to decrease the number of residential units in the Project, this Plan will be amended to reflect a number equal to ten percent (10%) of the decreased total residential units in the amended entitlements for Very Low Income units and five percent (5%) for Low Income units. However, after a building permit has been issued for a structure to contain Inclusionary Units, those Units will be constructed and maintained as Inclusionary Units pursuant to the terms of Chapter 17.190 of the City Code regardless of any subsequent reduction in the number of approved total residential units.

Units by Type and Tenure

The Inclusionary Housing Units shall consist of 133 residential units in proportion to the overall unit mix of the Residential Project, both in unit size and tenure. For example, if 20% of the total Residential Project is for-sale, 20% of the inclusionary housing units shall be for sale. Likewise, if 35% of the total Residential Project is two bedroom units, 35% of the inclusionary housing units shall be two bedroom units. The Amended Inclusionary Housing Plan shall provide detail as to the actual unit build out by type and tenure and the corresponding inclusionary requirements.

Location of Inclusionary Units within Project

Inclusionary units shall be located on-site within the proposed development area of the Leisure Vistas Project as part of the overall residential development.

Inclusionary Units will be dispersed throughout the project. The inclusionary units are to be geographically distributed throughout the Project and located so that the ratio of inclusionary units to market rate units is consistent among phases of the Project.

Schematic plan amendments will be required to add the residential site plans to the PUD. At the time of the schematic plan amendments, this plan shall be amended to designate specific locations for inclusionary unit types. The location of the inclusionary units within the Project is subject to Amendment, consistent with Section 17.190.110 B (1) of the Mixed Income Ordinance.

Marketing of Units

The Developer will use typical newspaper, internet, and signage as well as other project specific marketing methods to market the low income for sale units to this community. Information will be available in the on-site sales office regarding the availability of Inclusionary Housing and this will also be incorporated into advertising for the project.

Affordability Requirements

The inclusionary housing units may be both for-rent and for-sale, in proportion to the overall Residential Project. The for-rent units will meet the requirements of Section 17.190.030 regarding number and affordability of units, their location, timing of development, unit sizes, exterior appearance and development standards. The for-rent units may be available to low and very low income households. Monthly Affordable Rents (including utility allowances) of the Inclusionary Units shall be restricted to Low Income Households and Very Low Income Households. A unit whose occupancy is restricted to a Low Income Household has a monthly rent that does not exceed one-twelfth of thirty percent (30%) of eighty percent (80%) of the Sacramento area median income, adjusted for family size. A unit whose occupancy is restricted to a Very Low Income Household has a monthly rent that does not exceed one-twelfth of thirty percent (30%) of fifty percent (50%) of the Sacramento area median income, adjusted for family size. Median income figures are those published annually by the United States Department of Housing and Urban Development. With respect to each Inclusionary Unit, the affordability requirements of this Section shall continue for no less than thirty (30) years from the recordation of the Inclusionary Housing Agreement.

The for-sale Inclusionary Units shall be restricted to occupancy by Very Low Income and Low Income Households. Very Low Income Households shall have gross incomes, at the time of initial occupancy that does not exceed fifty percent (50%) of the Sacramento area median income, adjusted for family size. Low Income Households shall have gross

incomes, at the time of initial occupancy that does not exceed eighty percent (80%) of the Sacramento area median income, adjusted for family size. The sale price of the units will be set so that very low and low income households can qualify for the purchase of the for-sale units. The sales price will be set such that no more than thirty-five percent (35%) of the gross annual household income of the given income group will be allocated to housing costs. As part of the Inclusionary Housing Agreement, SHRA will provide the Developer with a schedule of maximum sales prices affordable to income ranges.

Sales prices of units will be outlined in the Inclusionary Housing Agreement. The units will be sold initially at an affordable housing price to a low income household with a first time home buyer. An SHRA 30-year note will govern the home's resale, allowing SHRA one hundred twenty days to refer an income-eligible buyer after notification of the owners, intent to sell. If an income-eligible purchaser is not found, the home may be resold, provided that SHRA recaptures the difference between the home's market value and its affordable housing price as well as any other City or SHRA contributions. The owner occupant will receive his or her initial equity in the home and a portion of the home's appreciated value. The terms of this arrangement will be outlined in the Inclusionary Housing Agreement between SHRA and the Developer. The process by which the for-sale units are to be priced, sold and monitored are detailed in the "Guidelines for the Sale of Inclusionary Housing", adopted by the City Council on April 29, 2004.

Phasing of Development of the Inclusionary Units

The Inclusionary Units shall be developed concurrently with the development of the market units in the Project. The nature of the concurrency is defined by a series of linkages between approvals of the market rate units and the development of the Inclusionary Units.

Market Rate Housing/Inclusionary Unit Linkages

The following describes the relationship of market rate development activity to the activity of inclusionary unit development activity. These milestones are outlined to ensure that the development of affordable units occurs concurrent with development of market rate units:

- The Inclusionary Housing Plan shall be approved concurrent with the approval of the Project's PUD Guidelines.
- The Amended Inclusionary Housing Plan shall be approved concurrent with the first special permit to develop in the PUD.
- The Inclusionary Housing Agreement shall be executed and recorded prior to recordation of the Project's first final map for the project.

- Up to 65% of the building permits for residential units in any phase of the Project may be issued prior to issuance of building permits for all for-sale inclusionary units in the Project. The remaining 35% of for-sale residential units may be issued after issuance of all building permits for the for-sale inclusionary units

- Marketing of inclusionary units within the Project shall occur concurrently with the marketing of market rate units.

Amendment and administration of the Inclusionary Housing Plan

The Planning Director, with the advice of the Executive Director of SHRA, shall administer this Inclusionary Housing Plan. The Planning Director may make minor administrative amendments to the text of this Plan as provided in Sacramento City Code section 17.190.110B (3).

Attachment 13 – Rezone Ordinance

ORDINANCE NO.

Adopted by the Sacramento City Council

AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING CERTAIN REAL PROPERTY FROM 11.6± ACRES OF STANDARD SINGLE-FAMILY PUD (R-1-PUD), 9.2± ACRES OF SINGLE-FAMILY ALTERNATIVE PUD (R-1A-PUD), 7.0± ACRES OF MULTI FAMILY PUD (R-2B-PUD), 13.0± ACRES OF MULTI-FAMILY PUD (R-3-PUD), 7.0± ACRES OF SHOPPING CENTER PUD (SC-PUD), AND 2.7± ACRES OF AGRICULTURE-OPEN SPACE (A-OS) TO 22.57± NET ACRES MULTI-FAMILY RESIDENTIAL PUD (R-3-PUD) ZONE, 2.79± NET ACRES GENERAL COMMERCIAL PUD (C-2-PUD) ZONE, 5.03± NET ACRES OF OPEN SPACE (A-OS), AND 22.53± ACRES OF OPEN SPACE (CONDEMNED) (5423 RIO LINDA BOULEVARD) (P99-094) (APN: 226-0061-020, 028)

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

Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known, and referred to 5423 Rio Linda Boulevard (APN: 226-0061-020, 028) and consisting of 35.47± gross acres, to 22.57± net acres Multi-Family Residential (R-3) zone, 2.79± net acres General Commercial (C-2) zone, and 5.48± net acres of Open Space (A-OS).

Section 2. Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

Section 3. The City Clerk of the City of Sacramento is directed to amend the official zoning maps, which are part of the Zoning Code, to conform to the provisions of this Ordinance.

Table of Contents:

Exhibit A - Rezone

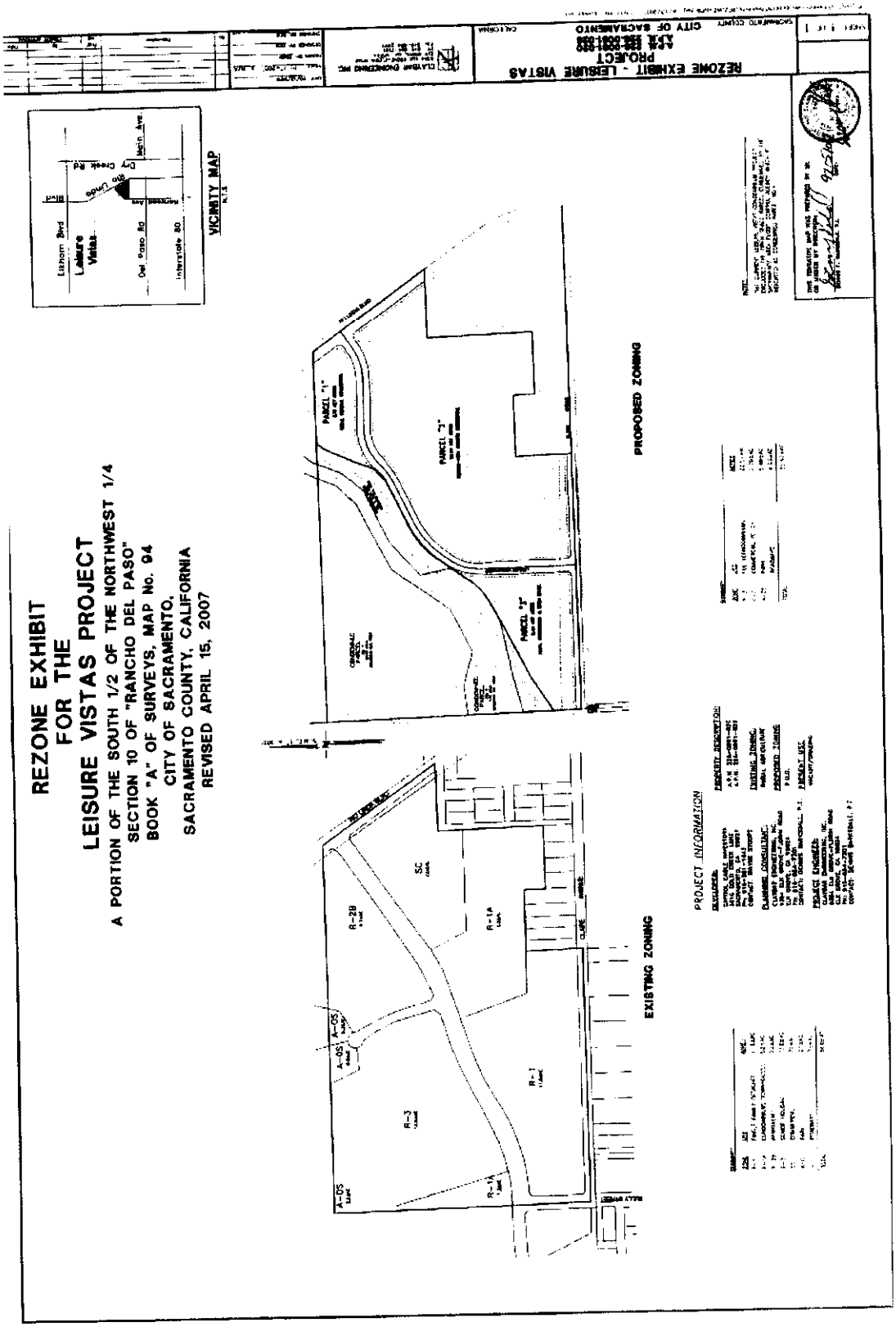



Exhibit A - Rezone