



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
[www. CityofSacramento.org](http://www.CityofSacramento.org)

**PUBLIC HEARING**  
**January 29, 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:** Conduct a public hearing and upon conclusion 1) adopt a **Resolution** adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan; 2) adopt 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) adopt 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) adopt a **Resolution** amending the Hansen Lakes Planned Unit Development (PUD) Schematic Plan and Development guidelines; 5) adopt a **Resolution** approving a Tentative Subdivision Map; 6) adopt a **Resolution** adopting an Inclusionary Housing Plan; and 7) adopt 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).

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

**Presenter:** Antonio Ablog, Associate Planner

**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 27<sup>th</sup>, the Planning Commission voted to forward the project to the City Council with a recommendation for approval (6 ayes, 0 noes).

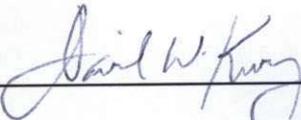
**Environmental Considerations:** A Mitigated Negative Declaration (MND) has been prepared for the project. In compliance with Section 15070(b)1 of the California Environmental Quality Act (CEQA) Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid 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?).

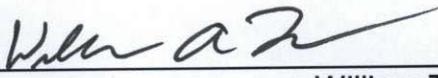
The MND was made available for a 30-day public review period from July 11, 2007 through August 10, 2007 in accordance with the applicable CEQA Guidelines. Five comments were received in response to the MND. Sacramento Metropolitan Air Quality Management District (SMAQMD) requested the URBEMIS report 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.

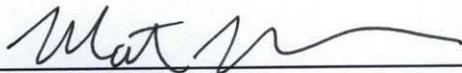
**Financial Considerations:** This project has no fiscal considerations.

**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

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## 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.

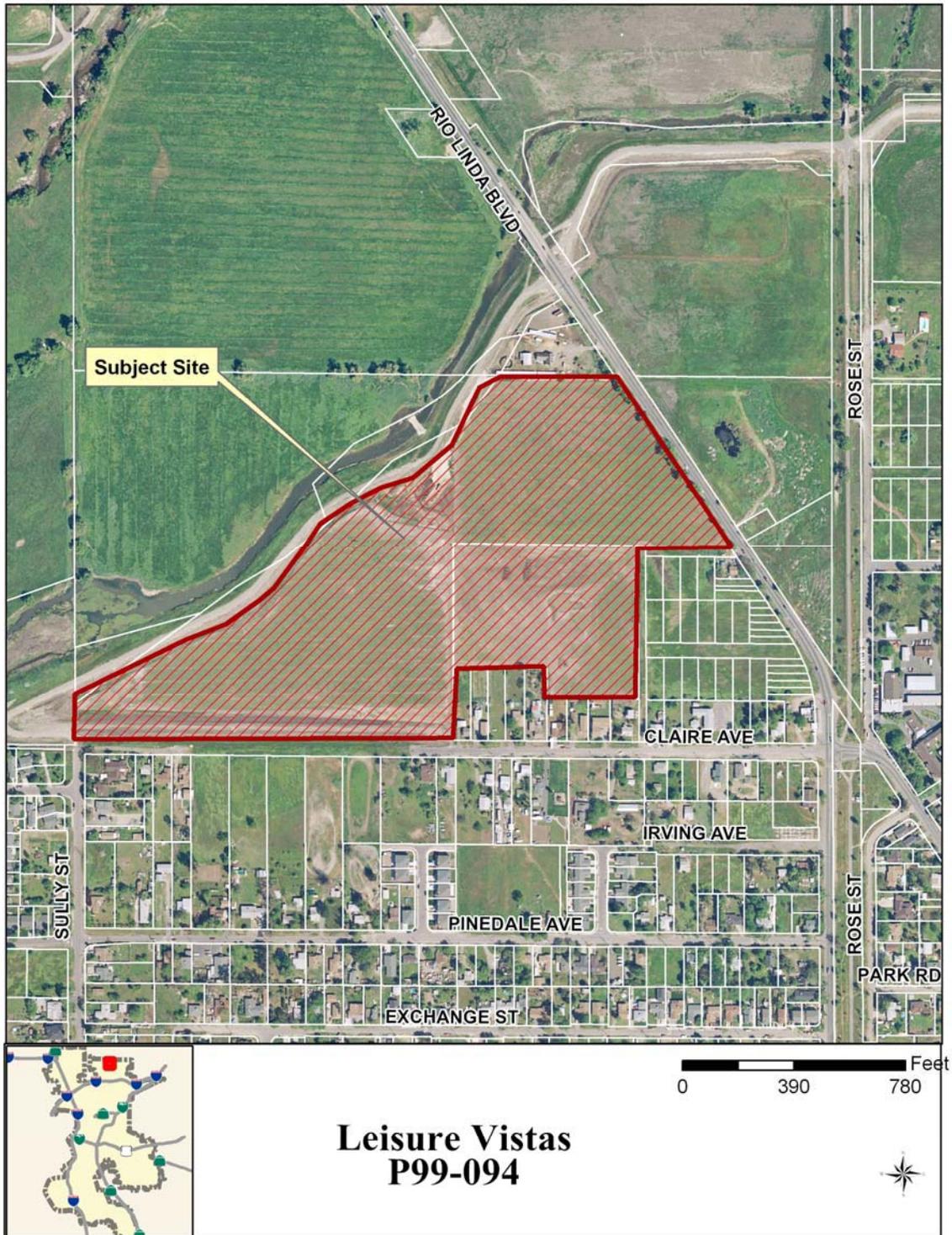
The project also includes an Inclusionary Housing Plan as the project proposes residential units in an area subject to the Mixed Income Housing Policy. The Inclusionary Housing Plan for Leisure Vistas requires that the project provide the standard Inclusionary Housing units (10% affordable to very low 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.

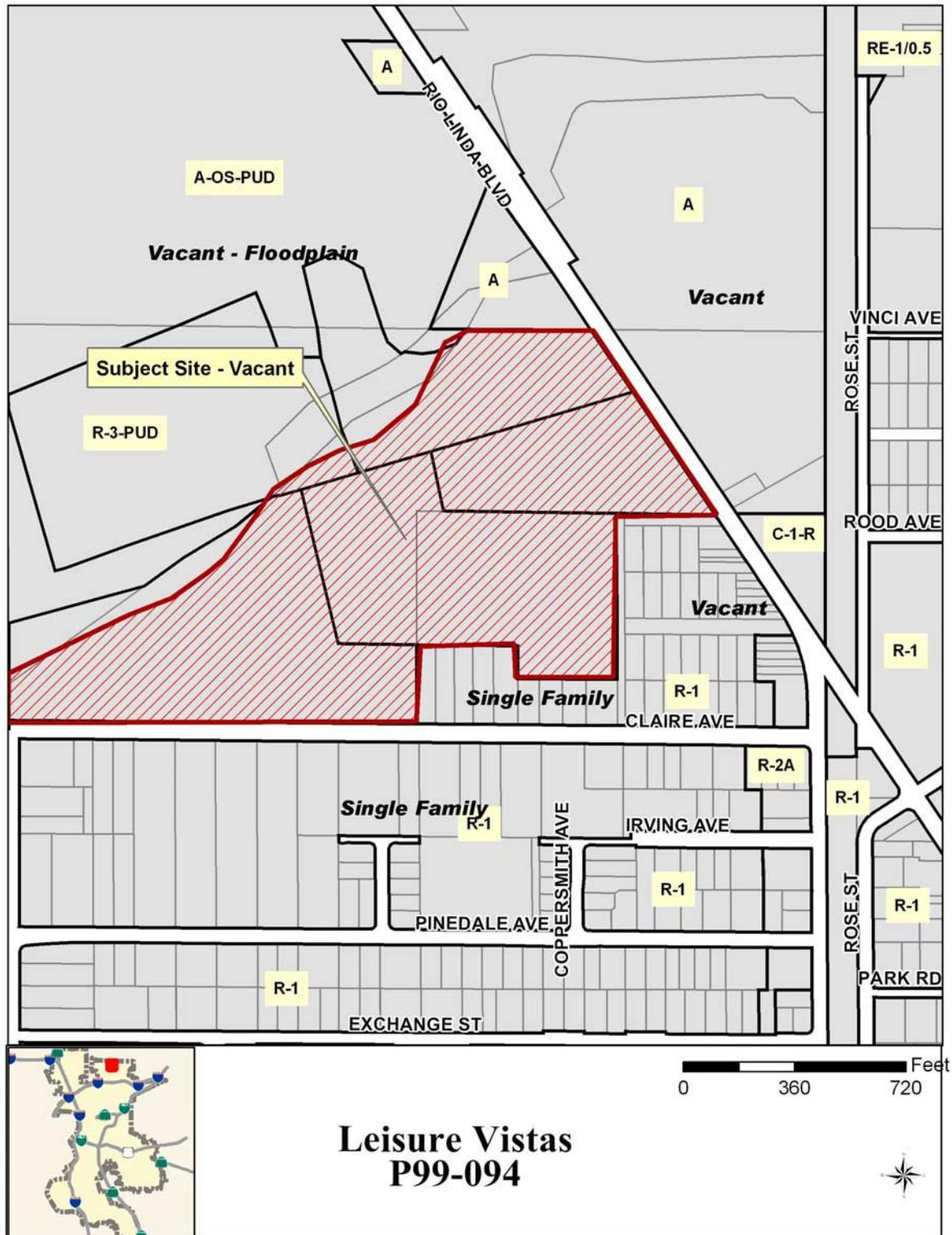
- Commercial uses – The commercial uses allowed in the PUD are consistent with the Zoning Code, except that hotels, motels, mortuaries, and flea markets are prohibited. The PUD guidelines also not that residential development as a development alternatives to commercial uses.
- Park site – The park site 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 January 29, 2008 public hearing has been given by publication, posting and mail (500').

Attachment 2 – Vicinity Map

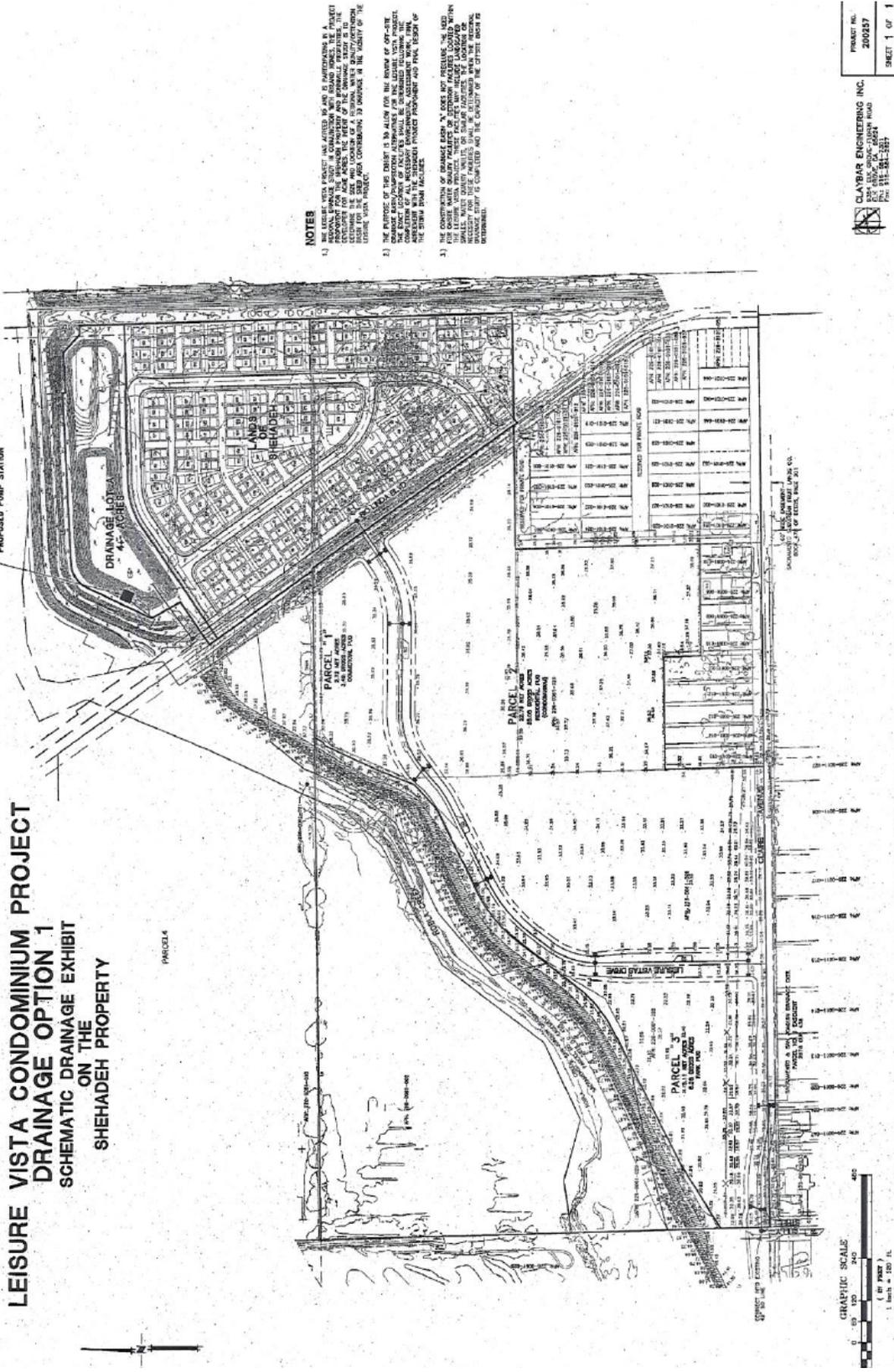


Attachment 3 – Land Use & Zoning Map





Attachment 5 – Tentative Map Drainage Alternative





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.

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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:**

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**ATTEST:**

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**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 Residential 4-8 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 within 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

LEISURE VISTAS  
MITIGATION MONITORING PLAN  
JULY 2007

MITIGATION MONITORING PLAN LEISURE VISTAS				
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Sign-off
<b>4. Water</b>				
MM-1	The proposed project is located within a flood zone.	<i>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.</i>	Department of Utilities	Prior to issuance of a grading permit
<b>5. Air Quality</b>				
MM-2	Particulate matter emissions (PM <sub>10</sub> ) from project-associated construction activities.	<p><i>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:</i></p> <ul style="list-style-type: none"> <li>• <i>Strict compliance with SMAQMD's Rule 403 shall be written into construction contracts.</i></li> <li>• <i>Water all construction areas at least twice daily.</i></li> <li>• <i>Maintain at least two feet of freeboard (i.e. the minimum required space between the top of the load and</i></li> </ul>	City Engineer	Prior to issuance of a grading permit

MITIGATION MONITORING PLAN

LEISURE VISTAS  
MITIGATION MONITORING PLAN  
July 2007

MITIGATION MONITORING PLAN LEISURE VISTAS				
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Sign-off
		<p><i>the top of the trailer).</i></p> <ul style="list-style-type: none"> <li><i>Water soil piles three times daily.</i></li> </ul>		
<b>7. Biological Resources</b>				
MM-3	The proposed project could result in adverse effects to special-status species.	<p><i>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.</i></p> <p><i>If the above survey does not identify any</i></p>	Development Services Department	Prior to issuance of a grading permit

MITIGATION MONITORING PLAN

LEISURE VISTAS  
MITIGATION MONITORING PLAN  
JULY 2007

MITIGATION MONITORING PLAN LEISURE VISTAS					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p><i>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:</i></p> <p><i>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.</i></p>	<p>Development Services Department California Department of Fish and Game</p>	<p>Prior to the issuance of grading permits</p>	

MITIGATION MONITORING PLAN

LEISURE VISTAS  
MITIGATION MONITORING PLAN  
JULY 2007

MITIGATION MONITORING PLAN LEISURE VISTAS					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
MM-4	The proposed project may contain potential habitats for large branchiopods (fairy shrimp).	<p>b. If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after September 30<sup>th</sup>, or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.</p> <p>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.</p> <p>Prior to the issuance of grading permits a City approved biologist shall conduct dry-season and wet-season sampling for vernal pool fairy shrimp (<i>Branchinecta lynchi</i>) and vernal pool tadpole shrimp (<i>Lepidurus packardii</i>), in accordance with the United States Fish and Wildlife Service Interim</p>	Development Services Department and the California Department of Fish and Game	<p>Prior to nest tree removal</p> <p>Prior to issuance of grading permits</p> <p>Prior to issuance of grading permits</p>	

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LEISURE VISTAS  
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Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p><i>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)</i></p> <p><i>If special-status branchiopods are identified, the project applicant shall conduct mitigation identified by the USFWS and ACOE during Section 7 Consultation.</i></p>			
MM-5	Impacts to "Heritage Trees."	<p><i>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.</i></p>	City Arborist	Prior to issuance of grading permits	
MM-6	Impacts to "Heritage Trees."	<p><i>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.</i></p> <p><i>Where practicable, post-construction re-vegetation will include re-establishment of native trees in the landscape plan. Replacement trees shall be in accordance</i></p>	City Arborist	Prior to issuance of grading permits	

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Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
MM-7	Impacts to "Heritage Trees."	<p>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.</p> <p>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:</p> <ol style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>Final Grading Plans shall show all protected trees, tree numbers, and each tree's protected dripline areas, and shall show the location of the</li> </ol>	Development Services Department	Prior to initiation of construction activities	

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Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p>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;"</p> <p>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;</p> <p>f. No grading (grade cuts or fills) shall be allowed within the driplines of Heritage trees;</p> <p>g. Where soil compaction occurs within the dripline of a Heritage tree, take measures to restore soil condition, aeration, and permeability to water;</p> <p>h. Drainage patterns on the site shall not be modified so that water collects</p>			

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Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p>or stands within, or is diverted across, the dripline of any Heritage tree;</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>l. During construction, normal watering frequency shall be</p>			

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MITIGATION MONITORING PLAN LEISURE VISTAS					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
MM-8	Impacts to wetlands.	<p><i>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;</i></p> <p><i>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;</i></p> <p><i>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</i></p> <p><i>p. No storage of oil, fuel, concrete mix or any deleterious substance within the dripline of any Heritage tree.</i></p> <p><i>Prior to the issuance of grading permits, the project applicant shall acquire an Individual</i></p>	ACOE and the United State	Prior to the issuance of grading	

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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 of wetland 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	
<b>10. Noise</b>					
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	

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Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
MM-12	Long-term Traffic-related noise impacts.	<i>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.</i> <i>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.</i>	Development Services Department	In conjunction with submittal of site plan for residential development on Parcel 2.	
MM-13	Exposure of people to aircraft noise.	<i>The project applicant shall retain a qualified acoustical consultant to determine necessary noise insulation design features needed to</i>	Development Services Department	Prior to submittal of residential site plan(s).	

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Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p>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:</p> <ul style="list-style-type: none"> <li>• Minimize the extent of windows, glass sliding doors, vents, and other openings in building shell walls;</li> <li>• 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;</li> <li>• Use acoustically rated glazing for windows and sliding doors; and,</li> <li>• Install airtight seals between windows or door frames and exterior walls.</li> </ul>			

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Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p><i>Additionally, the acoustical consultant shall prepare a report that provides the following:</i></p> <ul style="list-style-type: none"> <li><i>Information proving that residential structures have been designed to State limits for building type;</i></li> <li><i>Information on the topographical relationship of noise sources and the structure;</i></li> <li><i>Identification of noise sources and their characteristics;</i></li> <li><i>Predicted noise spectra at the exterior of the proposed structure considering present and future land uses;</i></li> <li><i>Basis for the prediction (measured or obtained from published data);</i></li> <li><i>Noise attenuation measures to be applied;</i></li> <li><i>Analysis of the noise insulation effectiveness of the proposed construction showing that the prescribed interior noise level requirements are met; and,</i></li> <li><i>Analysis of noise barriers' effectiveness, showing that the prescribed exterior noise levels are met.</i></li> </ul>			

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Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
<b>14. Cultural Resources</b>					
MM-15	The project site has the potential to contain buried archaeological or historic artifacts that are unknown to date.	<p><i>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.</i></p> <p><i>b: If Native American archaeological, ethnographic, or spiritual resources are discovered, all identification and treatment shall be conducted by qualified archaeologists who are either</i></p>	Development Services Department	Prior to issuance of grading permits	

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Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p>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.</p> <p>c: If human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the</p>			

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Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p><i>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</i></p>			

MITIGATION MONITORING PLAN

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

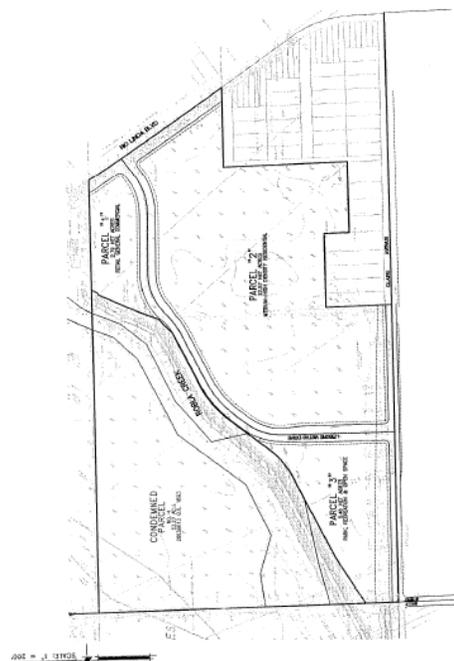
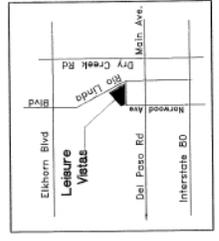
Exhibit A - General Plan Amendment

**GENERAL PLAN AMENDMENT EXHIBIT  
FOR THE  
LEISURE VISTAS PROJECT**  
SECTION 10 OF "RANCHO DEL PASO"  
BOOK "A" OF SURVEYS, MAP No. 94  
CITY OF SACRAMENTO,  
SACRAMENTO COUNTY, CALIFORNIA  
REVISED APRIL, 2007

PROPOSED GENERAL PLAN AMENDMENT  
LEISURE VISTAS  
APN 226-0061-028  
CITY OF SACRAMENTO  
SACRAMENTO COUNTY  
SHEET 1 OF 1

CLAYBARR ENGINEERING, INC.  
1000 N. STREETS  
SACRAMENTO, CA 95811  
TEL: 916-441-2277  
FAX: 916-441-2278  
WWW.CEENR.COM

DATE: 04/15/2008  
SCALE: 1" = 200' V. N/A  
CHECKED BY: JEB  
DRAWN BY: JEB



**SUMMARY**

NUMBER	ACRES
PARCEL #1	21.7
PARCEL #2	2.7
PARCEL #3	4.4
TOTAL	28.8

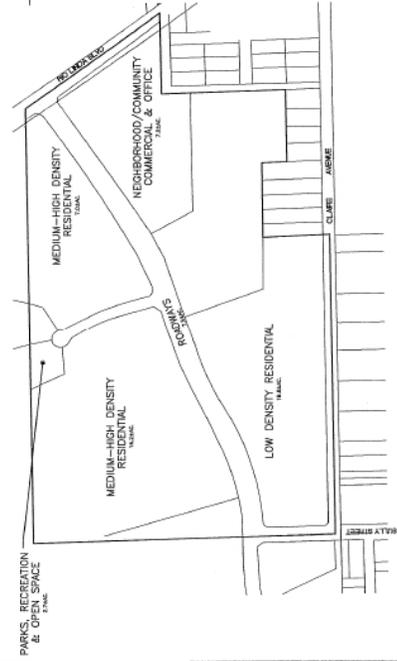
**PROJECT INFORMATION**

**DEVELOPER:** CAPITAL LAND INVESTORS  
SACRAMENTO, CA 95811  
CONTACT: WAYNE STOPS  
PLANNING CONSULTANT: CARROLL ENGINEERING, INC.  
11700 FIVE STAR BLVD  
SUITE 100 SACRAMENTO, CA 95828  
CONTACT: DENISE MARSHALL, P.E.

**PROJECT DESCRIPTION:** A-1, A-2, 28-091-028  
EXISTING ZONING: M-1, AGRICULTURE  
PROPOSED ZONING: P.M.D.  
PRESENT USE: VACANT/LAND

**SUMMARY**

NUMBER	ACRES
LOW DENSITY RESIDENTIAL	21.7
MEDIUM DENSITY RESIDENTIAL	2.7
NEIGHBORHOOD COMMERCIAL & OFFICE	2.7
RECREATION & OPEN SPACE	2.7
TOTAL	28.8



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:

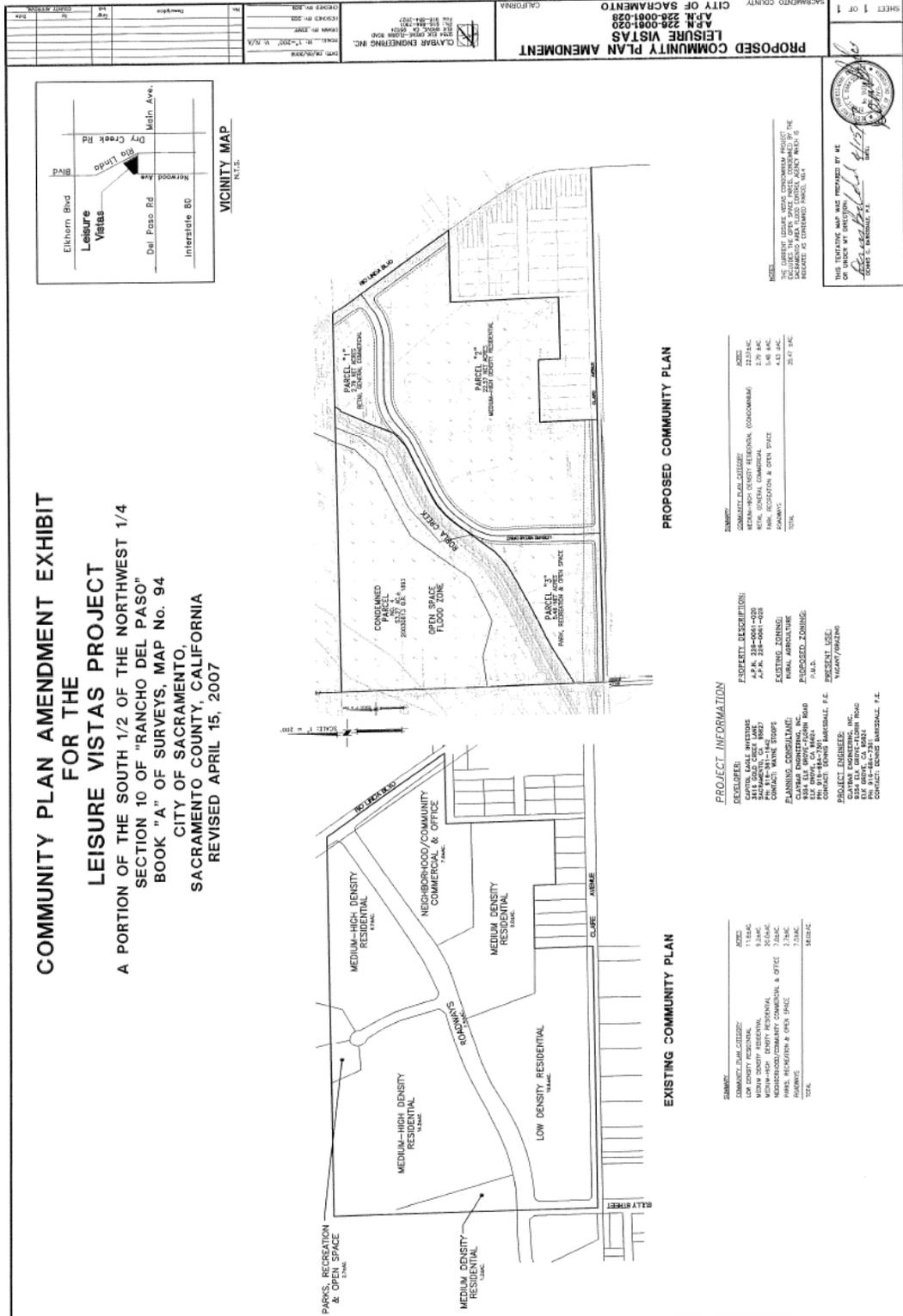
1. The proposed land use amendments are compatible with the surrounding land uses;
2. The subject site is suitable for residential, commercial, and parks development; and
3. The proposal is consistent with the policies of the North Sacramento Community Plan.

**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



**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.

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Exhibit A – Schematic Plan Amendment

Exhibit B – PUD Guidelines

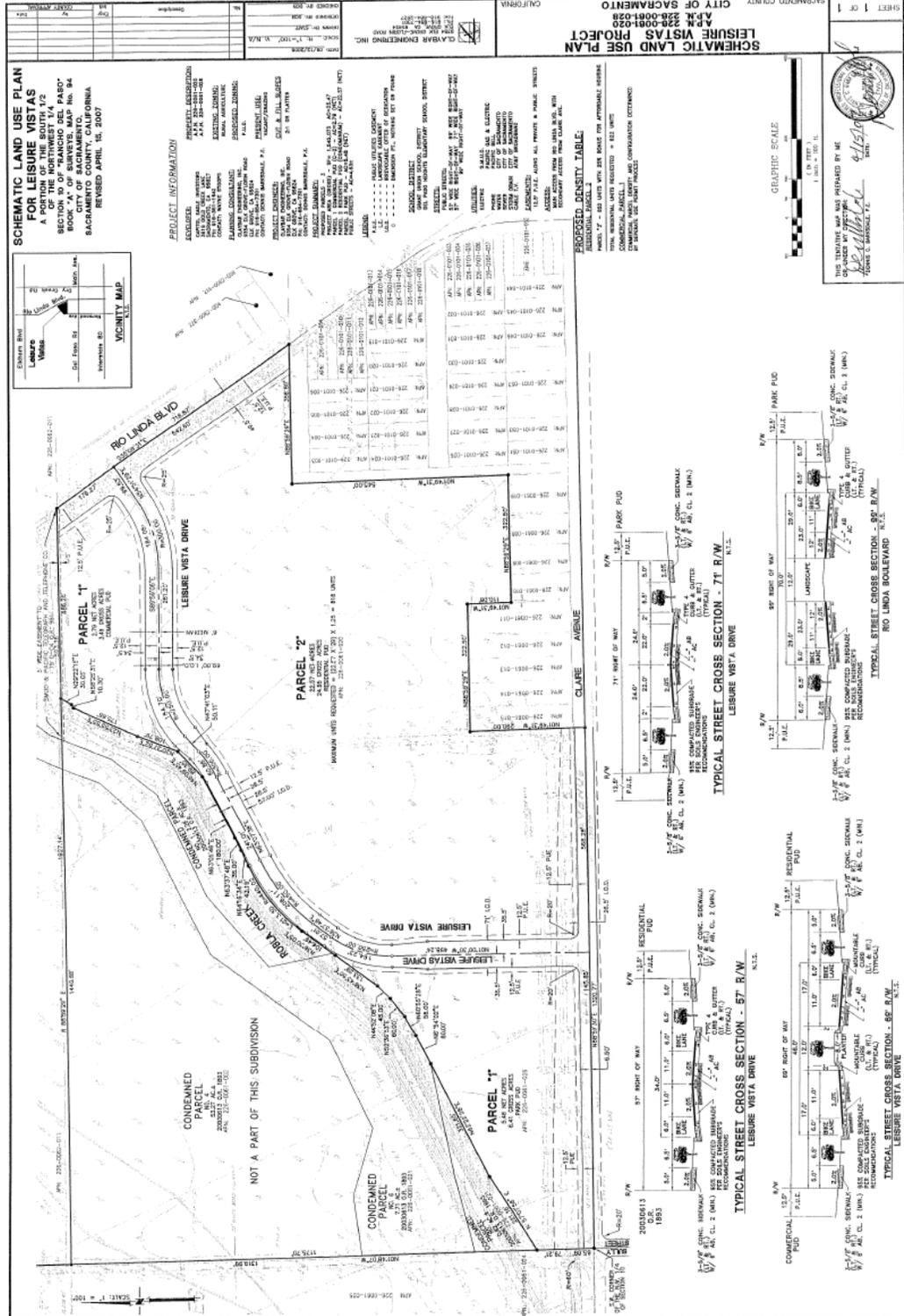


Exhibit B – PUD Guidelines

**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

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Section III Permitted Uses

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Section VII Retirement Community Design and Criteria

Section VIII Issuance of Building Permit

Section IX Building Occupancy

**Section I. Purpose and Intent**