

RESOLUTION NO. 2008-166

Adopted by the Sacramento City Council

March 18, 2008

APPROVING COPPERSTONE VILLAGE I (P07-124) & APPROVING COPPERSTONE VILLAGES II & III (P07-125)

BACKGROUND

- A. On February 28, 2008, the City Planning Commission conducted a public hearing on project and approved all project entitlements except for the special permit for vehicular entrance gates which it denied. Within the time limits specified in the Zoning Code, the project entitlements approved by the Planning Commission were called-up by Councilmember Pannell.
- B. On March 18, 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Sections 17.200.040(B) and 17.200.010(C)(2)(d)(posting and mail 300') and received and considered evidence concerning the CopperStone Villages 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 CopperStone Villages project, the City Council approves the Inclusionary Housing Plan, the Schematic Plan Amendment, and the special permits 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: The Addendum and Mitigation Monitoring Plan for the Project has been adopted by Resolution No. 2008-165.
 - C. The Inclusionary Housing Plan is approved subject to the following Findings of Fact:
 - 1. The location of the project is in a designated New Growth Area and is subject to the Mixed Income Housing Policy.
 - 2. The 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.

- D. The Planned Unit Development Schematic Plan Amendment to the College Square PUD is approved subject to the following Findings of Fact:
1. The PUD amendments conform to the General Plan and the South Sacramento Community Plan goals and policies to enhance and maintain the quality of life in the City.
 2. The PUD amendments do not change the intensity of land uses by more than ten percent for the subject property.
 3. The PUD amendments meet the purposes and criteria stated in the College Square Planned Unit Development.
 4. The PUD amendments will not be injurious to the public welfare, nor to the other property in the vicinity of the development in that the project will be subject to all applicable development standards within the Zoning and Building codes.
- E. The Special Permit (P07-124) to construct a new 103 unit multi-family complex is approved subject to the following Findings of Fact:
1. The project is based upon sound principles of land use in that the proposed use is allowed in the Traditional Multi-Family Alternative (R-3A-PUD) and the Traditional Multi-Family (R-3-PUD) zones and includes conditions addressing building, site design, architecture, signage and alternative modes.
 2. The proposed use will be consistent with the objectives of the City of Sacramento General Plan.
 3. The proposed use would not be detrimental to the public health, safety and welfare, not result in a public nuisance in that:
 - a. The police department has determined the project has sufficient safety elements, such as lighting, gates, and security cameras.
 - b. The buildings fronting State Route 99 will be constructed in a manner to mitigate noise from the freeway.
 - c. The multiuse path will be constructed in a manner to allow visibility and discourage loitering.
- F. The Special Permit (P07-125) to construct a new 270 unit multi-family complex is approved subject to the following Findings of Fact:

1. The project is based upon sound principles of land use in that the proposed use is allowed in the Multi-Family (R-4-PUD), the Traditional Multi-Family Alternative (R-3A-PUD) and the Traditional Multi-Family (R-3-PUD) zones and includes conditions addressing building, site design, architecture, signage and alternative modes.
2. The proposed use will be consistent with the objectives of the City of Sacramento General Plan.
3. The proposed use would not be detrimental to the public health, safety and welfare, not result in a public nuisance in that:
 - a. The police department has determined the project has sufficient safety elements, such as lighting, gates, and security cameras.
 - b. The multiuse path will be constructed in a manner to allow visibility and discourage loitering.

G. The Special Permit to reduce the required on-site parking spaces by seven (7) spaces for P07-124 (CopperStone I) is approved subject to the following Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed use is allowed in the Traditional Multi-family (R-3-PUD) zone and the Traditional Multi-family Alternative (R-3A-PUD) zone and provides housing stock in an area that has full access to City utilities and infrastructure.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. The project is affordable and would generate less demand for parking than market rate units; and
 - b. The project is within ½ mile of a proposed light rail station which would facilitate non-automobile transportation needs; and
 - c. Proposed project has vehicular access and parking agreements with CopperStone Villages II & III which is over-parked by 8 spaces.
3. The project is consistent with the General Plan which designates the parcel as high-density residential designation (30+ du/na) and medium-density residential (16-29 du/na) as well as consistent with the community plan which designates the parcel as high density residential (29+ du/na) and medium-density residential (11-29 du/na).

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

- E. The Special Permit (P07-124) to develop 103 multi-family units in the multi-family planned unit development (R-3-PUD & R-3A-PUD) zones is hereby approved subject to the following conditions:

Planning

- E1. Applicant shall abide by all conditions of Council Resolution 2004-056 (College Square Planned Unit Development) unless modified by approval of this application.
- E2. Project shall be developed and constructed in full compliance with the Zoning Code unless otherwise specified by the Planned Unit Development or any condition below.
- E3. Applicant shall provide one accessible pedestrian gate between CopperStone Village I and 7900 West Stockton Blvd.
- E4. The project shall be substantially consistent with all approved plans and exhibits. Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.
- E5. The applicant shall obtain all necessary building and/or encroachment permits prior to commencement of construction.
- E6. This development is approved for 103 apartment units located on APN 117-1460-033
- E7. Prior to the issuance of any building permits, the applicant shall demonstrate compliance with the Mixed Income Housing Ordinance by demonstrating the Inclusionary Housing Agreement has been recorded.
- E8. Any change in the design or materials shall be submitted to the Planning Director for review and approval.
- E9. All mechanical equipment shall be screened to prevent visibility from the street.
- E10. Fencing shall have a decorative pilaster at least every 40 feet along street frontages and commercial properties. Decorative pilasters shall also flank every pedestrian and vehicle gate, as well as be present at every change in fence direction.

- E11. Residents of CopperStone Village II & III shall have access to all common areas (including parking, driveways, pedestrian paths, gates, bicycling parking facilities, family areas, club house and pool area) of Copperstone Village I.
- E12. Applicant shall install vehicle gates
- a. Design and location of gates shall be consistent with Section 17.76.070 (B) of the City Code.
 - b. Fencing shall not exclude use of hydrants or fire department connects or hydrants. All gates should have “knox” access for emergency use subject to review and approval by the City of Sacramento Fire Department.
 - c. Gate designs shall include emergency hardware to ensure proper emergency access to the satisfaction of the city fire, police, public works and utilities departments.
 - d. Vehicle gates shall remain open from 9:00 AM to 5:00 PM.
 - e. Vehicle gates shall be installed and operated in such a manner as to allow access for the maintenance, operation, replacement, removal, or renewal of utility facilities existing in or accessible through the project, for the delivery of freight or packages by commercial vehicles, for the operation of emergency vehicles, and the performance of municipal services.

Utilities

- E13. The applicant shall participate in the College Square CFD Finance Plan and pay all necessary fees or demonstrate said fees have been paid.
- E14. Provide standard subdivision improvements pursuant to Section 16.48.110 of the City Code. Improvement plans shall be consistent with the Infrastructure and Utilities Plan, and the Drainage Master Plan that will provide for the ultimate development of the Jacinto Creek Planning Area (JCPA).
- E15. Any new domestic water services shall be metered. A single domestic water service is allowed for the clubhouse and pool area. Excess services shall be abandoned to the satisfaction of the Department of Utilities. (note: There is an existing 12” water main in W. Stockton Blvd.)
- E16. The apartment units shall have a separate tap from the public distribution system for a metered domestic water service.

- E17. The clubhouse and pool area shall have a separate tap from the public distribution system for a metered domestic water service.
- E18. Common area landscaping shall have a minimum of one (1) separate tap from the public distribution for a metered irrigation service.
- E19. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage and water at no cost at the time of sale or other conveyance of any lot for CopperStone Village I, II or III.
- E20. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage and water at no cost at the time of sale or other conveyance of any lot for CopperStone Village I, II or III.
- E21. Per City Code, the point of service for water and storm drain service is located at the public street right-of-way. The onsite water and drainage systems shall be private systems.
- E22. Multiple fire services are allowed per parcel and may be required.
- E23. The proposed development is located within County Sanitation District No.1 (CSD1). Satisfy all CSD1 requirements.
- E24. Prepare a drainage study for this project consistent with the College Square Drainage Master Plan for the review and approval of the Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. The finished floor of the buildings shall be a minimum of 1.5 feet above the 100-year HGL and 1.7 feet above the controlling overland release. Any modifications to the Drainage Master Plan shall be approved by the Department of Utilities.
- E25. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. The on-site system shall be designed so the 10-year HGL is a minimum of 6-inches below the onsite drain inlets. (Note: Per the College Square Improvement Plans, there is an existing 18" drainage stub, which is tied into manhole 208 per the 2007 Drainage/Sewer Map page zz22 that the onsite drainage system shall tie into.)
- E26. 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 Department of Utilities).

- E27. 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 plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- E28. 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.
- E29. 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. Since the project is not served by a regional water quality control facility, both source control and on-site treatment control measures are required. Contact DOU for a list of accepted proprietary devices if considered for treatment control. Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the latest edition of the "Guidance Manual for On Site Stormwater Quality Control Measures" for appropriate source control measures.

Development Engineering

- E30. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the city code. The City shall determine improvements required. Improvements shall be designed and constructed to City standards. This shall include any street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter, and sidewalk to City standards to the satisfaction of Development Engineering Division.

- E31. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division.
- E32. The minimum throat depth for the southernmost driveway shall be 60'. Throat depth is that distance a vehicle can move into a site before encountering a decision (i.e. right or left turn, stopped car etc.)
- E33. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
- E34. The site plan shall conform to A.D.A. requirements in all respects.
- E35. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering and Finance Division.

Urban Forest Services

- E36. All trees are to be irrigated on a non-turf station by a minimum of two pop-up heads w/3' radius nozzles installed 30" to 40" from center trunk line. Other irrigation designs may be approved pending review of the City Landscape Architecture department and the Urban Forest Services Division.
- E37. All trees are to be planted in a gradual mound 2" to 3" higher than the surrounding grade and mulched w/ wood chips (playground fiber or coarser) to a depth of approximately 3".
- E38. No turf, groundcover or shrubs can be planted within 4' of any tree trunk, (recommend installing header board or concrete mow strip to separate turf from shrub and tree planting areas).

Fire

- E39. All turning radii for fire access shall be designed as 35' inside and 55' outside (Entire surface to traffic circles must be flush without planters, trees and curbs).
- E40. Any gates used for emergency access shall be equipped with a Knox lock to the satisfaction of the Fire Department.

Building

E41. Accessible parking stalls shall be provided for the covered and uncovered parking areas.

E42. All ground floor dwelling units can be accessible and adaptable.

Police

E43. The parking area shall be illuminated at a level of 1.5 foot candles minimum at all hours with ramps, corners, & entrances 1.0-1.25 foot candles during hours of darkness.

E44. Stairwell lights shall remain on from ½ an hour before dusk to ½ an hour after dawn.

E45. Each entry, patio, balcony, & pedestrian outside door shall be equipped with its own light source.

E46. Units shall be leased on an individual basis to tenants who occupy the entire unit; no unit should be leased by individual room(s) and no tenant may sublet a unit by the room(s).

Regional Transit

E47. Transit information shall be displayed in a prominent location in the residential sales/rental office or on the lease. Please contact Devra Selenis, Marketing Department at (916) 321-2859 for more information.

Parks

E48. *Maintenance District:* The applicant shall provide proof that the site is included in an existing parks maintenance district, or 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 the 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.)

E49. *Multi-Use Trail:* A multi-use trail shall be dedicated and constructed as specified below and in compliance with the PPDS "Multi-Use Trail Design Guidelines" available by contacting PPDS.

- a. Location of trail: The multi-use trail shall be located along the southern boundary of the project site extending from West Stockton Boulevard to the western property line.
- b. The multi-use trail shall be dedicated as a public trail easement as approved by Development Engineering (DE), Department of Transportation (DOT) and Park Planning and Development Services (PPDS). At the time of dedication, the applicant shall (1) take all actions necessary to convey to and vest in the City all interests necessary for public trail use, maintenance and access; (2) provide a Phase 1 environmental site assessment of the multi-use trail; (3) if the environmental site assessment identifies any physical conditions or defects in the multi-use trail that would interfere with its intended use as a multi-use trail, as determined by PPDS in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and (4) take all actions necessary to ensure that the multi-use trail 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 the multi-use trail.
- c. The applicant shall submit and obtain approval from DE, PPDS and the DOT for the alignment and design of the multi-use trail prior to submitting improvement plans for the trail.
- d. The proposed multi-use trail shall comply with Class I bike trail standards, including regulatory signage, as defined in Chapter 1000 of State Department of Transportation Highway Design Manual. The trail shall be 12' of asphalt concrete paving, with a clear graded shoulder, a minimum of 2' in width along the southern border of the trail. The paved trail may border the grass-lined detention swale to the north, negating the need for a 2' graded shoulder along that side of the trail. The southern shoulder should be decomposed granite or an alternate material approved by PPDS. Pavement sections shall be 3" minimum asphaltic concrete over 6" min of aggregate base, with a centerline stripe (refer to PPDS Trail detail and specification).
- e. Vehicular access controls shall be placed at the entrance to all access points to the trail (refer to PPDS details and specifications for approved designs).
- f. Wherever possible and as approved by PPDS, DOT and the Department of Utilities, the multi-use trail shall be designed to be located immediately south of and adjacent to the proposed drainage swale located along the

southern boundary of the project site. In the event the drainage swale is relocated, then the trail easement width may need to be increased.

- g. The Applicant shall disclose the location of the planned multi-use trail to all residents within the apartment complex.

E50. *Improvements:* The applicant shall construct the following public improvements prior to and as a condition of City's acceptance of the multi-use trail to be located along the southern boundary of the project site, extending from West Stockton Boulevard to Kastanis Way.

- a. A six foot high tubular steel fence as approved by the City PPDS on the southern property lines separating the multi-use trail and private parcels located to the south.
- b. A six foot high tubular steel fence along on the northern side of the drainage swale (if fencing is proposed to separate the trail from the project site).
- c. A minimum of three gated entrances to the trail shall be provided from the two project sites to accommodate resident access to the trail.

E51. *Site Plan:* The applicant shall submit a site plan and electronic file showing the location of all utilities on the trail alignment to the PPDS for review and approval.

E52. *Design Coordination for PUE's and Facilities:* In the event a public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated affecting the trail easement, the applicant shall coordinate with PPDS, DOT and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the trail and to best accommodate future trail improvements. The applicant shall facilitate a meeting(s) with SMUD, PPDS and DOT prior to SMUD's facilities coordinating meeting for the project.

CSD-1

E53. Connection to CSD-1's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction.

E54. Each parcel with a sewage source shall have a separate connection to the CSD-1 public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or CSD-1 public sewer line.

- E55. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required.
- E56. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in easements dedicated to CSD-1.
- E57. CSD-1 requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.
- E58. All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that CSD-1 can properly maintain the sewer line.

Environmental

- E59. Comply with all aspects of the mitigation monitoring plan.

Security

- E60. A security camera shall be placed at each vehicular access point to the site.

- F. The Special Permit (P07-125) to develop 270 multi-family units in the multi-family planned unit development (R-4-PUD, R-3A-PUD & R-3-PUD) zones is hereby approved subject to the following conditions:

Planning

- F1. Applicant shall abide by all conditions of Council Resolution 2004-056 (College Square Planned Unit Development) unless modified by approval of this application.
- F2. Project shall be developed and constructed in full compliance with the Zoning Code unless otherwise specified by the Planned Unit Development or any condition below.

- F3. Applicant shall provide one accessible pedestrian gate between CopperStone Village and 7700 W. Stockton Blvd.
- F4. The project shall be substantially consistent with all approved plans and exhibits. Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.
- F5. The applicant shall obtain all necessary building and/or encroachment permits prior to commencement of construction.
- F6. This development is approved for 270 apartment units located on APN 117-1460-032.
- F7. Prior to the issuance of any building permits, the applicant shall demonstrate compliance with the Mixed Income Housing Ordinance by demonstrating the Inclusionary Housing Agreement has been recorded.
- F8. Any change in the design or materials shall be submitted to the Planning Director for review and approval.
- F9. All mechanical equipment shall be screened to prevent visibility from the street.
- F10. Fencing shall have a decorative pilaster at least every 35 feet along street frontages and commercial properties. Decorative pilasters shall also flank every pedestrian and vehicle gate, as well as be present at every change in fence direction.
- F11. Residents of CopperStone Village I shall have access to all common areas (including parking, driveways, pedestrian paths, gates, bicycling parking facilities, family areas, club house and pool area) of CopperStone Village II and III.
- F12. Applicant shall have at least 11 class I bicycle parking spaces and 21 total bicycling parking facilities located on parcel 117-1460-032.
- F13. Applicant shall install vehicle gates
 - a. Design and location of gates shall be consistent with Section 17.76.070 (B) of the City Code.
 - b. Fencing shall not exclude use of hydrants or fire department connects or hydrants. All gates should have “knox” access for emergency use subject to review and approval by the City of Sacramento Fire Department.

- c. Gate designs shall include emergency hardware to ensure proper emergency access to the satisfaction of the city fire, police, public works and utilities departments.
- d. Vehicle gates shall remain open from 9:00 AM to 5:00 PM.
- e. Vehicle gates shall be installed and operated in such a manner as to allow access for the maintenance, operation, replacement, removal, or renewal of utility facilities existing in or accessible through the project, for the delivery of freight or packages by commercial vehicles, for the operation of emergency vehicles, and the performance of municipal services.

Utilities

- F14. The applicant shall participate in the College Square CFD Finance Plan and pay all necessary fees.
- F15. Provide standard subdivision improvements pursuant to Section 16.48.110 of the City Code. Improvement plans shall be consistent with the Infrastructure and Utilities Plan, and the Drainage Master Plan that will provide for the ultimate development of the Jacinto Creek Planning Area (JCPA).
- F16. Any new domestic water services shall be metered. A single domestic water service is allowed for the clubhouse and pool area. Excess services shall be abandoned to the satisfaction of the Department of Utilities. (note: There is an existing 12" water main in W. Stockton Blvd.)
- F17. The apartment units shall have a separate tap from the public distribution system for a metered domestic water service.
- F18. The clubhouse and pool area shall have a separate tap from the public distribution system for a metered domestic water service.
- F19. Common area landscaping shall have a minimum of one (1) separate tap from the public distribution for a metered irrigation service.
- F20. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage and water at no cost at the time of sale or other conveyance of any lot for CopperStone Village I, II or III.
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cost at the time of sale or other conveyance of any lot for CopperStone Village I, II or III.

- F22. Per City Code, the point of service for water and storm drain service is located at the public street right-of-way. The onsite water and drainage systems shall be private systems.
- F23. Multiple fire services are allowed per parcel and may be required.
- F24. The proposed development is located within County Sanitation District No.1 (CSD1). Satisfy all CSD1 requirements.
- F25. Prepare a drainage study for this project consistent with the College Square Drainage Master Plan for the review and approval of the Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. The finished floor of the buildings shall be a minimum of 1.5 feet above the 100-year HGL and 1.7 feet above the controlling overland release. Any modifications to the Drainage Master Plan shall be approved by the Department of Utilities.
- F26. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. The on-site system shall be designed so the 10-year HGL is a minimum of 6-inches below the onsite drain inlets. (Note: Per the College Square Improvement Plans, there is an existing 18" drainage stub, which is tied into manhole 208 per the 2007 Drainage/Sewer Map page zz22 that the onsite drainage system shall tie into.)
- F27. 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 Department of Utilities).
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- F29. 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.

- F30. 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. Since the project is not served by a regional water quality control facility, both source control and on-site treatment control measures are required. Contact DOU for a list of accepted proprietary devices if considered for treatment control. Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the latest edition of the "Guidance Manual for On Site Stormwater Quality Control Measures" for appropriate source control measures.

Development Engineering

- F31. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the city code. The City shall determine improvements required. Improvements shall be designed and constructed to City standards. This shall include any street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter, and sidewalk to City standards to the satisfaction of Development Engineering Division.
- F32. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division.
- F33. The minimum throat depth for the southernmost driveway shall be 60'. Throat depth is that distance a vehicle can move into a site before encountering a decision (i.e. right or left turn, stopped car etc.)
- F34. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
- F35. The site plan shall conform to A.D.A. requirements in all respects.
- F36. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with

City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering and Finance Division.

Urban Forest Services

- F37. All trees are to be irrigated on a non-turf station by a minimum of two pop-up heads w/3' radius nozzles installed 30" to 40" from center trunk line. Other irrigation designs may be approved pending review of the City Landscape Architecture department and the Urban Forest Services Division.
- F38. All trees are to be planted in a gradual mound 2" to 3" higher than the surrounding grade and mulched w/ wood chips (playground fiber or coarser) to a depth of approximately 3".
- F39. No turf, groundcover or shrubs can be planted within 4' of any tree trunk, (recommend installing header board or concrete mow strip to separate turf from shrub and tree planting areas).

Fire

- F40. All turning radii for fire access shall be designed as 35' inside and 55' outside (Entire surface to traffic circles must be flush without planters, trees and curbs).
- F41. Any gates used for emergency access shall be equipped with a Knox lock to the satisfaction of the Fire Department.

Building

- F42. Accessible parking stalls shall be provided for the covered and uncovered parking areas.
- F43. All ground floor dwelling units can be accessible and adaptable.

Police

- F44. The parking area shall be illuminated at a level of 1.5 foot candles minimum at all hours with ramps, corners, & entrances 1.0-1.25 foot candles during hours of darkness.
- F45. Stairwell lights shall remain on from ½ an hour before dusk to ½ an hour after dawn.

- F46. Each entry, patio, balcony, & pedestrian outside door shall be equipped with its own light source.
- F47. Units shall be leased on an individual basis to tenants who occupy the entire unit; no unit should be leased by individual room(s) and no tenant may sublet a unit by the room(s).

Regional Transit

- F48. Transit information shall be displayed in a prominent location in the residential sales/rental office or on the lease. Please contact Devra Selenis, Marketing Department at (916) 321-2859 for more information.

Parks

- F49. *Maintenance District:* The applicant shall provide proof that the site is included in an existing parks maintenance district, or 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 the 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.)
- F50. *Multi-Use Trail:* A multi-use trail shall be dedicated and constructed as specified below and in compliance with the PPDS "Multi-Use Trail Design Guidelines" available by contacting PPDS.
 - a. Location of trail: The multi-use trail shall be located along the southern boundary of the project site extending from the eastern property line to Kastanis Way.
 - b. The multi-use trail shall be dedicated as a public trail easement as approved by Development Engineering (DE), Department of Transportation (DOT) and Park Planning and Development Services (PPDS). At the time of dedication, the applicant shall (1) take all actions necessary to convey to and vest in the City all interests necessary for public trail use, maintenance and access; (2) provide a Phase 1 environmental site assessment of the multi-use trail; (3) if the environmental site assessment identifies any physical conditions or defects in the multi-use trail that would interfere with its intended use as a multi-use trail, as determined by PPDS in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical

condition or defect, to the satisfaction of PPDS; and (4) take all actions necessary to ensure that the multi-use trail 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 the multi-use trail.

- c. The applicant shall submit and obtain approval from DE, PPDS and the DOT for the alignment and design of the multi-use trail prior to submitting improvement plans for the trail.
- d. The proposed multi-use trail shall comply with Class I bike trail standards, including regulatory signage, as defined in Chapter 1000 of State Department of Transportation Highway Design Manual. The trail shall be 12' of asphalt concrete paving, with a clear graded shoulder, a minimum of 2' in width along the southern border of the trail. The paved trail may border the grass-lined detention swale to the north, negating the need for a 2' graded shoulder along that side of the trail. The southern shoulder should be decomposed granite or an alternate material approved by PPDS. Pavement sections shall be 3" minimum asphaltic concrete over 6" min of aggregate base, with a centerline stripe (refer to PPDS Trail detail and specification).
- e. Vehicular access controls shall be placed at the entrance to all access points to the trail (refer to PPDS details and specifications for approved designs).
- f. Wherever possible and as approved by PPDS, DOT and the Department of Utilities, the multi-use trail shall be designed to be located immediately south of and adjacent to the proposed drainage swale located along the southern boundary of the project site. In the event the drainage swale is relocated, then the trail easement width may need to be increased.
- g. The Applicant shall disclose the location of the planned multi-use trail to all residents within the apartment complex.

F51. *Improvements:* The applicant shall construct the following public improvements prior to and as a condition of City's acceptance of the multi-use trail to be located along the southern boundary of the project site, extending from West Stockton Boulevard to Kastanis Way.

- a. A six foot high tubular steel fence as approved by the City PPDS on the southern property lines separating the multi-use trail and private parcels located to the south.

- b. A six foot high tubular steel fence along on the northern side of the drainage swale (if fencing is proposed to separate the trail from the project site).
 - c. A minimum of three gated entrances to the trail shall be provided from the two project sites to accommodate resident access to the trail.
- F52. *Site Plan*: The applicant shall submit a site plan and electronic file showing the location of all utilities on the trail alignment to the PPDS for review and approval.
- F53. *Design Coordination for PUE's and Facilities*: In the event a public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated affecting the trail easement, the applicant shall coordinate with PPDS, DOT and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the trail and to best accommodate future trail improvements. The applicant shall facilitate a meeting(s) with SMUD, PPDS and DOT prior to SMUD's facilities coordinating meeting for the project.

CSD-1

- F54. Connection to CSD-1's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction.
- F55. Each parcel with a sewage source shall have a separate connection to the CSD-1 public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or CSD-1 public sewer line.
- F56. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required.
- F57. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in easements dedicated to CSD-1.
- F58. CSD-1 requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any

deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

- F59. All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that CSD-1 can properly maintain the sewer line.

Environmental

- F60. Comply with all aspects of the mitigation monitoring plan.

Security

- F61. A security camera shall be placed at each vehicular access point to the site.

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Exhibit I: Elevations	Pg 50
Exhibit J: Details	Pg 66
Exhibit K: Inclusionary Housing Plan	Pg 68
Exhibit L: Easement Dedication	Pg 74

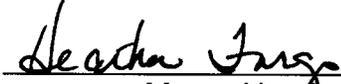
Adopted by the City of Sacramento City Council on March 18, 2008 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: None.



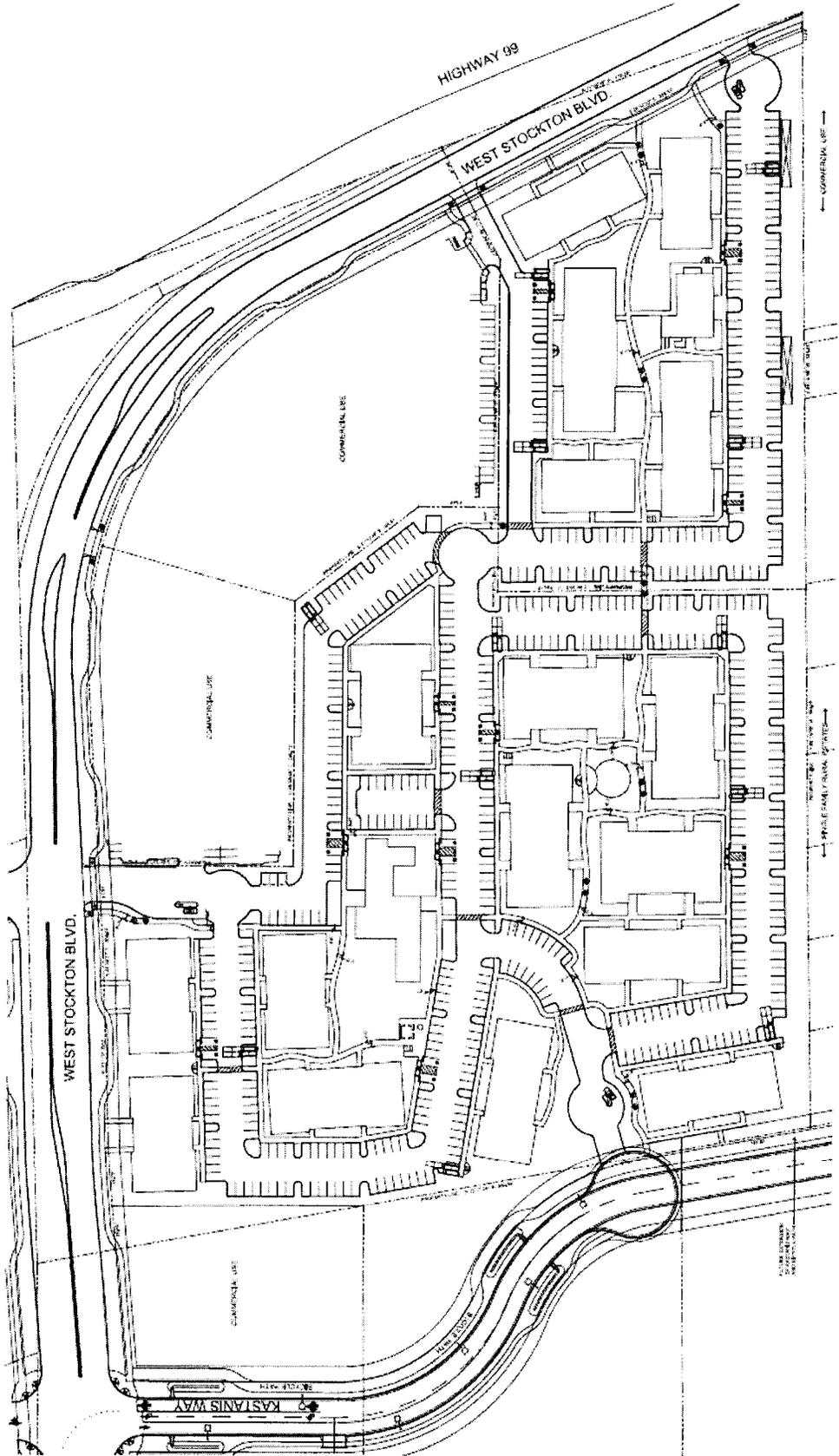
Mayor Heather Fargo

Attest:



Shirley Concolino, City Clerk

Exhibit A: Schematic Plan Amendment



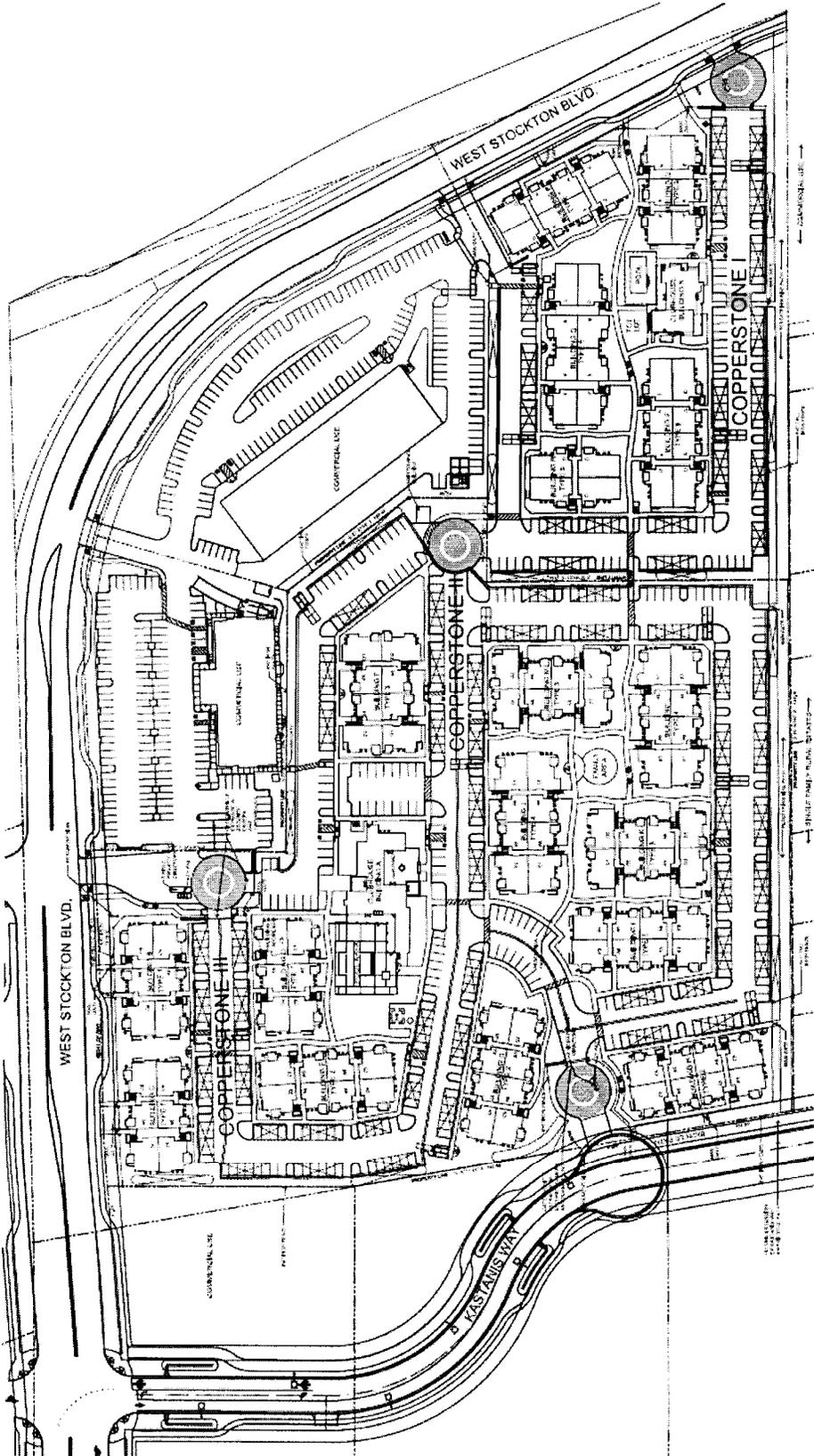
SCHEMATIC PLAN AMENDMENT

COPPERSTONE VILLAGES
Sacramento, California



PROJECT NUMBER: 08-001
 DATE: 03/18/08
 200 WEST STOCKTON BLVD, SACRAMENTO, CALIFORNIA

SC





 ARCHITECTURE INC.

 1000 S. GARDEN ST. SUITE 100

 ANAHEIM, CA 92805

 TEL: 714.944.1111

 FAX: 714.944.1112

 WWW.KUCHMANARCH.COM

COPPERSTONE VILLAGES

 CONTEXTUAL SITE PLAN



 USA Properties Fund

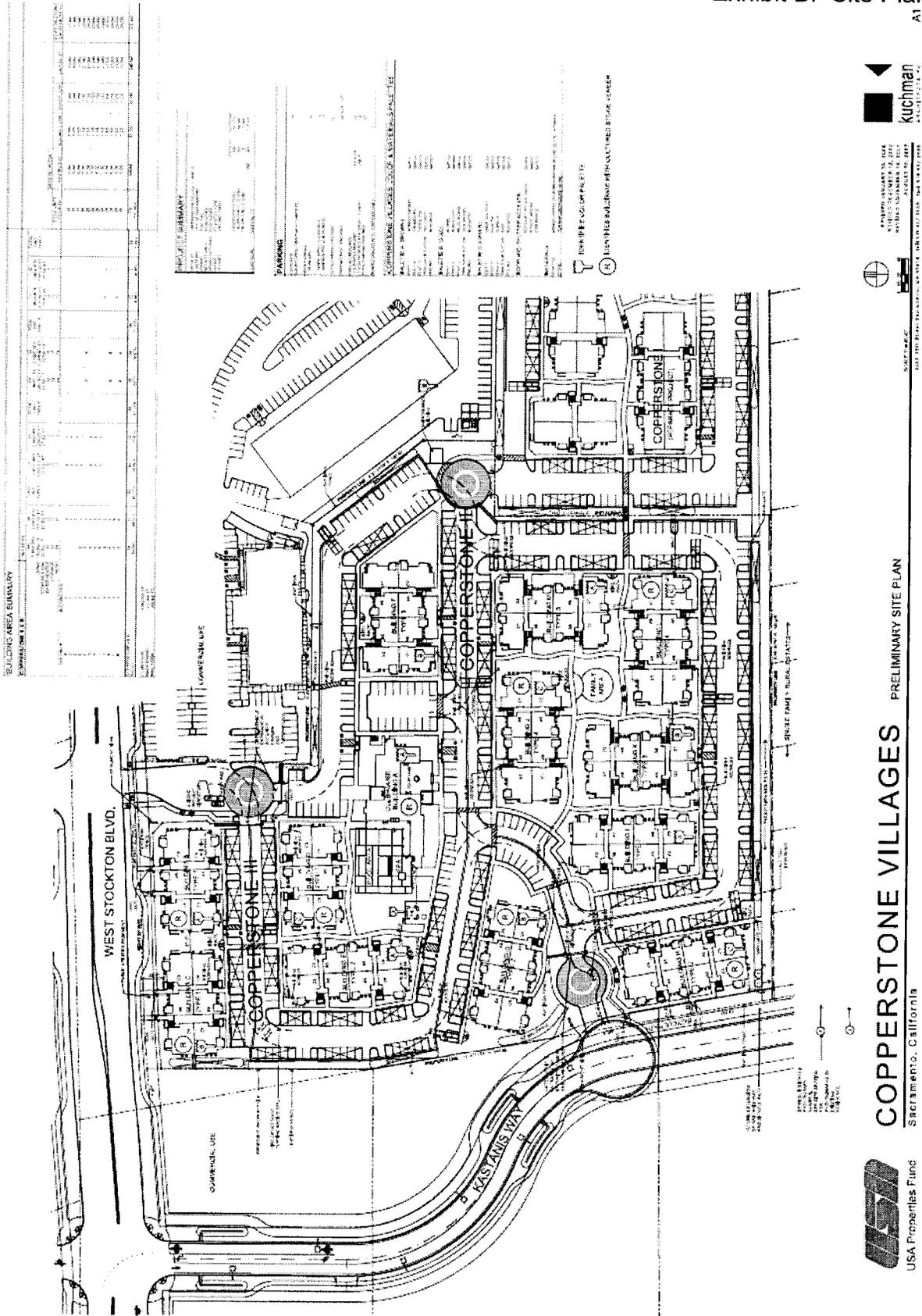


Exhibit C: Grading Plan

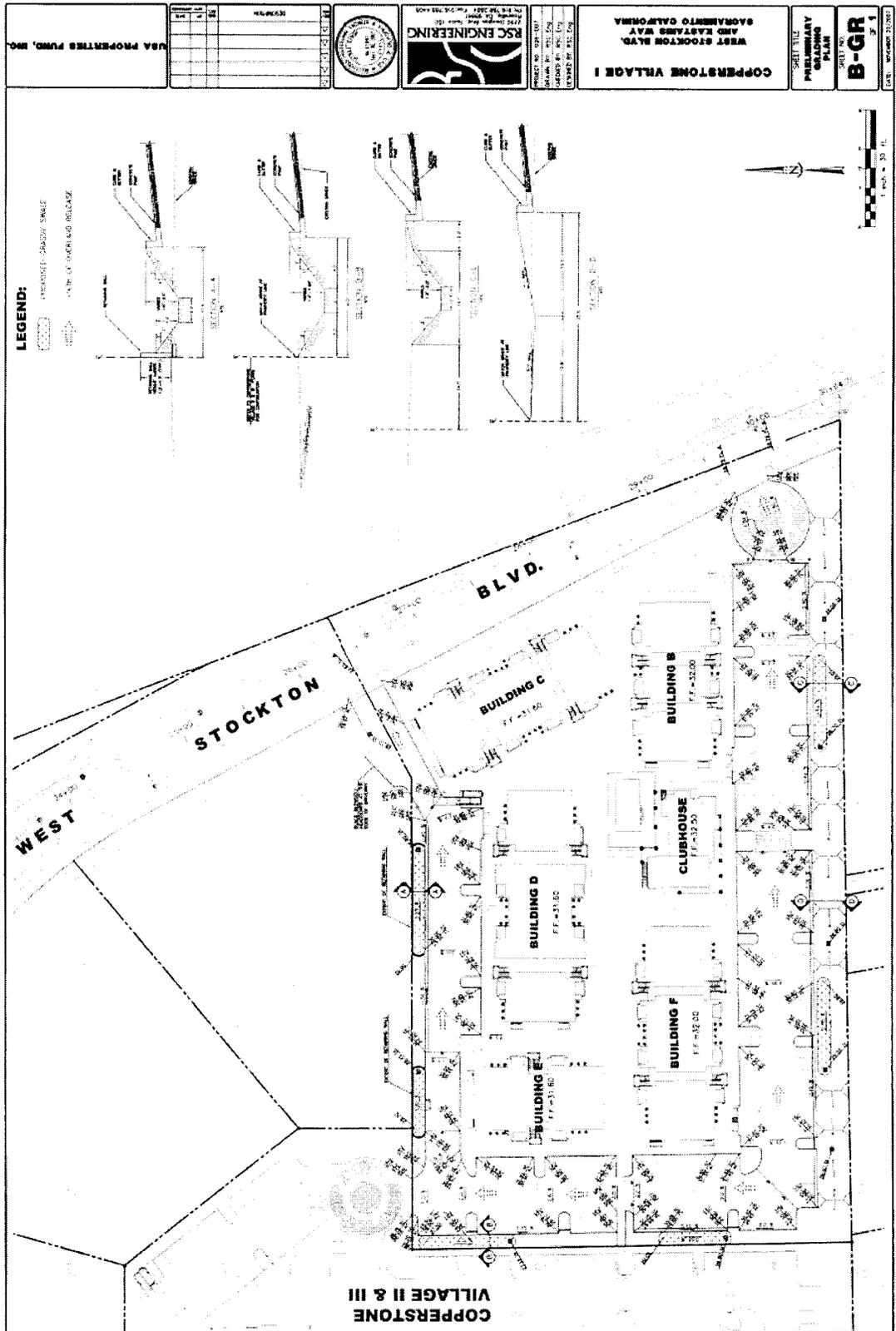


Exhibit C: Grading Plan

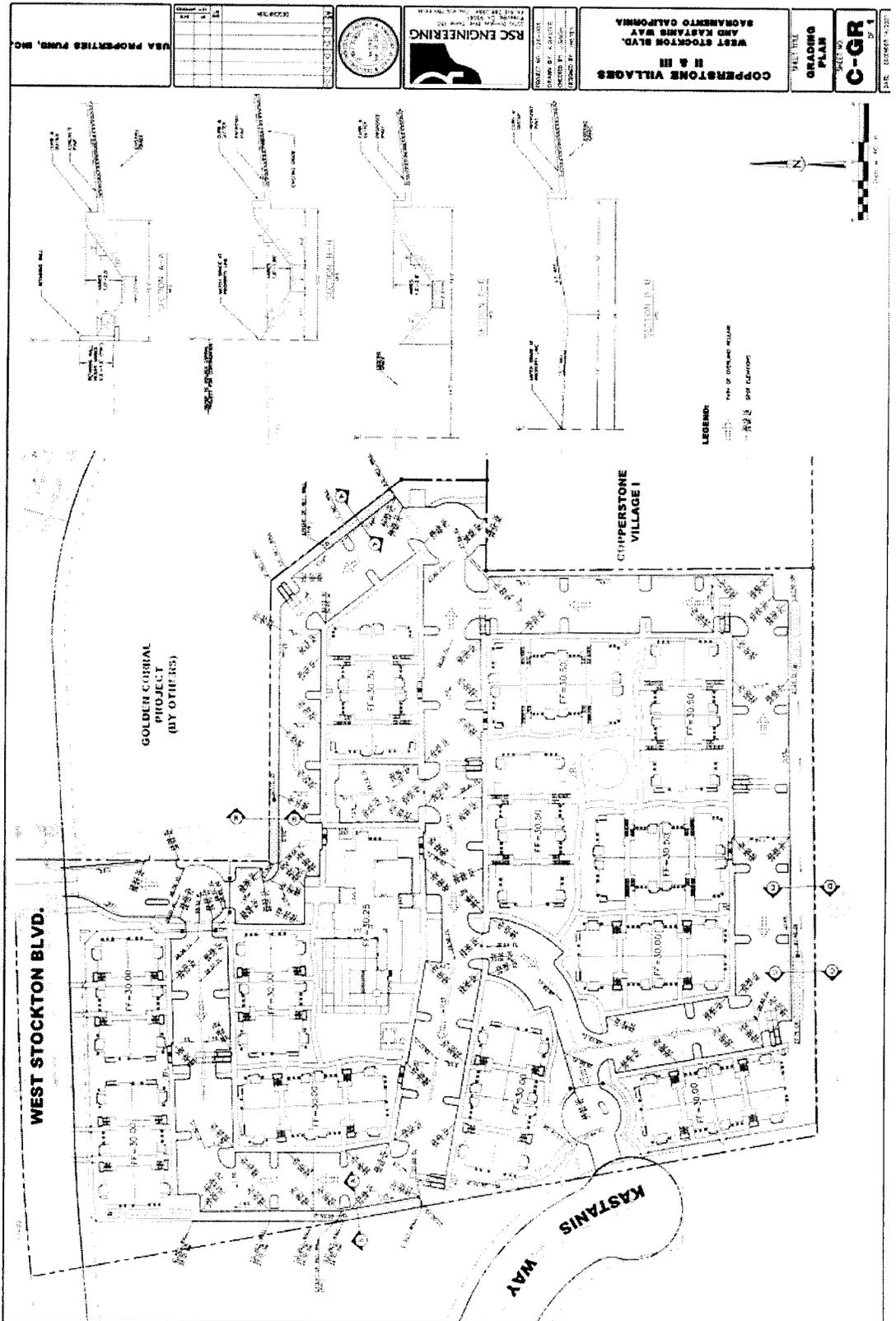


Exhibit D: Utility Plan

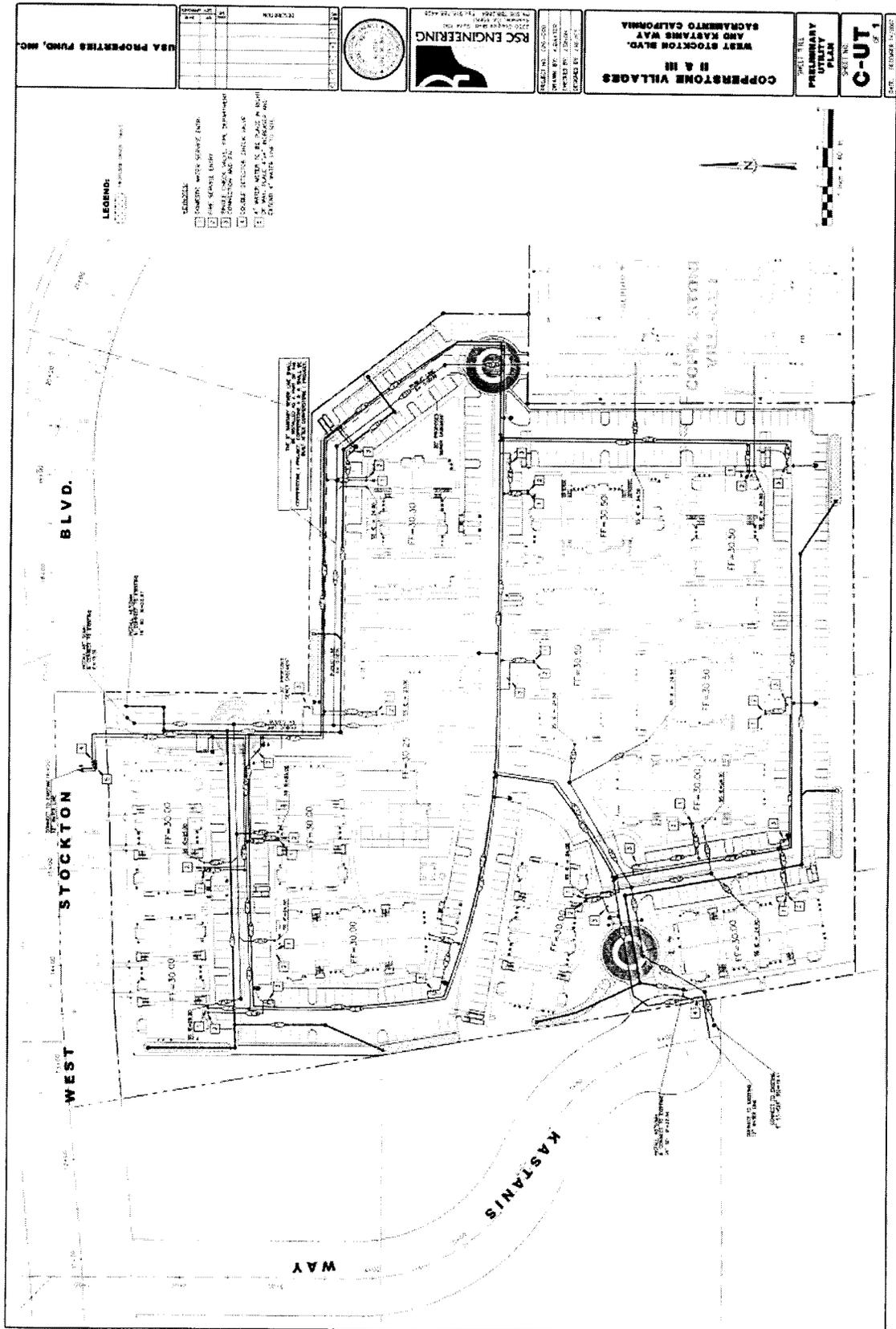
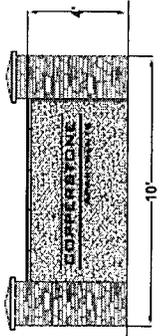


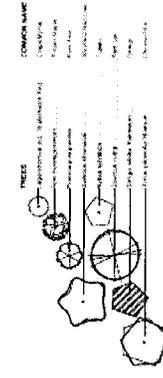
Exhibit E: Landscape Plan

PERMANENT MARKS & ELEVATIONS

MARK	DATE	BY	REVISION
1	08/18/08	MM	ADD MARK
2	08/18/08	MM	ADD MARK
3	08/18/08	MM	ADD MARK
4	08/18/08	MM	ADD MARK
5	08/18/08	MM	ADD MARK
6	08/18/08	MM	ADD MARK
7	08/18/08	MM	ADD MARK
8	08/18/08	MM	ADD MARK
9	08/18/08	MM	ADD MARK
10	08/18/08	MM	ADD MARK



MONUMENT SIGN

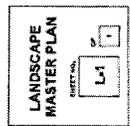
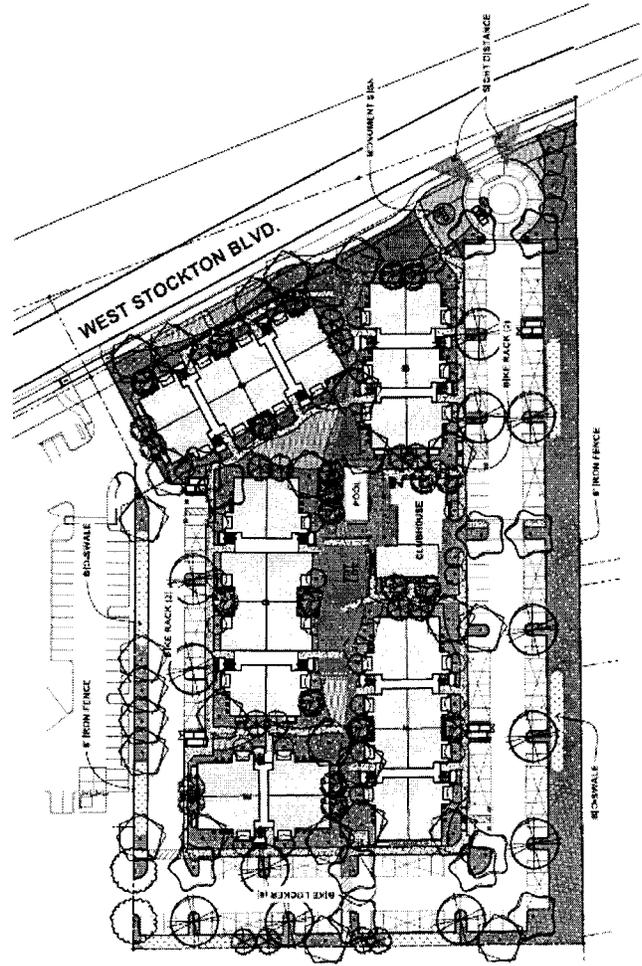


COMMON NAME

MAHOGANY	MAHOGANY
DOGWOOD	DOGWOOD

PLANT

PLANT	PLANT



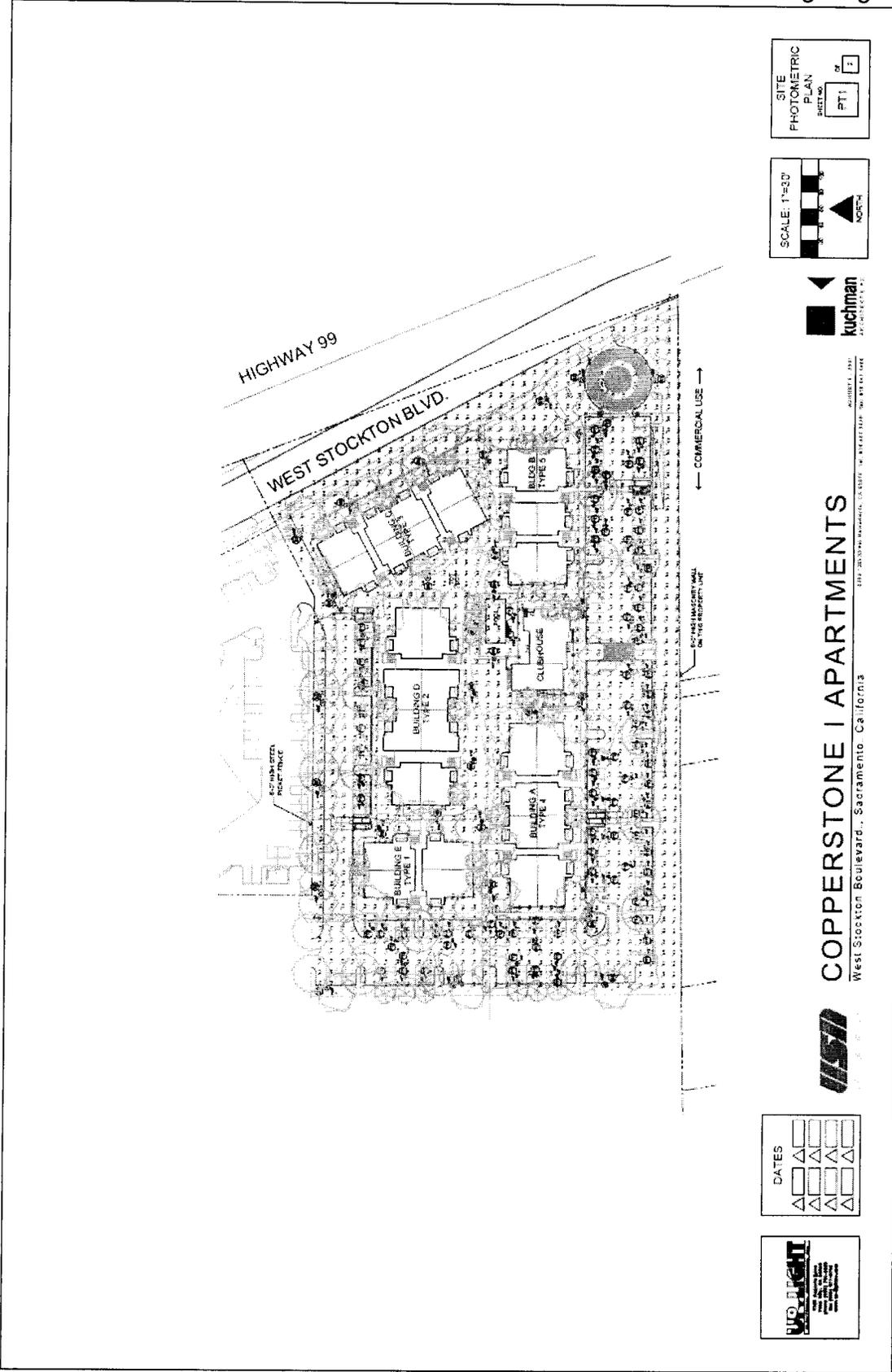
COPPERSTONE APARTMENTS
 DEVELOPER: USA PROPERTIES FUND
 FOR USA PROPERTIES FUND

DATES

DATE	DATE

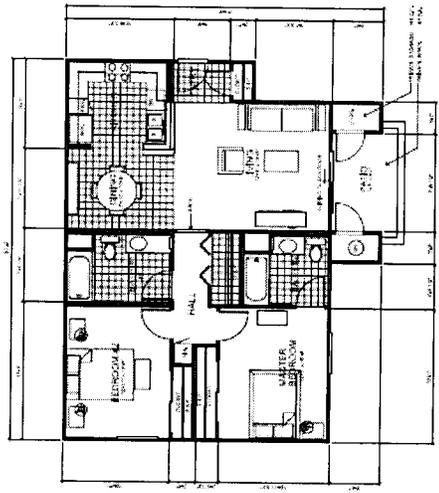
DESIGN DESIGN

DESIGN	DESIGN



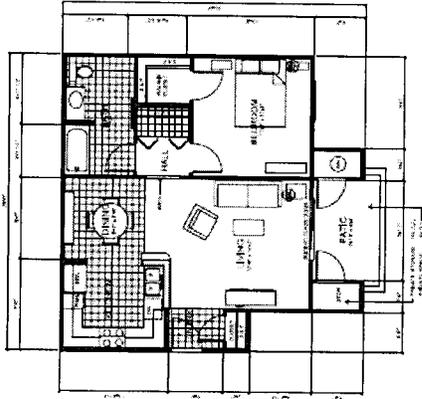


1000 J STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95811
 TEL: 916.441.1111
 FAX: 916.441.1112
 WWW.KUCHMANARCH.COM



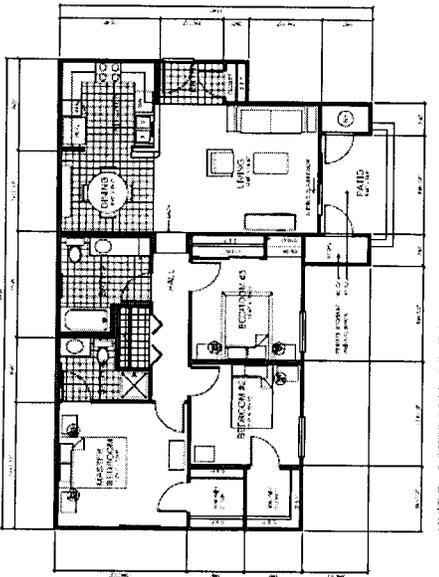
UNIT C - 2 BEDROOM / 2 BATH

AREA: 1,100 S.F.
 BATHS: 2
 BEDS: 2
 ALL FIRST FLOOR DWELLING UNITS
 ARE FINISHED TO ASPEN-PALE



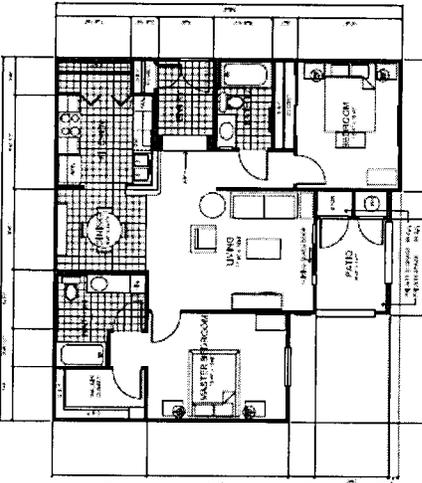
UNIT A - 1 BEDROOM / 1 BATH

AREA: 750 S.F.
 BATHS: 1
 BEDS: 1
 ALL FIRST FLOOR DWELLING UNITS
 ARE FINISHED TO ASPEN-PALE



UNIT D - 3 BEDROOM / 2 BATH

AREA: 1,300 S.F.
 BATHS: 2
 BEDS: 3
 ALL FIRST FLOOR DWELLING UNITS
 ARE FINISHED TO ASPEN-PALE

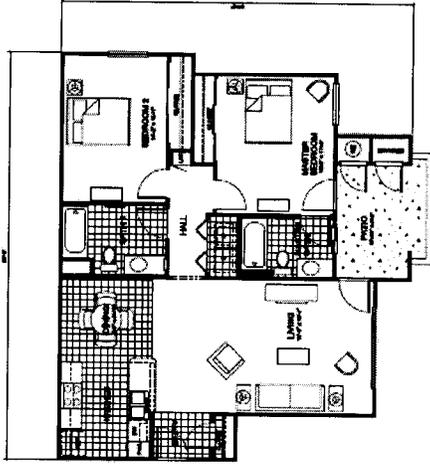


UNIT B - 2 BEDROOM / 2 BATH

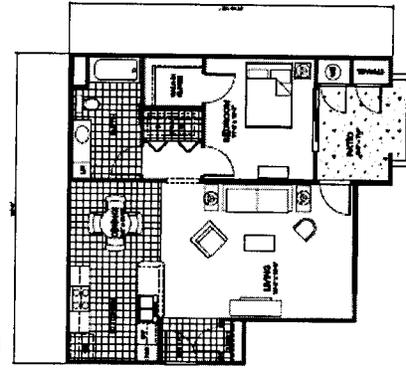
AREA: 1,100 S.F.
 BATHS: 2
 BEDS: 2
 ALL FIRST FLOOR DWELLING UNITS
 ARE FINISHED TO ASPEN-PALE

COPPERSTONE VILLAGE I
 Sacramento, California

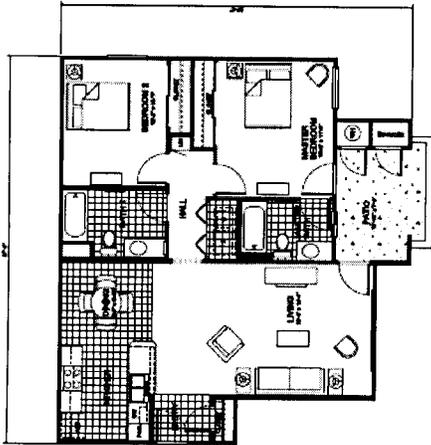




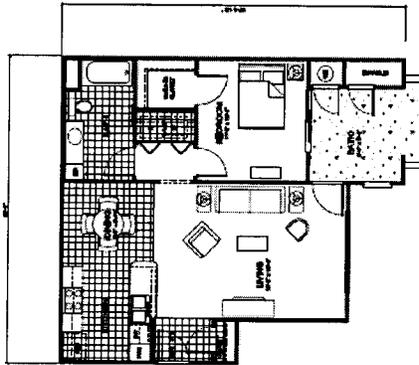
UNIT C3 - 2 BEDROOM / 2 BATH



UNIT A5 - 1 BEDROOM / 1 BATH



UNIT C4 - 2 BEDROOM / 2 BATH



UNIT A5 - 1 BEDROOM / 1 BATH

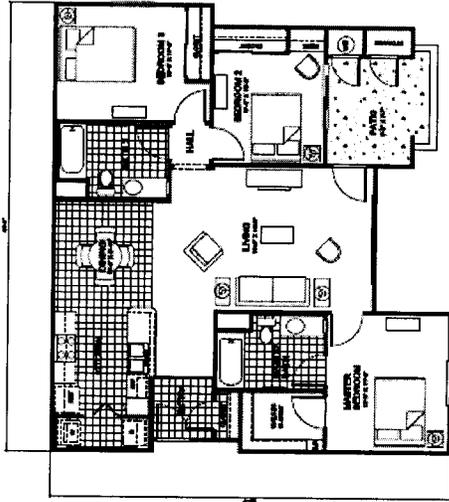
ALL FIRST FLOOR ENHANCED UNITS ARE MANICAPPED ADAPTIBLE

COPPERSTONE VILLAGE II
Sacramento, California



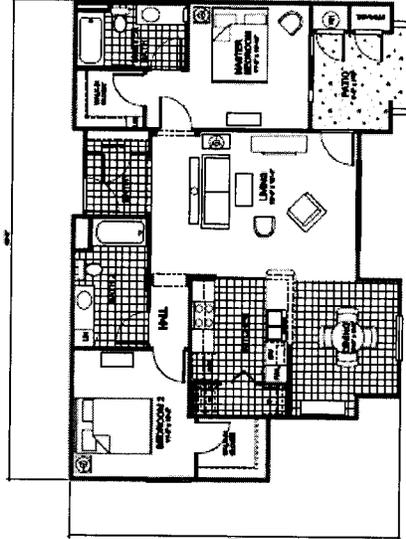
5.1.1.1 - GENERAL INFORMATION AS SHOWN
 SUBJECT TO THE
 2008 LBA Standard Specifications, AS SHOWN, AND THE LBA 2008 - THE LBA 2008 PLAN

Exhibit G: Units Plan



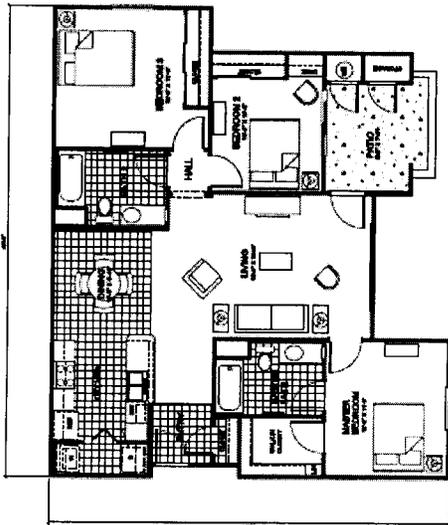
UNIT E1 - 3 BEDROOM / 2 BATH

1,100 sq. ft.
 107 sq. ft. balcony
 107 sq. ft. storage
 107 sq. ft. closet



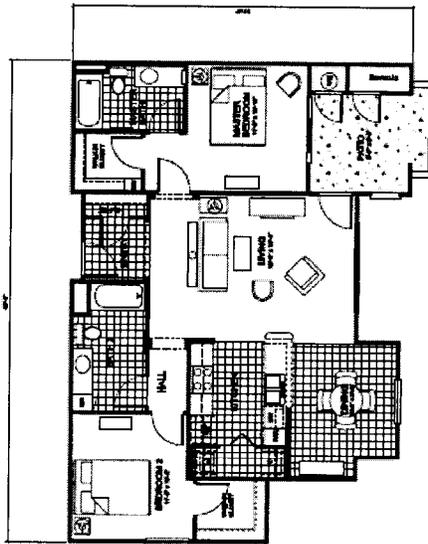
UNIT D1 - 2 BEDROOM / 2 BATH

1,100 sq. ft.
 107 sq. ft. balcony
 107 sq. ft. storage
 107 sq. ft. closet



UNIT E2 - 3 BEDROOM / 2 BATH

1,100 sq. ft.
 107 sq. ft. balcony
 107 sq. ft. storage
 107 sq. ft. closet



UNIT D2 - 2 BEDROOM / 2 BATH

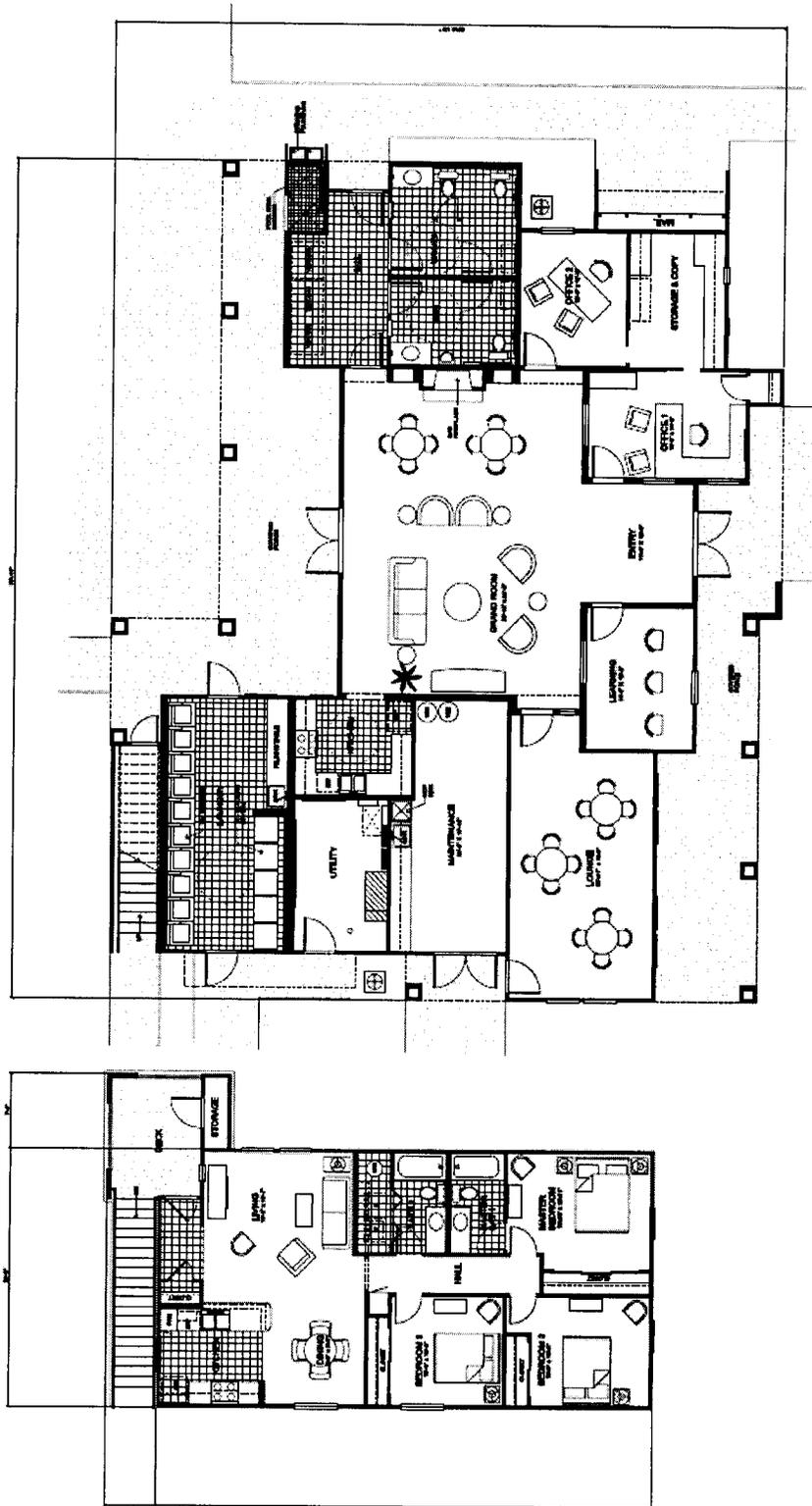
1,100 sq. ft.
 107 sq. ft. balcony
 107 sq. ft. storage
 107 sq. ft. closet

ALL FIRST FLOOR DWELLING UNITS
 ARE HANDICAPPED ADAPTABLE

COPPERSTONE VILLAGE II
 Sacramento, California



SCALE 1/8" = 1'-0"
 UNIT D1 - 2 BEDROOM / 2 BATH
 UNIT D2 - 2 BEDROOM / 2 BATH
 UNIT E1 - 3 BEDROOM / 2 BATH
 UNIT E2 - 3 BEDROOM / 2 BATH
 107 sq. ft. balcony
 107 sq. ft. storage
 107 sq. ft. closet



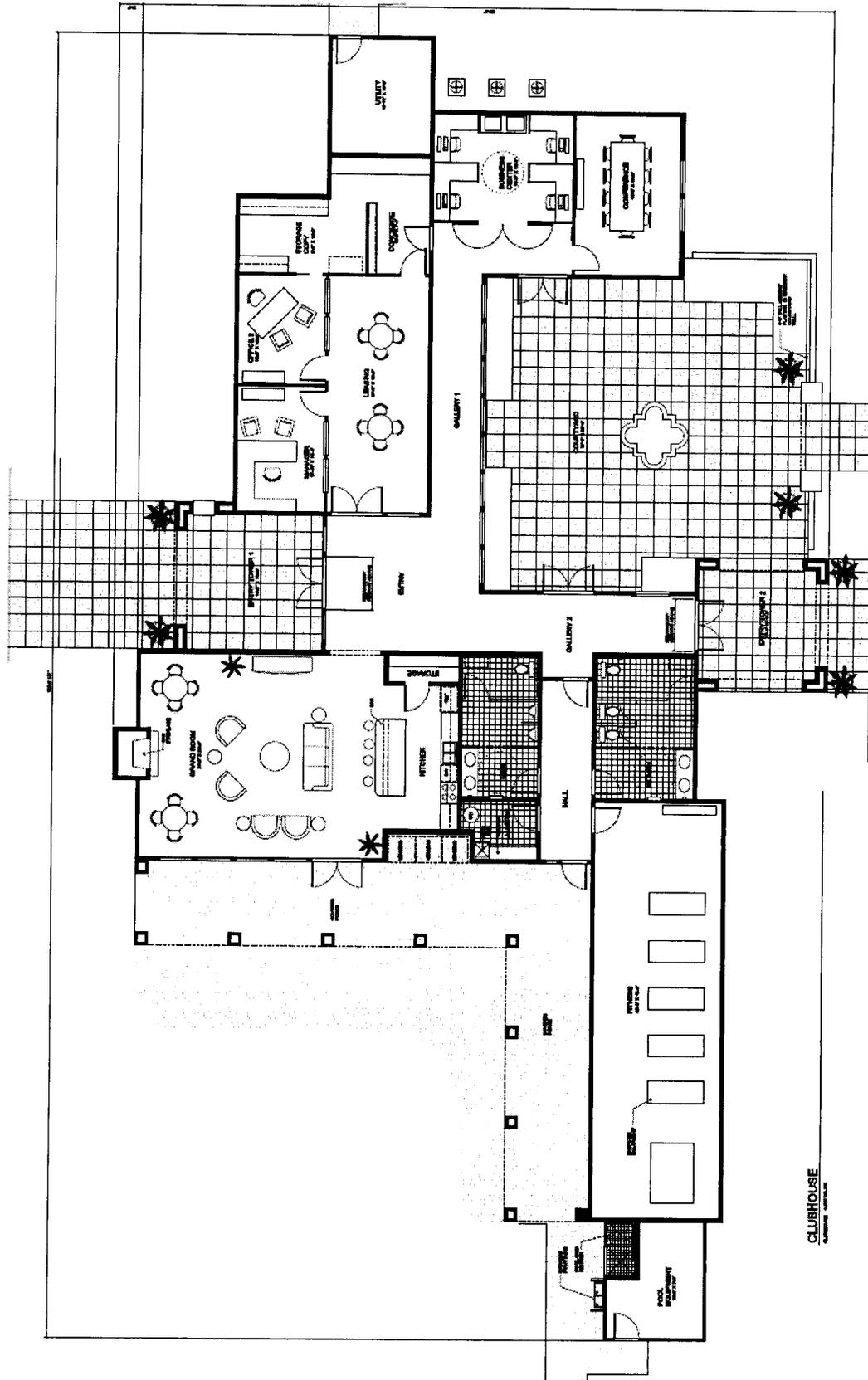
ARCHITECTURE
 1000 10th Street Sacramento, CA 95833 916 442 2000 Fax 916 442 2002
 SCALE 1/8" = 1'-0"
 0 1 2 3 4 5 6 7 8 9 10
 NORTH

CLUBHOUSE
 1,000 sq. ft.

MANAGERS UNIT - 2ND FLOOR
 1,200 sq. ft.

COPPERSTONE VILLAGE I
 Sacramento, California





USA Properties Fund
 1000 Street Sacramento, CA 95811 Tel: 916 447 2000 Fax: 916 447 2000

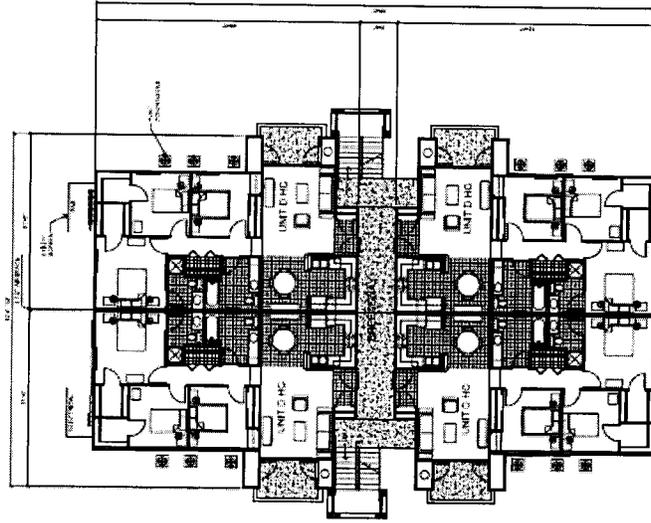


Kuchman Architecture, Inc.
 1000 Street Sacramento, CA 95811 Tel: 916 447 2000 Fax: 916 447 2000

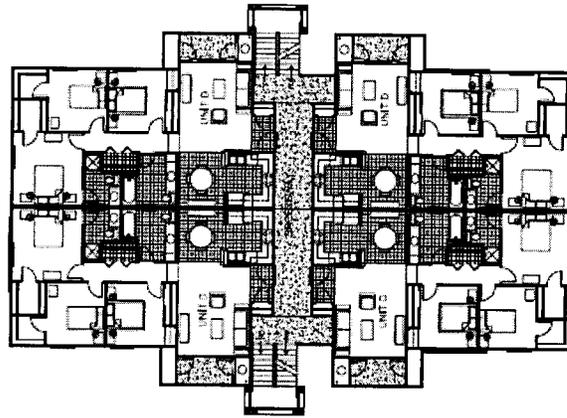
COPPERSTONE VILLAGE II & III
 Sacramento, California



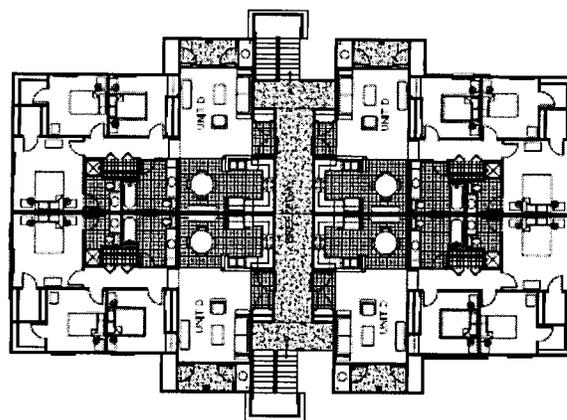
Exhibit H: Floor Plan



BUILDING TYPE 5, FIRST FLOOR PLAN



BUILDING TYPE 5 SECOND FLOOR PLAN



BUILDING TYPE 5 THIRD FLOOR PLAN



REGISTERED PROFESSIONAL ARCHITECTS
ARCHITECTS, INC.
1300 J STREET, SUITE 200, SACRAMENTO, CALIFORNIA 95811
TEL: 916.442.1100 FAX: 916.442.1101

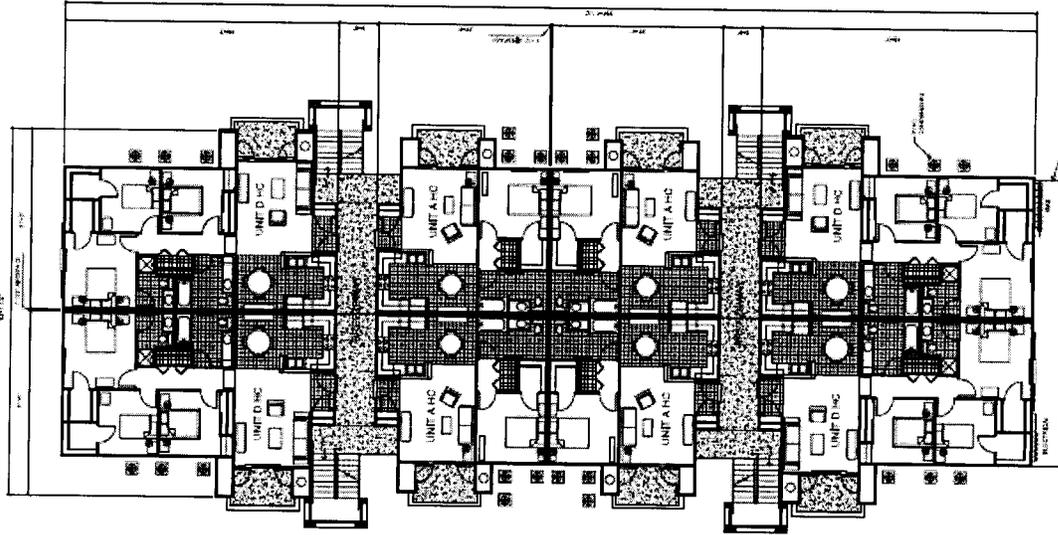


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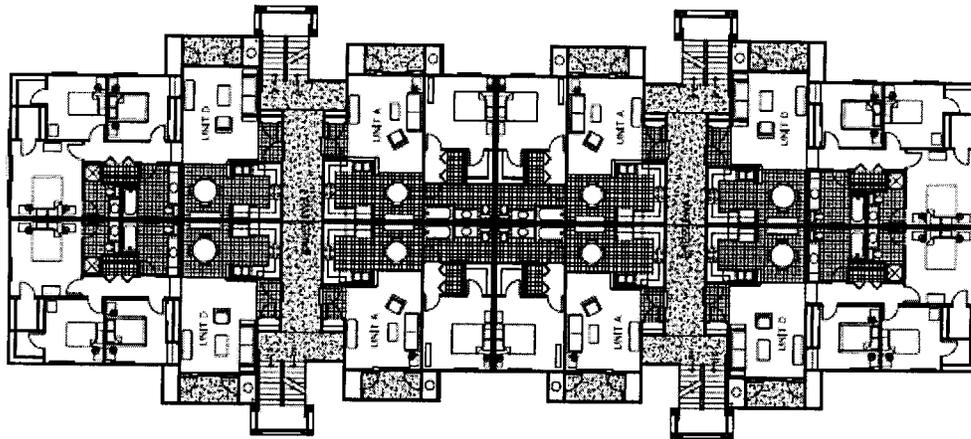
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Sacramento, California



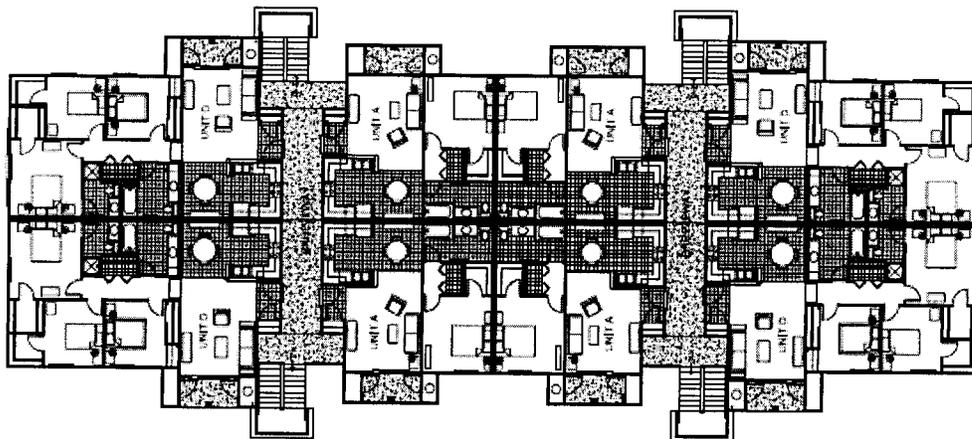
Exhibit H: Floor Plan



BUILDING TYPE & FIRST FLOOR PLAN



BUILDING TYPE & SECOND FLOOR PLAN



BUILDING TYPE & THIRD FLOOR PLAN

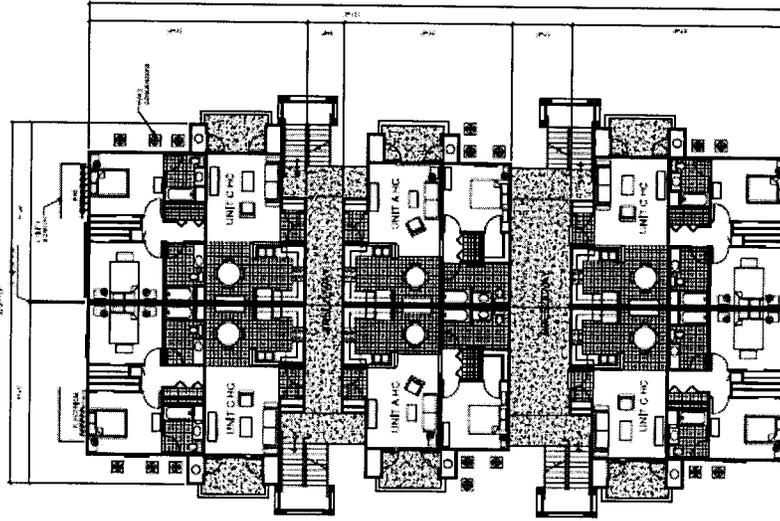


ARCHITECTS
 1000 R STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95811
 TEL: 916.441.1234
 FAX: 916.441.1235
 WWW.KUCHMANARCHITECTS.COM

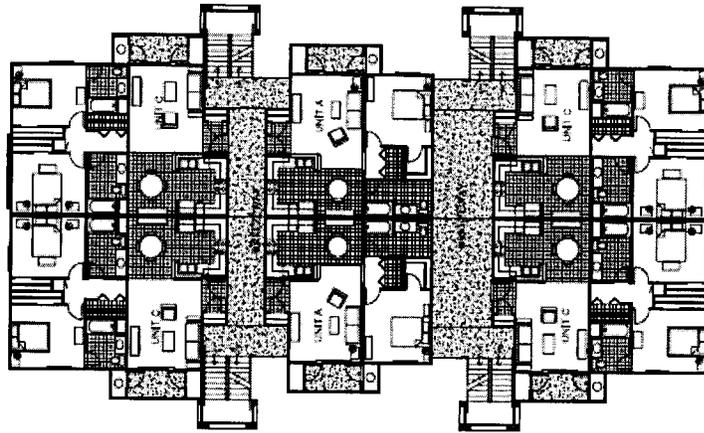
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 Sacramento, California



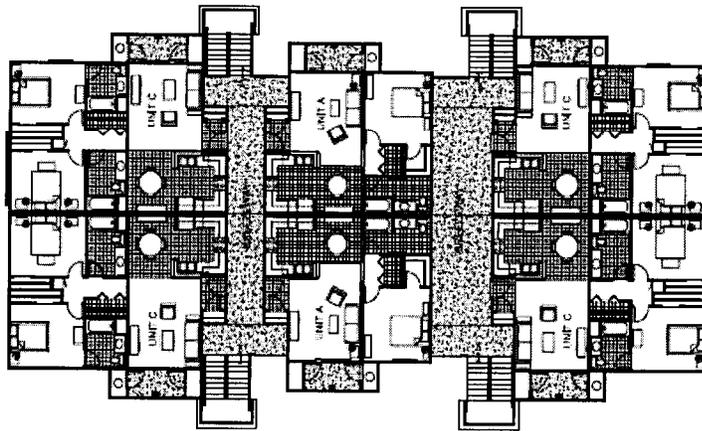
Exhibit H: Floor Plan



BUILDING TYPE 3 FIRST FLOOR PLAN



BUILDING TYPE 3 SECOND FLOOR PLAN



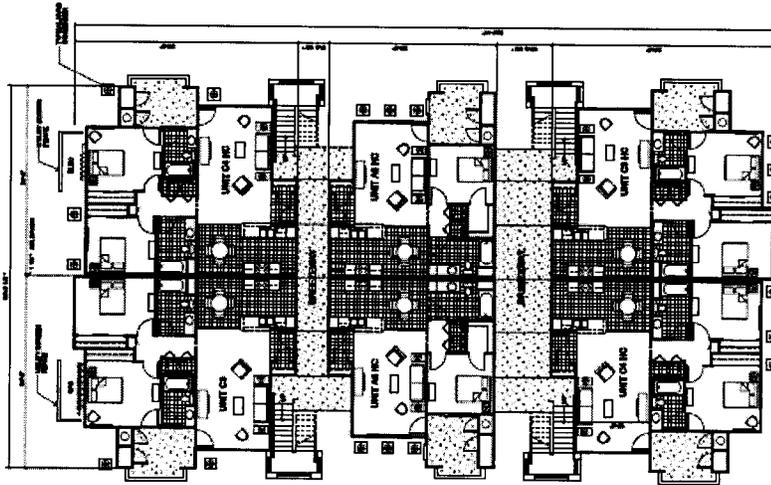
BUILDING TYPE 3 THIRD FLOOR PLAN



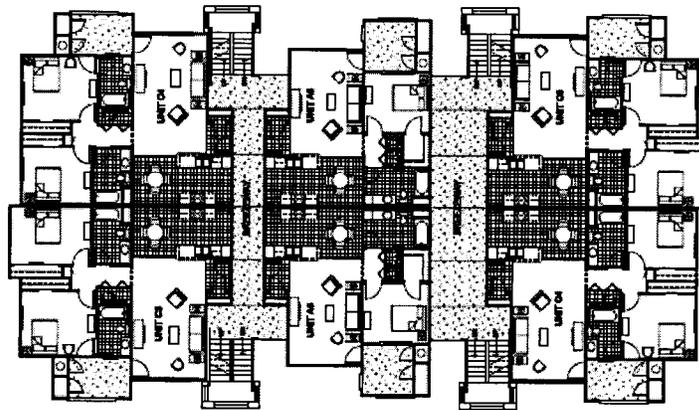
ARCHITECTS
Kuchman
ARCHITECTS
1000 S. STREET, SUITE 200
SACRAMENTO, CALIFORNIA 95811
TEL: 916.442.2222 FAX: 916.442.2222

USA
COPPERSTONE VILLAGE I
Sacramento, California

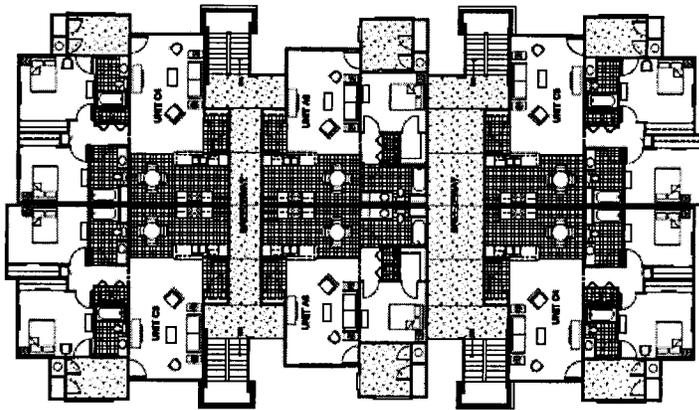




BUILDING TYPE 1 - FIRST FLOOR PLAN



BUILDING TYPE 1 - SECOND FLOOR PLAN



BUILDING TYPE 1 - THIRD FLOOR PLAN

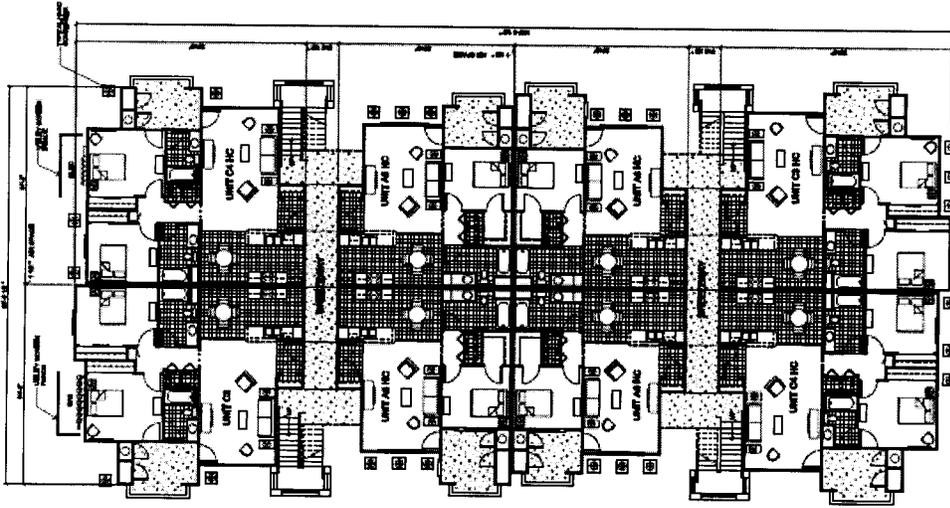


ARCHITECTS
10000 UNIVERSITY BLVD.
SUITE 100
SAN DIEGO, CA 92161
TEL: 619 594 8800 FAX: 619 594 8801

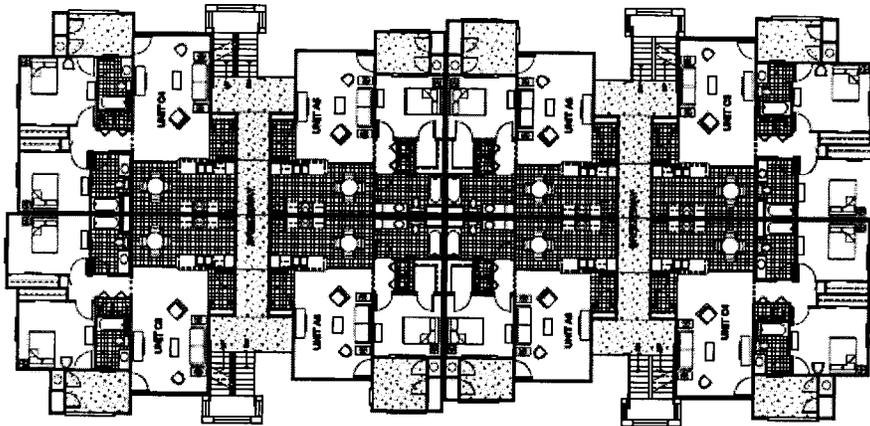


COPPERSTONE VILLAGE III
Sacramento, California

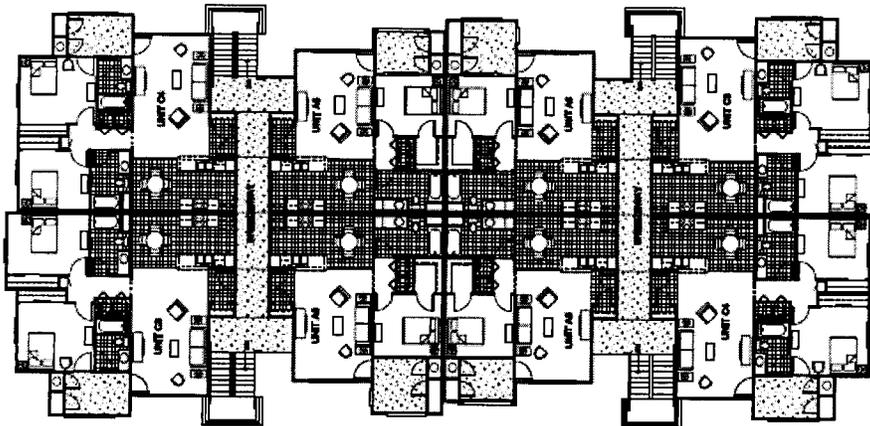
Exhibit H: Floor Plan



BUILDING TYPE 2 - FIRST FLOOR PLAN



BUILDING TYPE 2 - SECOND FLOOR PLAN



BUILDING TYPE 2 - THIRD FLOOR PLAN

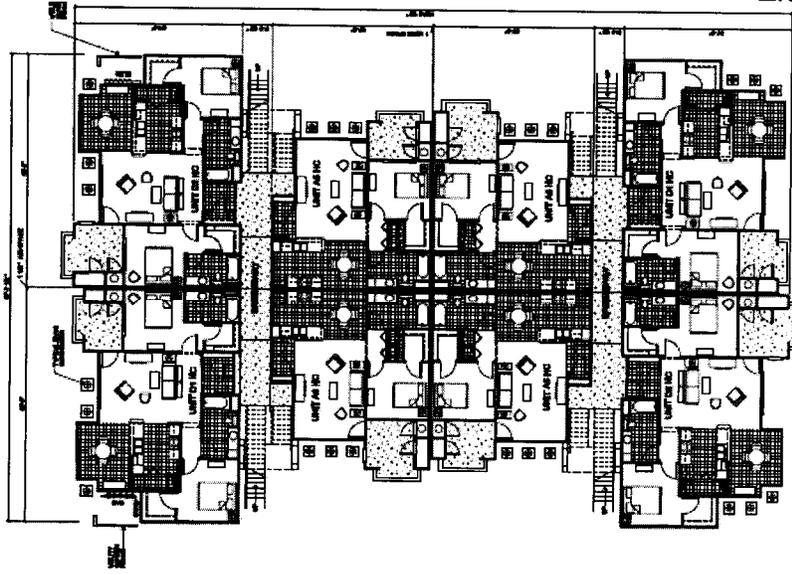


ARCHITECTS
 2000 15th Street Sacramento, CA 95811 Tel: 916.447.3443 Fax: 916.447.3444
 WWW.KUCHMANARCH.COM

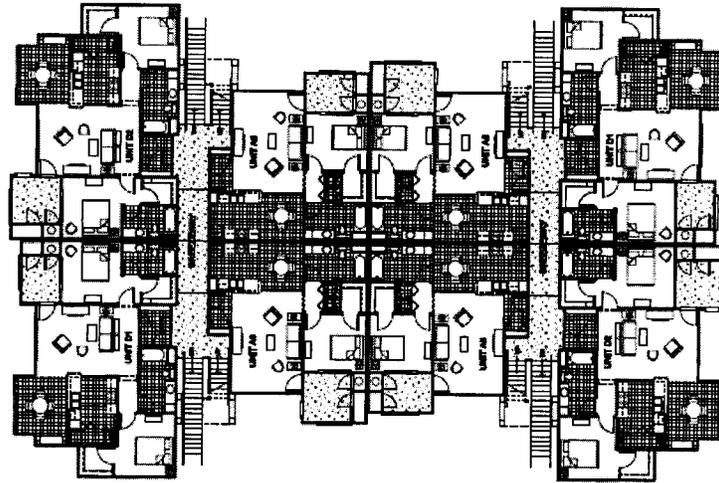


COPPERSTONE VILLAGE II & III
 Sacramento, California

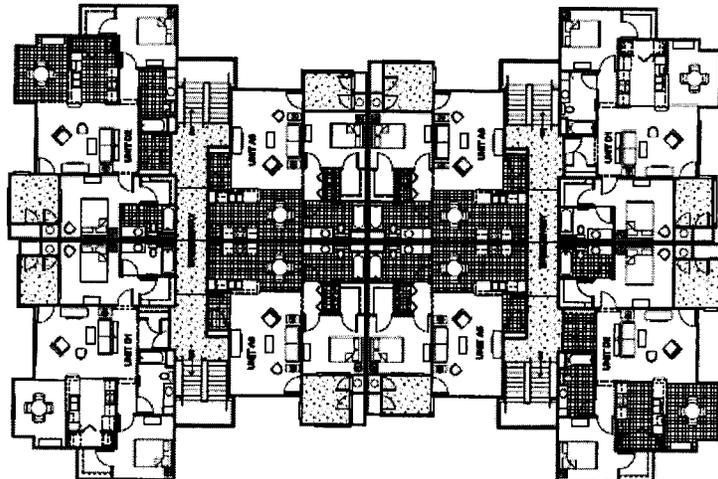




BUILDING TYPE 3 - FIRST FLOOR PLAN



BUILDING TYPE 3 - SECOND FLOOR PLAN



BUILDING TYPE 3 - THIRD FLOOR PLAN



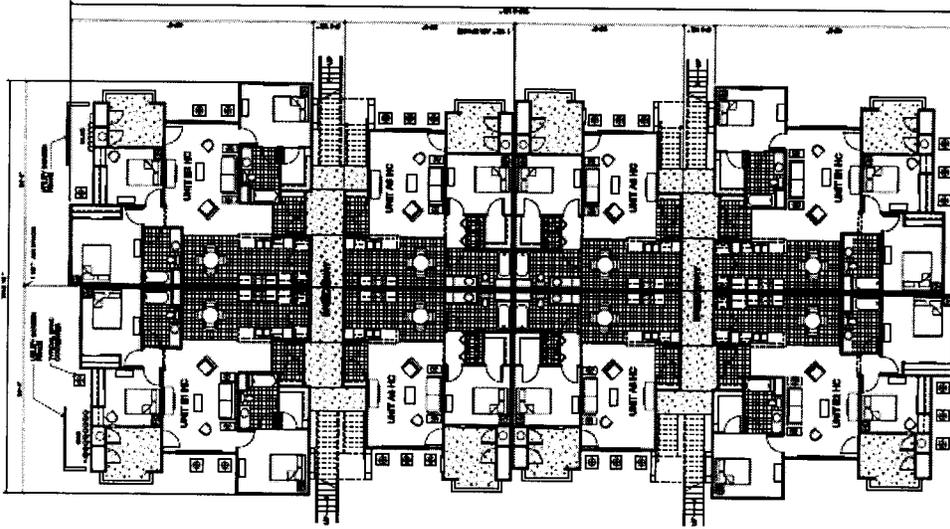
ARCHITECTS
KUCHMAN ARCHITECTURE, INC.
1000 15th Street, Sacramento, CA 95811 Tel: 916.447.2442 Fax: 916.447.2444

A18

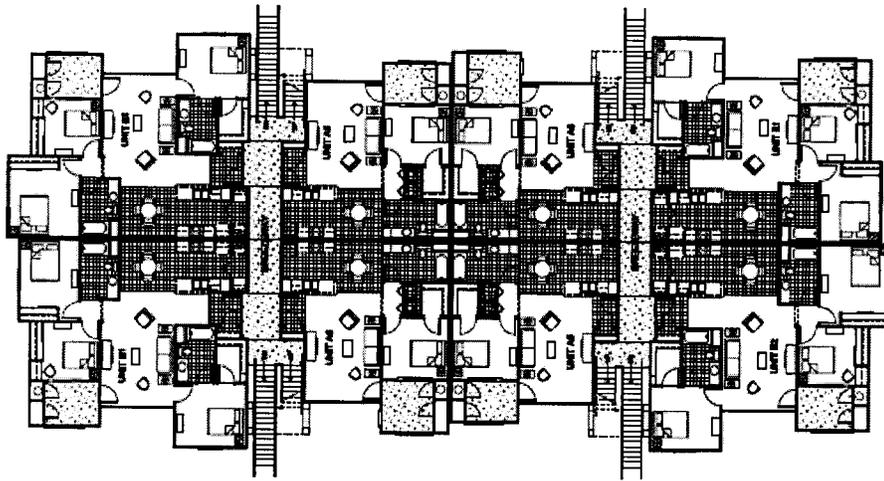
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Sacramento, California



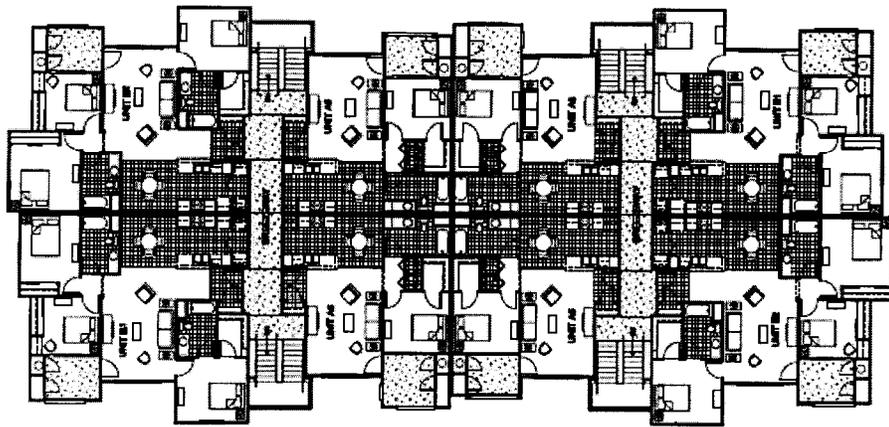
USA Properties Fund



BUILDING TYPE 4 - FIRST FLOOR PLAN



BUILDING TYPE 4 - SECOND FLOOR PLAN



BUILDING TYPE 4 - THIRD FLOOR PLAN



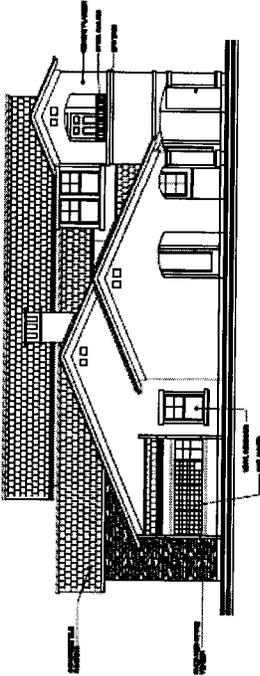
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DATE: 01.14.08
DRAWN BY: J.S.
CHECKED BY: J.S.
DATE: 01.14.08



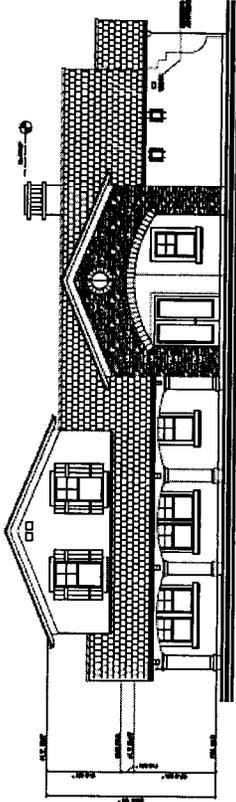
J.S.A.
1000 10th Street, Sacramento, CA 95811 Tel: 916.447.1400 Fax: 916.447.1404

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Sacramento, California

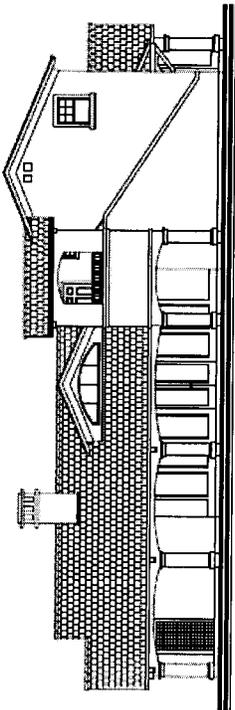




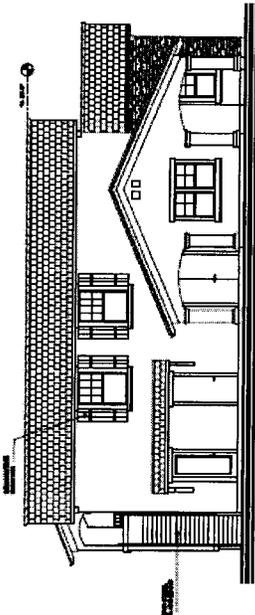
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CLUBHOUSE SOUTH ELEVATION



CLUBHOUSE NORTH ELEVATION



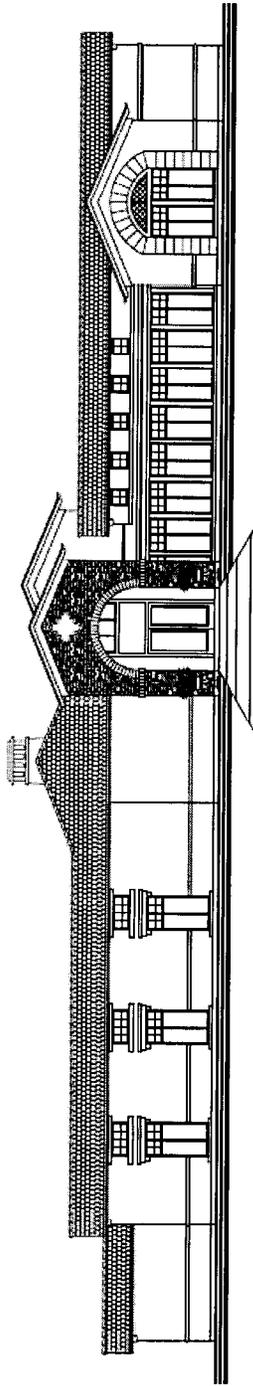
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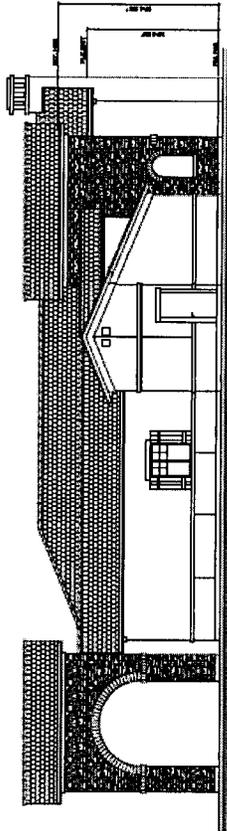
kuchman
ARCHITECTS
1400 15th Street, Sacramento, CA 95811 Tel: 916.447.1400 Fax: 916.447.1401

COPPERSTONE VILLAGE I
Sacramento, California

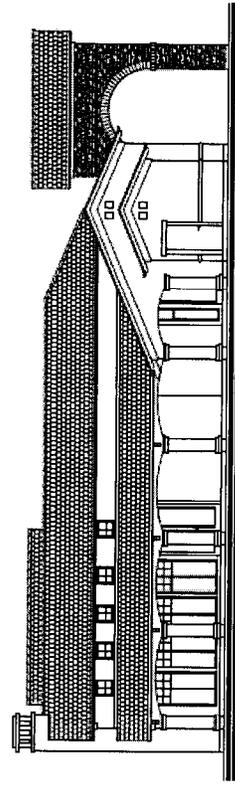




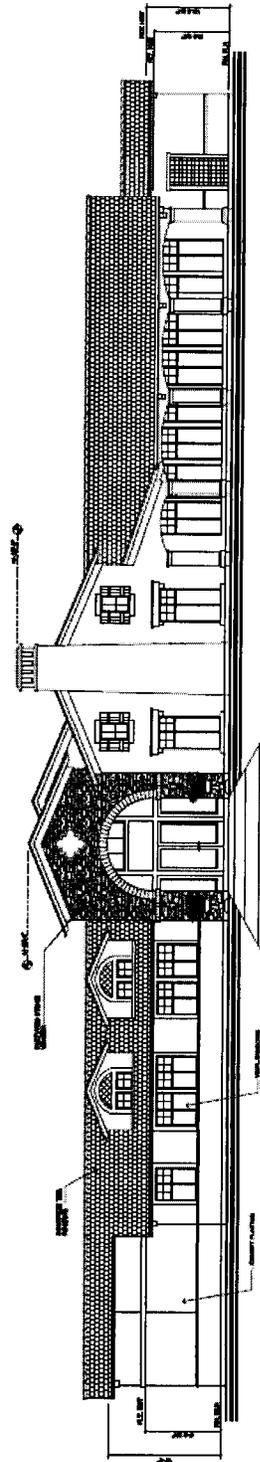
CLUBHOUSE SOUTH ELEVATION



CLUBHOUSE WEST ELEVATION



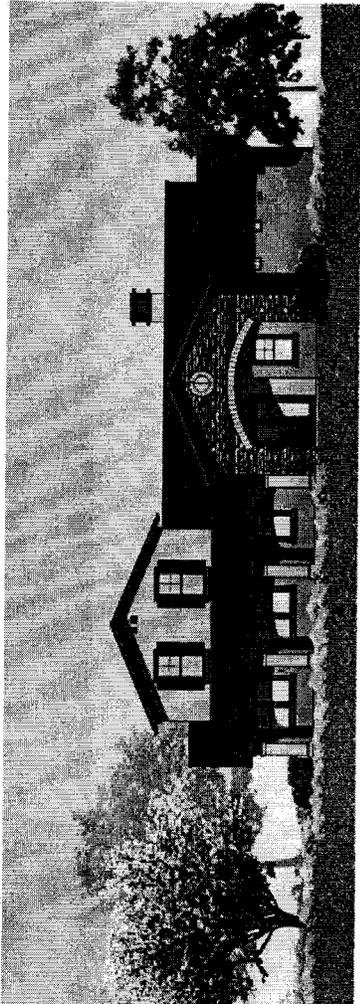
CLUBHOUSE NORTH ELEVATION



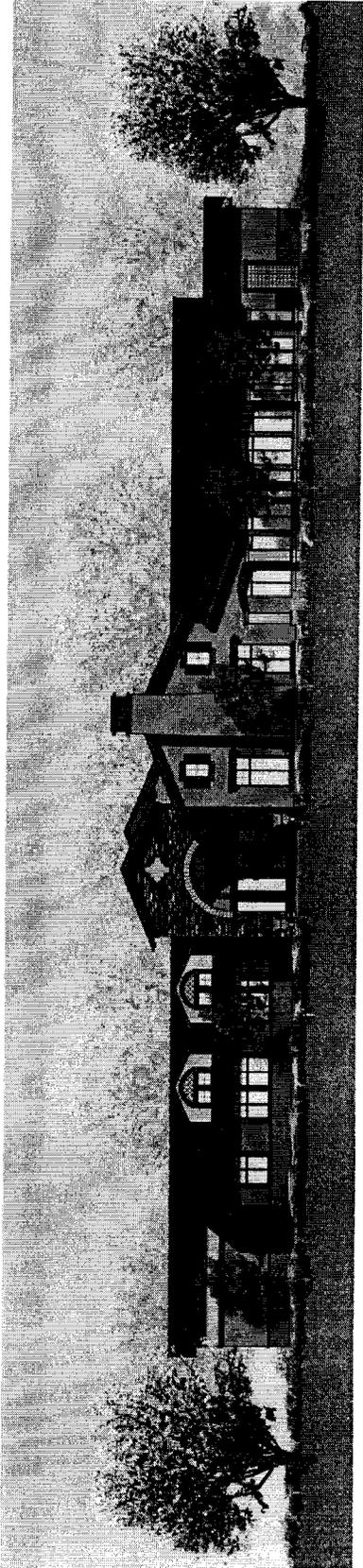
COPPERSTONE VILLAGE II & III
Sacramento, California



ARCHITECTS
2005 15th Street Sacramento, CA 95811 Tel: 916 447 9585 Fax: 916 447 9586



COPPERSTONE I CLUBHOUSE SOUTH ELEVATION



COPPERSTONE II CLUBHOUSE NORTH ELEVATION

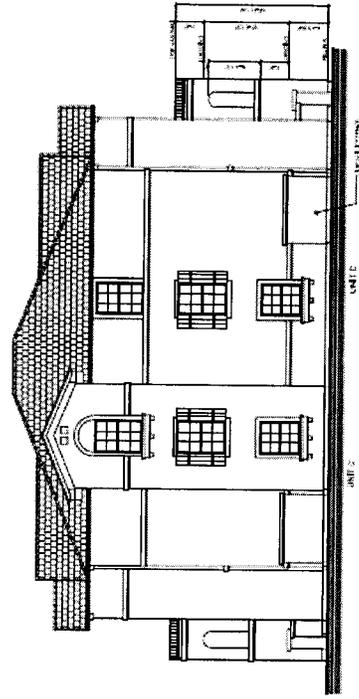


2000 12th Street, Sacramento, CA 95811 • Tel: 916.447.3444 • Fax: 916.447.3444

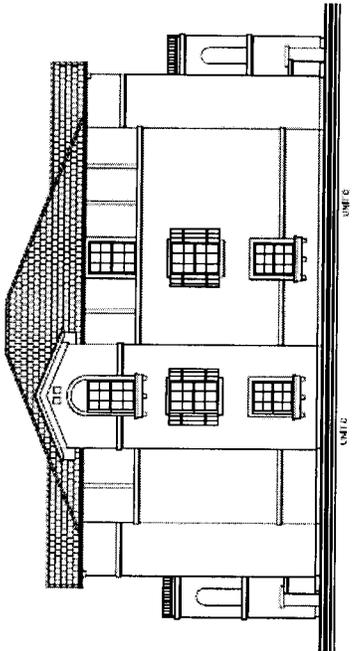
COLOR PALETTE A

COPPERSTONE VILLAGES
Sacramento, California

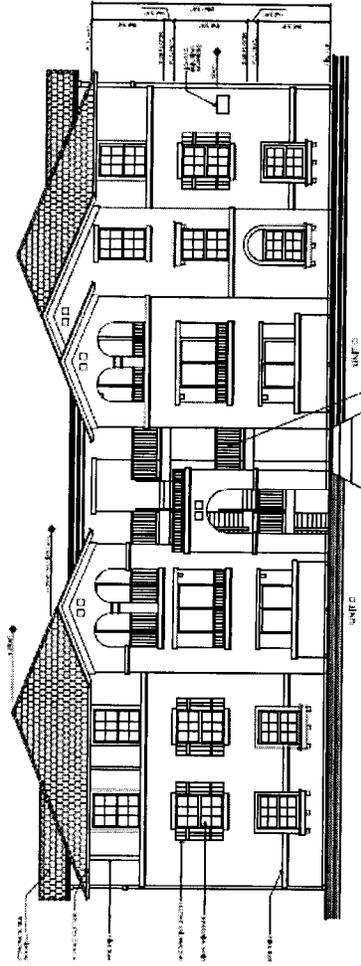




BUILDING TYPE 5 - NORTH ELEVATION



BUILDING TYPE 5 - SOUTH ELEVATION



BUILDING TYPE 5 - EAST / WEST ELEVATION



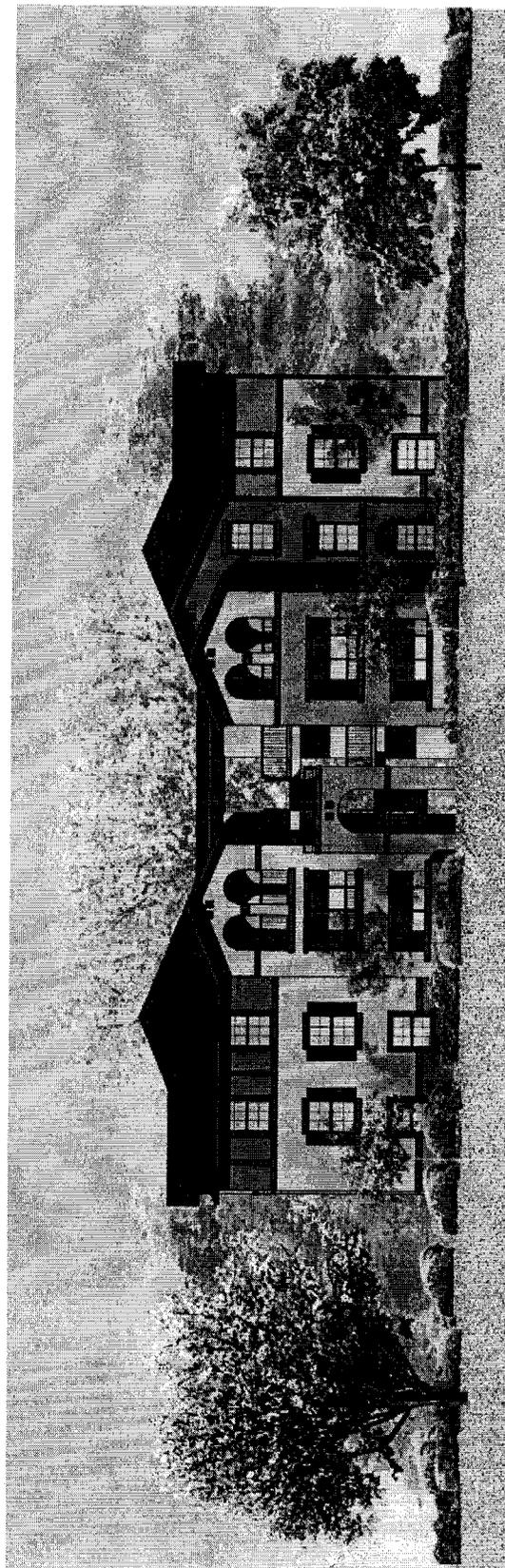
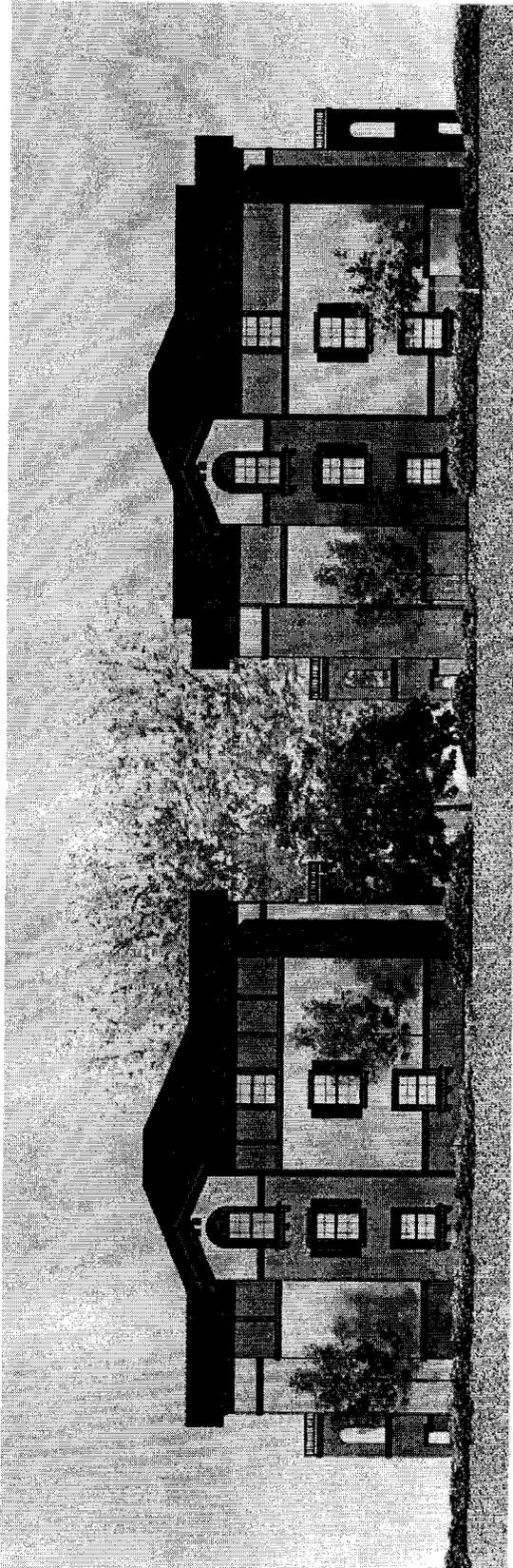
Kuchman
ARCHITECTS P.C.
REGISTERED ARCHITECTS IN CALIFORNIA
SACRAMENTO OFFICE: 1000 J STREET, SACRAMENTO, CA 95811
TEL: 916.442.1100 FAX: 916.442.1101

COPPERSTONE VILLAGE I
Sacramento, California



USA Properties Fund

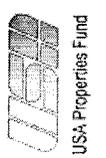
Exhibit I: Elevations

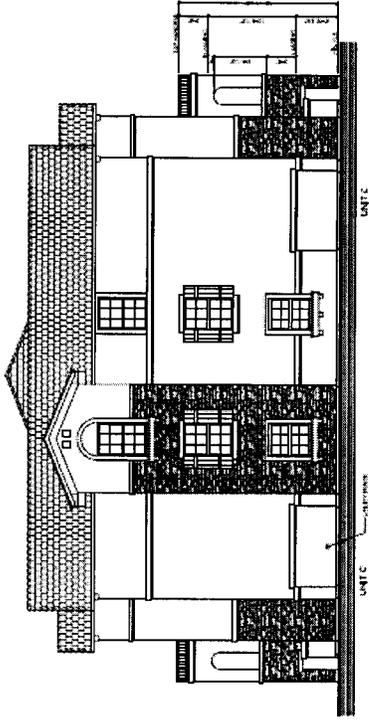


2005 10th Street Sacramento, CA 95814 TEL: 916.442.1400

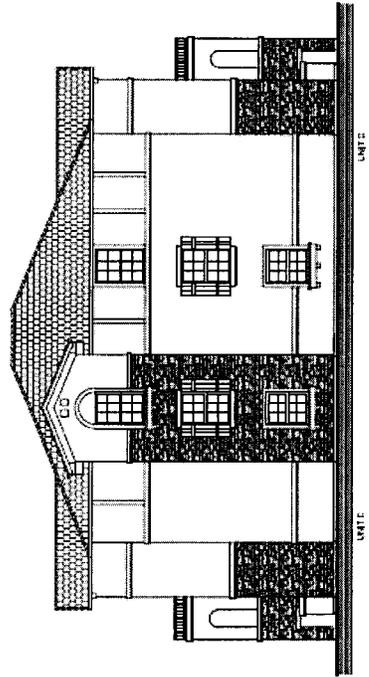
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COPPERSTONE VILLAGES
Sacramento, California

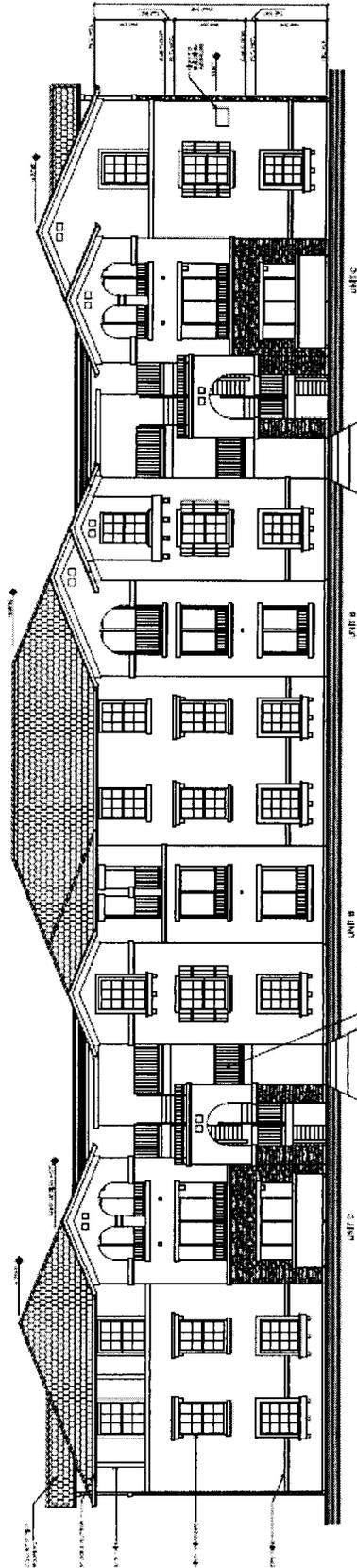




BUILDING TYPE 6 - WEST ELEVATION



BUILDING TYPE 6 - EAST ELEVATION



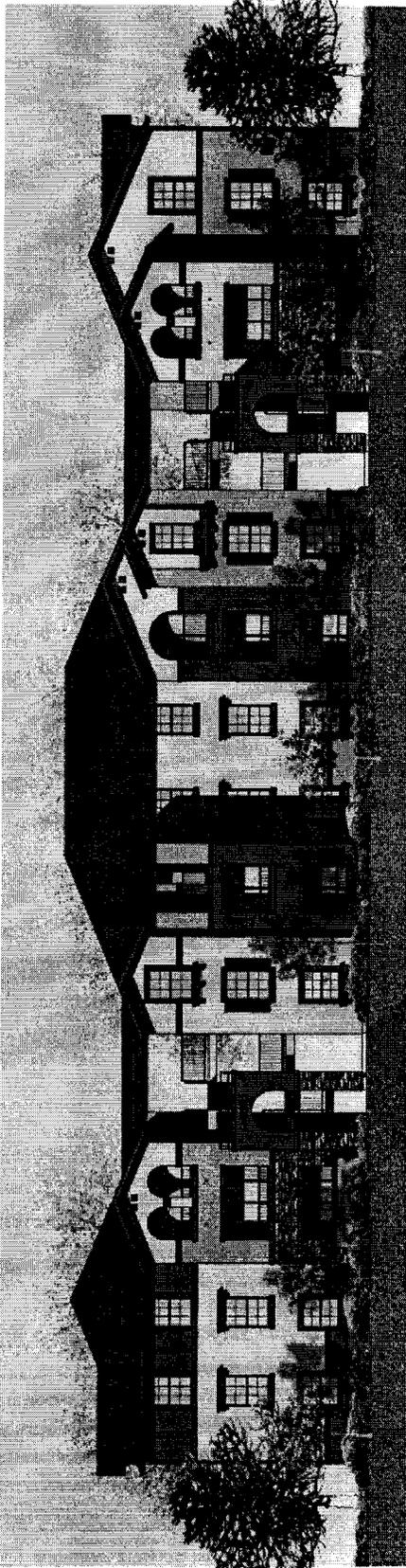
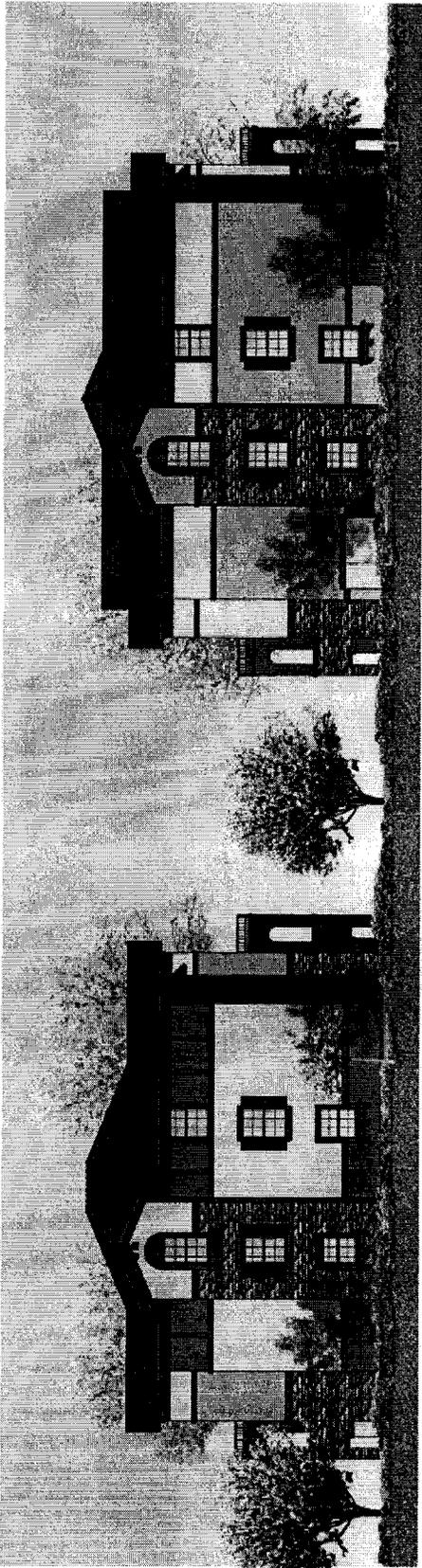
BUILDING TYPE 6 - NORTH / SOUTH ELEVATION



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 916.442.1100
 www.kuchman.com

COPPERSTONE VILLAGE I
 Sacramento, California





2285 20th Street, Sacramento, CA 95816 • Tel: 916.447.5000 • Fax: 916.447.7400

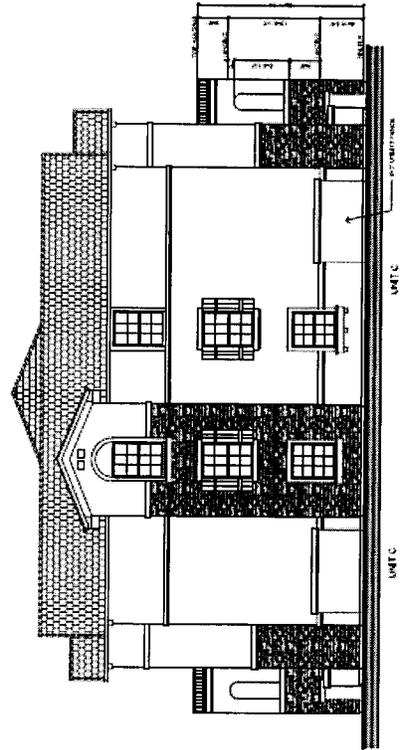
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COPPERSTONE VILLAGES
Sacramento, California

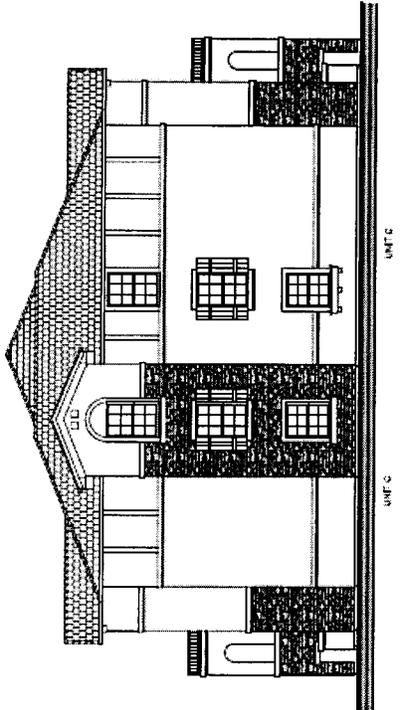




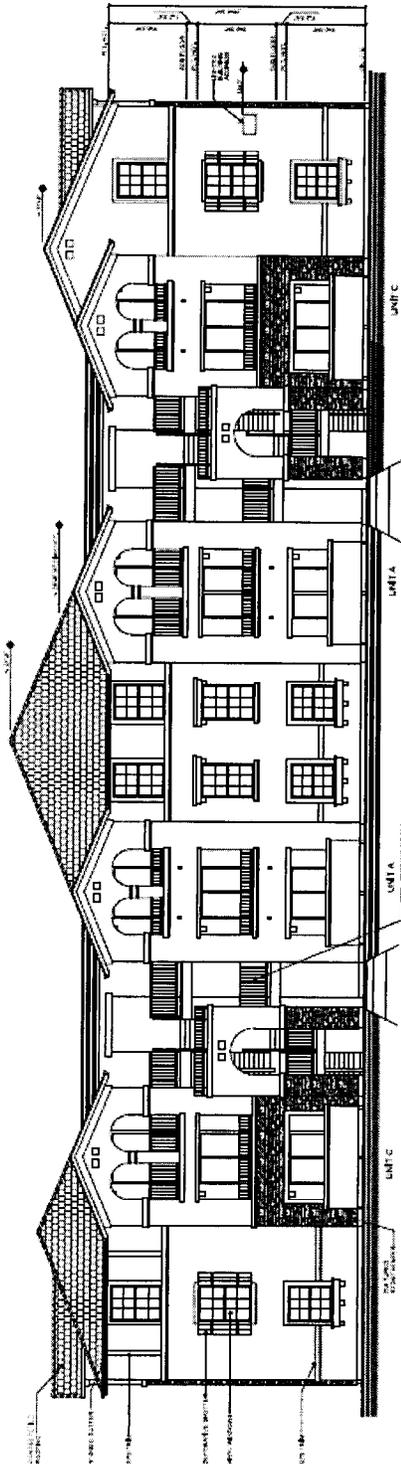
REVISIONS
DATE: 04/20/08
BY: [signature]
PROJECT: COPPERSTONE VILLAGE I



BUILDING TYPE 7 - NORTH ELEVATION



BUILDING TYPE 7 - SOUTH ELEVATION



BUILDING TYPE 7 - EAST / WEST ELEVATION

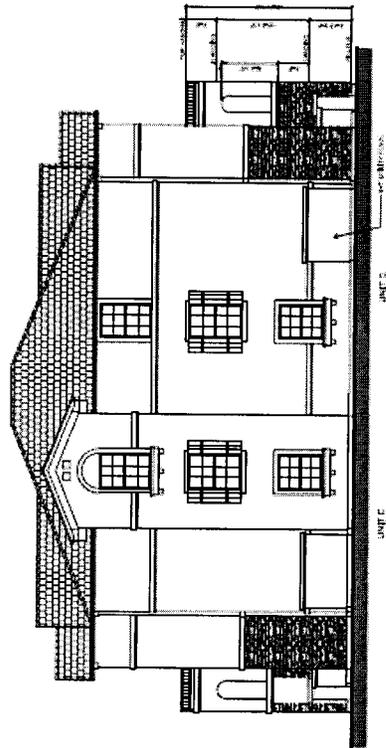


COPPERSTONE VILLAGE I
Sacramento, California

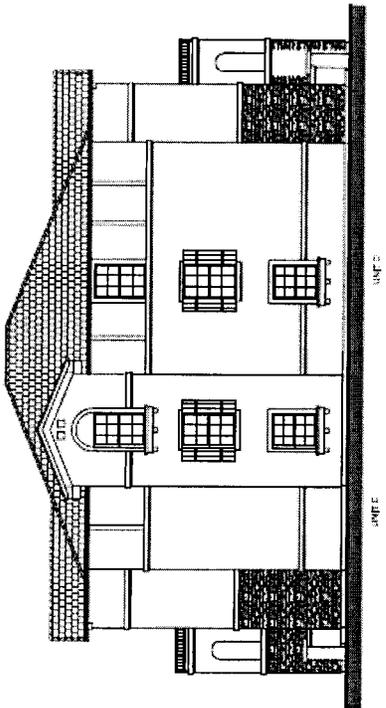


RESIDUAL PROJECT NO. 2008-166

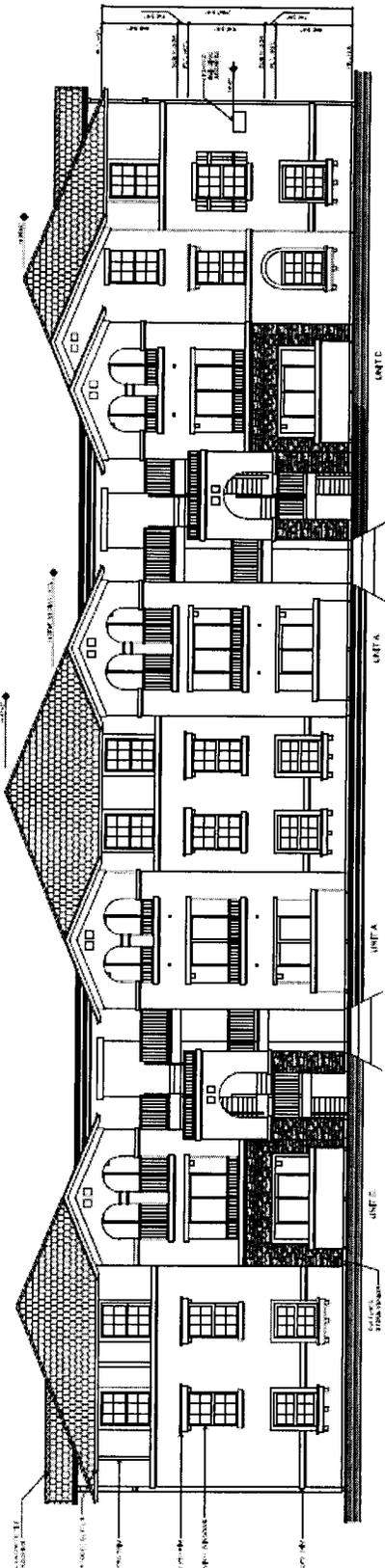
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BUILDING TYPE 8 - WEST ELEVATION



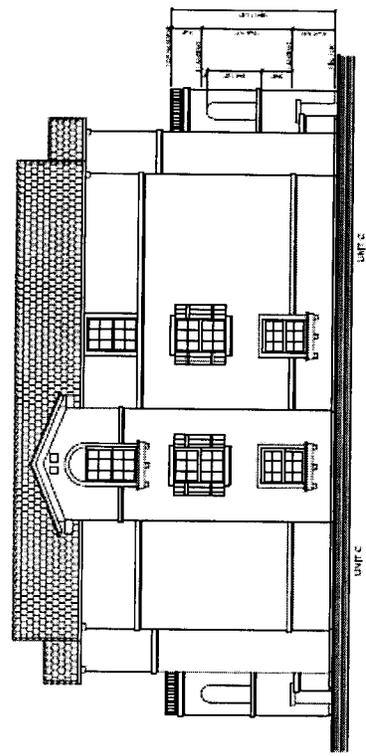
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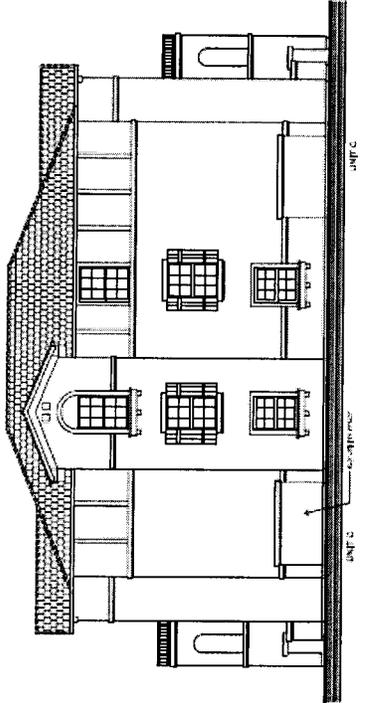
BUILDING TYPE 8 - NORTH / SOUTH ELEVATION



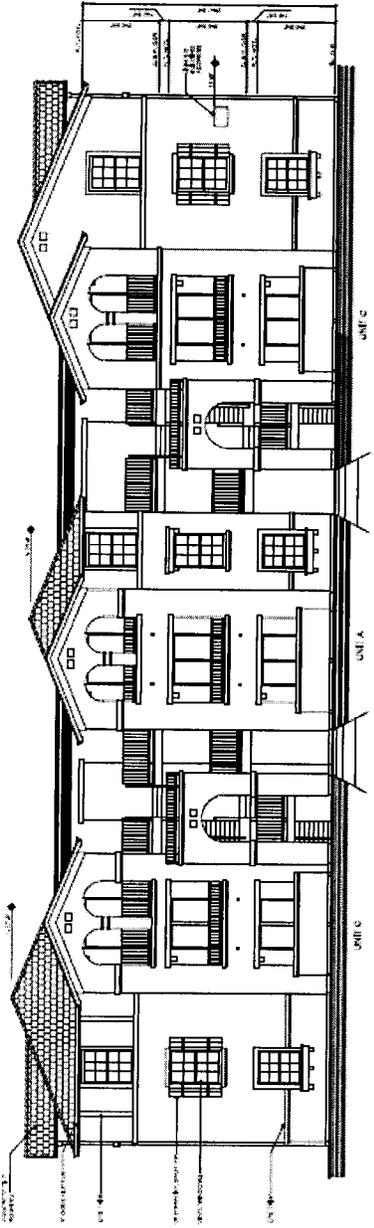
COPPERSTONE VILLAGE I



BUILDING TYPE 3 - EAST ELEVATION



BUILDING TYPE 3 - WEST ELEVATION



BUILDING TYPE 3 - NORTH / SOUTH ELEVATION

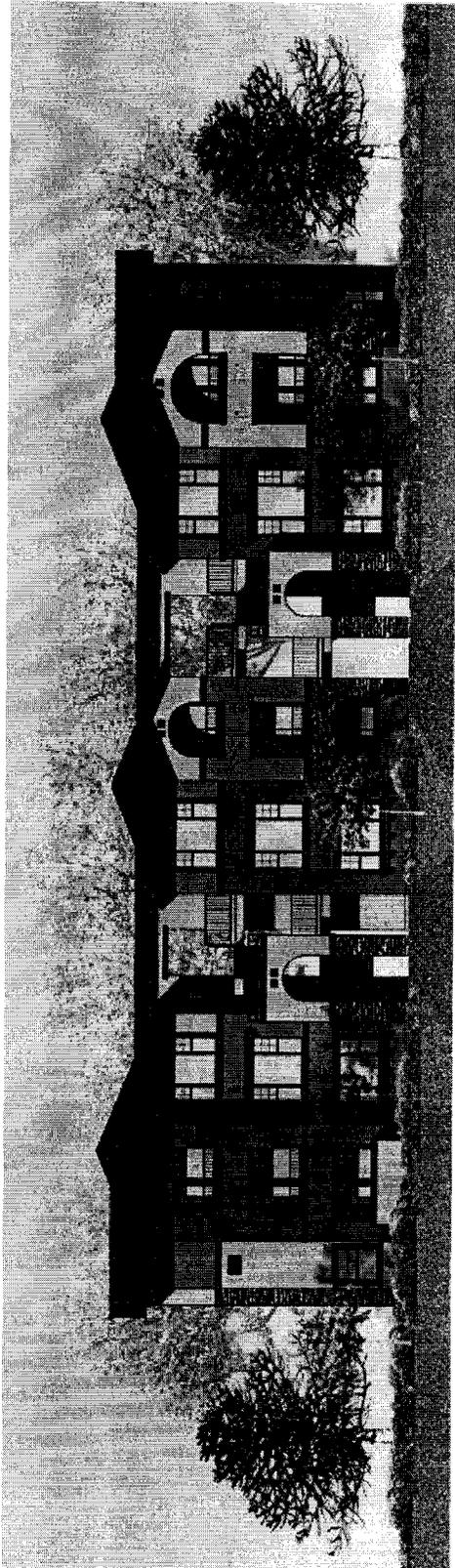
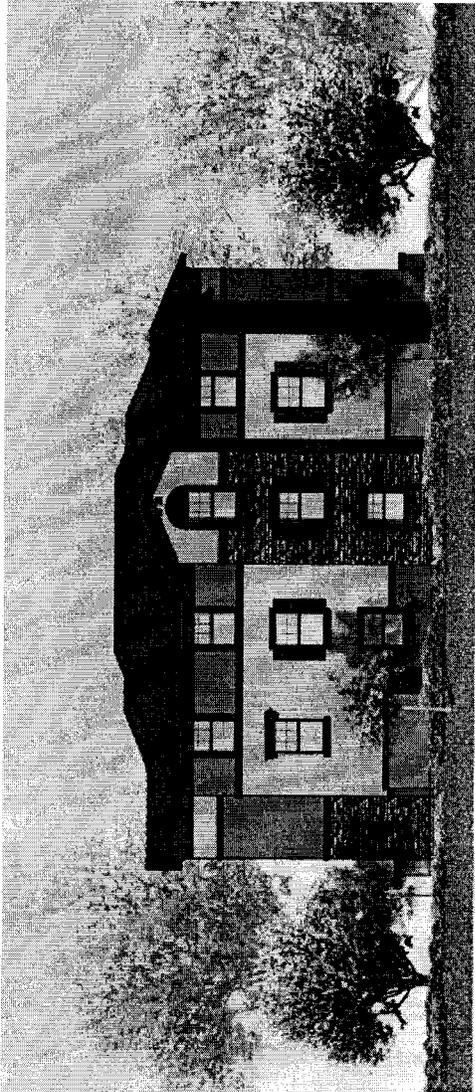


REGISTERED ARCHITECTS
1000 20th Street, Sacramento, California 95811-2000
TEL: 916.442.2000
WWW.KUCHIMAN.COM



COPPERSTONE VILLAGE I
Sacramento, California

Exhibit I: Elevations

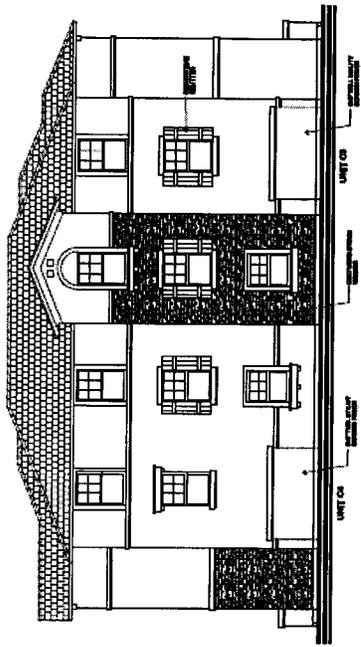


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2008 USA Properties Fund, CA 95818 408-518-6473 FAX 408-518-6474

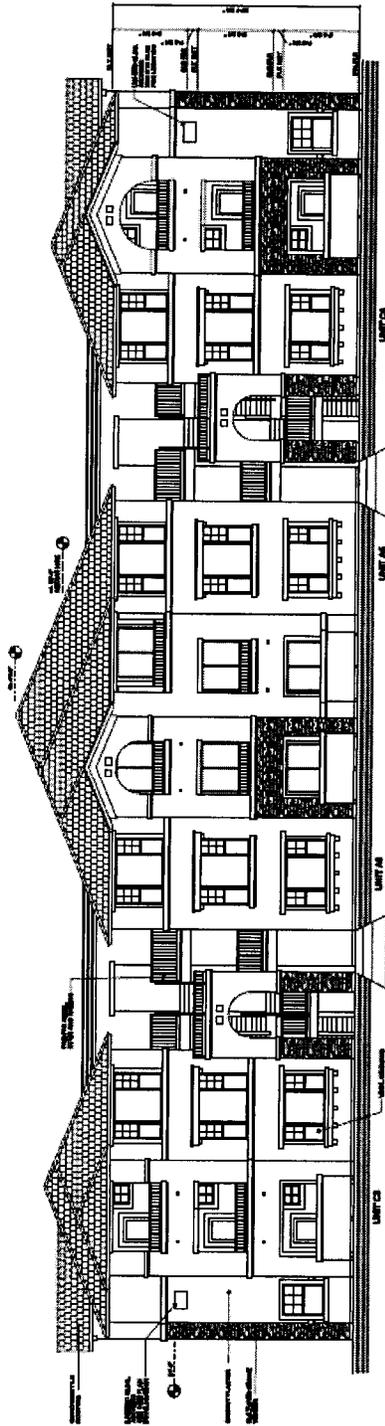
COLOR PALETTE C

COPPERSTONE VILLAGES
Sacramento, California





BUILDING TYPE 2 SIDE ELEVATION
 BUILDING G - EAST AND WEST ELEVATIONS, BUILDINGS E & H - NORTH AND SOUTH ELEVATIONS



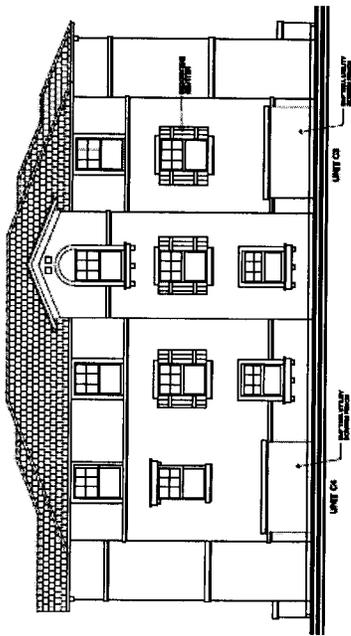
BUILDING TYPE 2 FRONT & REAR ELEVATION
 BUILDING G - NORTH AND SOUTH ELEVATIONS, BUILDINGS E & H - EAST AND WEST ELEVATIONS



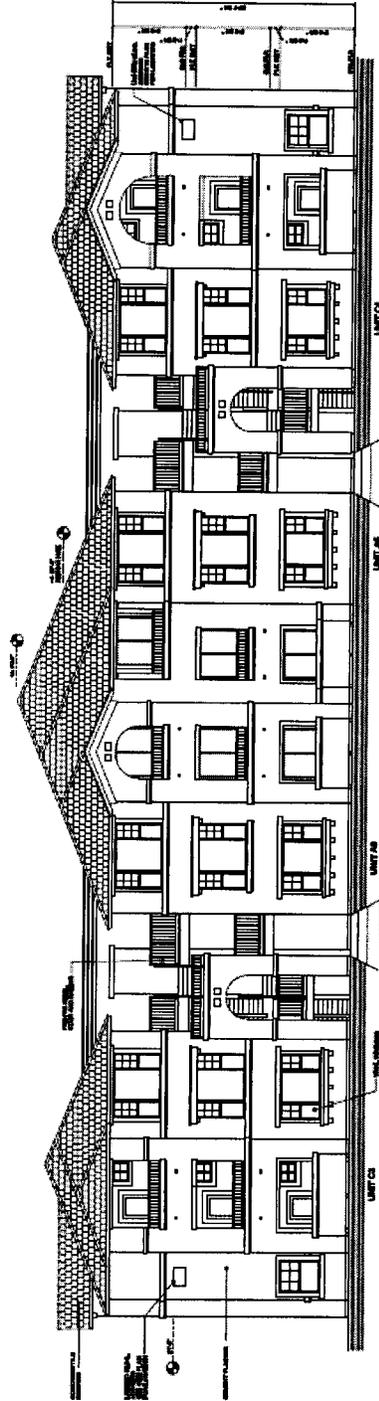
COPPERSTONE VILLAGE II & III
 Sacramento, California



SCALE: 3/8" = 1'-0"
 DATE: 04/10/08
 DRAWN BY: J. KUCHIMAN
 CHECKED BY: J. KUCHIMAN
 PROJECT: COPPERSTONE VILLAGE II & III
 SHEET: 01 - ELEVATIONS



BUILDING TYPE 2 SIDE ELEVATION
BUILDING 1 - NORTH AND SOUTH ELEVATIONS



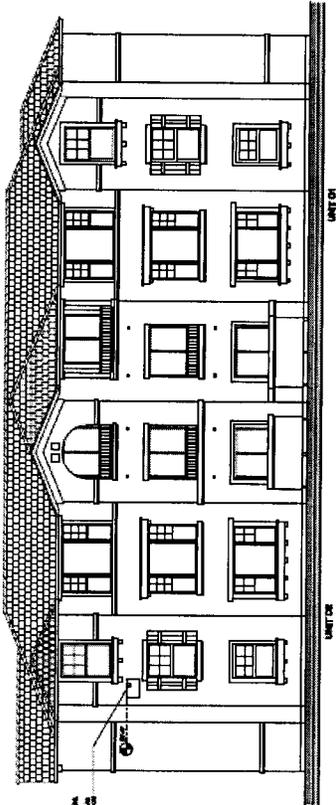
BUILDING TYPE 2 FRONT & REAR ELEVATION
BUILDING 1 - EAST AND WEST ELEVATIONS



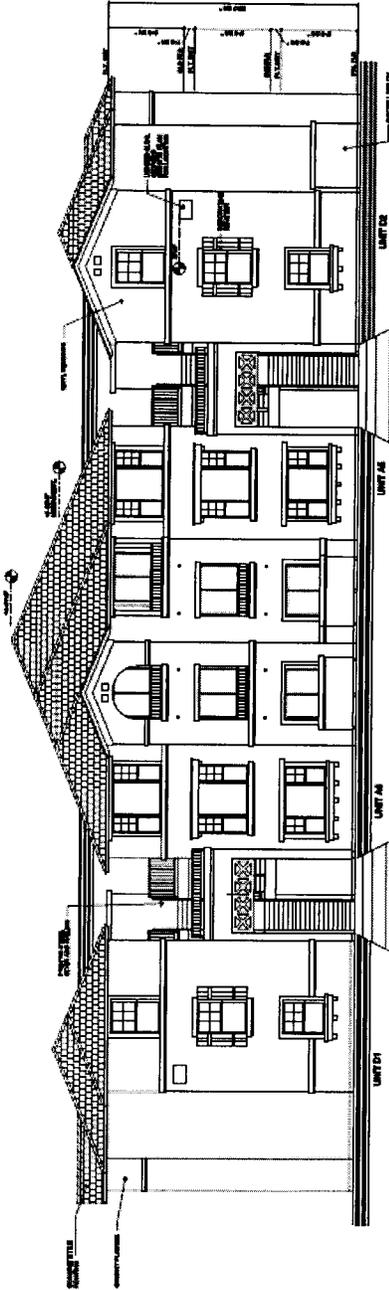
Kuchman
 ARCHITECTS P.C.
 1000 THE STONE BUILDING, SUITE 1000, 1000 THE STONE BUILDING, SUITE 1000, SACRAMENTO, CA 95811
 TEL: 916.442.4444 FAX: 916.442.4444

COPPERSTONE VILLAGE II & III
 Sacramento, California





BUILDING TYPE 3 SIDE ELEVATION
BUILDINGS K & M - NORTH AND SOUTH ELEVATIONS, BUILDING F - EAST AND WEST ELEVATIONS

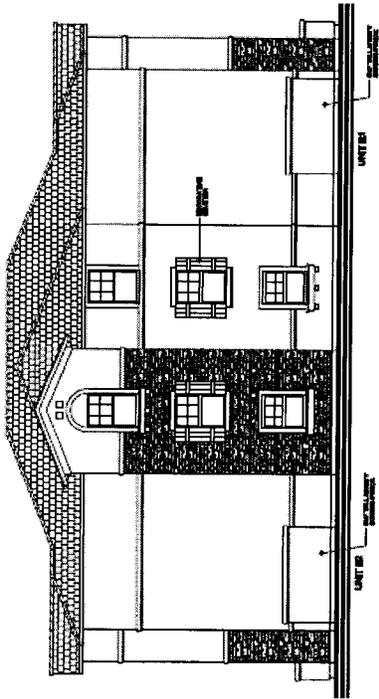


BUILDING TYPE 3 FRONT & REAR ELEVATION
BUILDINGS K & M - EAST AND WEST ELEVATIONS, BUILDING F - NORTH AND SOUTH ELEVATIONS

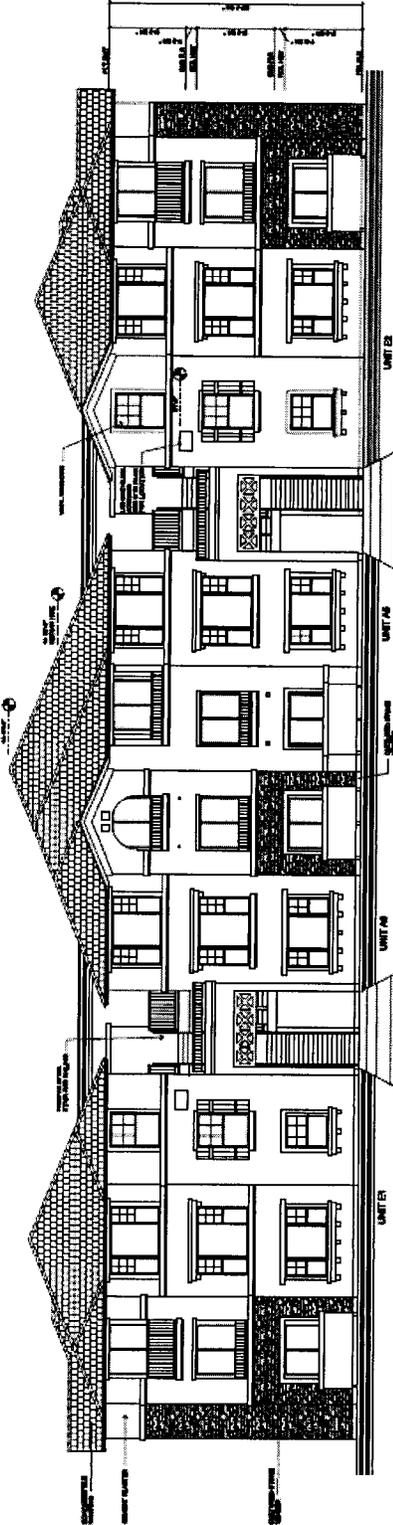
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DATE: 10/18/07
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 10/18/07

COPPERSTONE VILLAGE II & III
Sacramento, California





BUILDING TYPE 4 EAST AND WEST ELEVATION



BUILDING TYPE 4 NORTH AND SOUTH ELEVATION



30444 10/17/07 - 10/17/07
1000 10th Street Sacramento, CA 95833 Tel: 916 437 4400 Fax: 916 437 4400



COPPERSTONE VILLAGE II & III
Sacramento, California

Exhibit K: Inclusionary Housing Plan

January 16, 2008

Paul Philley
Planner, City of Sacramento
Sacramento City Planning Department
1231 I Street, Room 200
Sacramento, CA 95814

Dear Paul,

I am writing in regards to the College Square project, number P00-147. As you know, this project is subject to the City's Mixed Income Housing Ordinance, and, therefore, must provide an Inclusionary Housing Plan to be approved by the Sacramento City Planning Commission.

SHRA has received and reviewed the enclosed Inclusionary Housing Plan for the College Square project. Our staff has found the plan acceptable under the ordinance, and is now forwarding it to the City for final review and approval.

If you have any questions, please call me at (916) 440-1399, ext. 1296.

Sincerely,



Erik Gropp
Housing Finance Analyst

Modification to
INCLUSIONARY HOUSING PLAN
COLLEGE SQUARE PUD
August 30, 2007

Introduction

College Marketplace LLC is the owner of College Square in the City of Sacramento. College Square is a mixed use project consisting of approximately 37.62 gross acres of community/neighborhood commercial and 12.59 gross acres of medium density residential and 13.06 acres of high density residential property located at the southeast corner of Bruceville Road and Consumnes River College Blvd.

Resolution No. 2004-053 approved the conceptual Inclusionary Housing Plan for College Square residential with a proposed use of 724 multifamily residential units including 252 senior housing units of which 120 are assisted living units.

This modification addresses approximately 15 acres of residential lots identified as APN numbers 117-0182-26, 29, 30 and 31 for the development of a total of 353 rental apartment homes. These parcels are now known as Parcel 1 and parcel 2 of the parcel map of College square 187 PM3 C.O.C. #07-0038 recorded as a lot line adjustment recorded July 24, 2007. College Marketplace, LLC is the owner of the property. See attached parcel map exhibit B. USA Properties Fund will be the developer of the project.

CopperStone Villages 2 and 3 will total 270 market rate rental units. CopperStone Village 1 consists of 103 restricted income rental units. The Mixed Income Housing Policy adopted in the City of Sacramento Housing Element and required by the City's Mixed-Income Housing Ordinance ("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 Development Project. City Code section 17.190.110 (A) sets forth the number, unit mix, location, structure type, affordability and phasing of the Inclusionary Units in the Residential Project. This document constitutes that Plan, and, as supplemented and amended from time to time, is intended to begin implementation of the Inclusionary Requirement. All future approvals for the Development Project, including development permits, special permits, site

Exhibit K: Inclusionary Housing Plan

development plans, and plan reviews shall be consistent with this Inclusionary Housing Plan.

Number of Inclusionary Units

USA Properties Fund, or its successor and assignees, shall construct or cause to be constructed a number of dwelling units affordable to Low Income Households ("Low Income Units") equal to five percent (5%) and Very Low Income Households ("Very Low Income Units") equal to ten percent (10%), as defined in the Sacramento City Code section 17.190.020I, of the total number of housing units approved for the Project. Based upon current project proposals for all projects are as follows:

Project Name	Total Project Units	10% VLI	5% VLI	Total
CopperStone Vlg 2 & 3	270	27	13.5	40.5
CopperStone Vlg 1	103	10.30	5.15	15.45
Totals	373	37.30	18.65	55.95
Rounded	373	37	19	56

If approvals for any of these projects are amended to increase the number of units in the Project, this Plan will be amended to reflect a number equal to five percent (5) Low Income Units and ten percent (10%) Very Low Income Units of the increased total units in the amended entitlements. If the project approvals are amended to decrease the number of units in the Project, this Plan will be amended to reflect a number equal to five percent (5%) of Low Income Units and ten percent (10%) Very Low Income Units of the decreased total residential units in the amended entitlement. However, after a building permit has been issued for a structure or Master Parcel which contains 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.

Tenure

The Inclusionary Housing Units shall consist of rental units on-site within the College Square project. The apartment site will contain a general occupancy affordable community. The units will be a mixture of one, two, and three bedroom units.

Rental Inclusionary Housing Units

Model #	Total Units in Project	Inclusionary Units			Size of Unit (SF)	Bedroom Count
		VLI	LI	Total		
Type A	30	16	7	23	706 SF	1
Type B	12	5	3	8	1,014 SF	2
Type C	30	11	5	16	964 SF	2
Type D	30	5	4	9	1,127 SF	3
Type E	1 (Mgr Unit)	0	0	0	1,096 SF	3
Totals:	103	37	19	56		

Location of Inclusionary Units

The Inclusionary Units shall be located throughout the CopperStone Village 1.

Affordability Requirements

The rental Inclusionary Units shall be restricted for thirty years to occupancy by Low Income households and Very Low Income households. Low Income Households shall have gross incomes that do not exceed eighty percent (80%) of the Sacramento area median income, adjusted for family size. Very Low Income Households shall have gross incomes that do not exceed fifty percent (50%) of the Sacramento area median income adjusted for family size.

Monthly Affordable Rents (including utility allowances) of the rental 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.

Phasing of Development of the Inclusionary Units

The Inclusionary Units shall be developed concurrently with the development of the Development 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.

Exhibit K: Inclusionary Housing Plan

MARKET RATE HOUSING / INCLUSIONARY HOUSING LINKAGES

Market Rate Activity	Inclusionary Approval Linkage
Approval of legislative entitlements and project-level applications submitted with Legislative entitlements.	Approval of Inclusionary Housing Plan
Issuance of building permits for 1 st Phase of CopperStone Village 2 & 3	Issuance of building permits for 100% of the Inclusionary Housing Units

Amendment and Administration of this Housing Plan

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

EXHIBIT A

16' BIKE & PEDESTRIAN TRAIL EASEMENT

LEGAL DESCRIPTION

Being a strip of land lying in its entirety within Parcel 1 of that certain Certificate of Compliance recorded in Book 20070724, at Page 635 of Official Sacramento County records and being within the Southeast 1/4 of Section 15, T.7N., R.5E., M.D.B. & M. and being more particularly described as follows:

Beginning at the Southwest corner of Parcel 1 as said Parcel is shown on said Certificate of Compliance; thence from last said corner along the West line of said Parcel 1 N10°11'24"W 16.22 feet to a point; thence from said point, leaving said West line, in a Northeasterly direction along a line parallel with and lying 16.00 feet Northerly (right angle measurement) of the South line of said Parcel 1 N89°10'59"E 587.13 feet to a point on the East line of said Parcel 1; thence from last said point along said East line S00°49'21"E 16.00 feet to the Southeast corner of said Parcel 1; thence along the South line of said Parcel 1 S89°10'59"W 584.49 feet to the point of beginning of this description containing 0.22 acres more or less of land.


Timothy G. Blair, PLS 8278

SURVEYORS GROUP, INC.
CIT 04-73
11-06-07



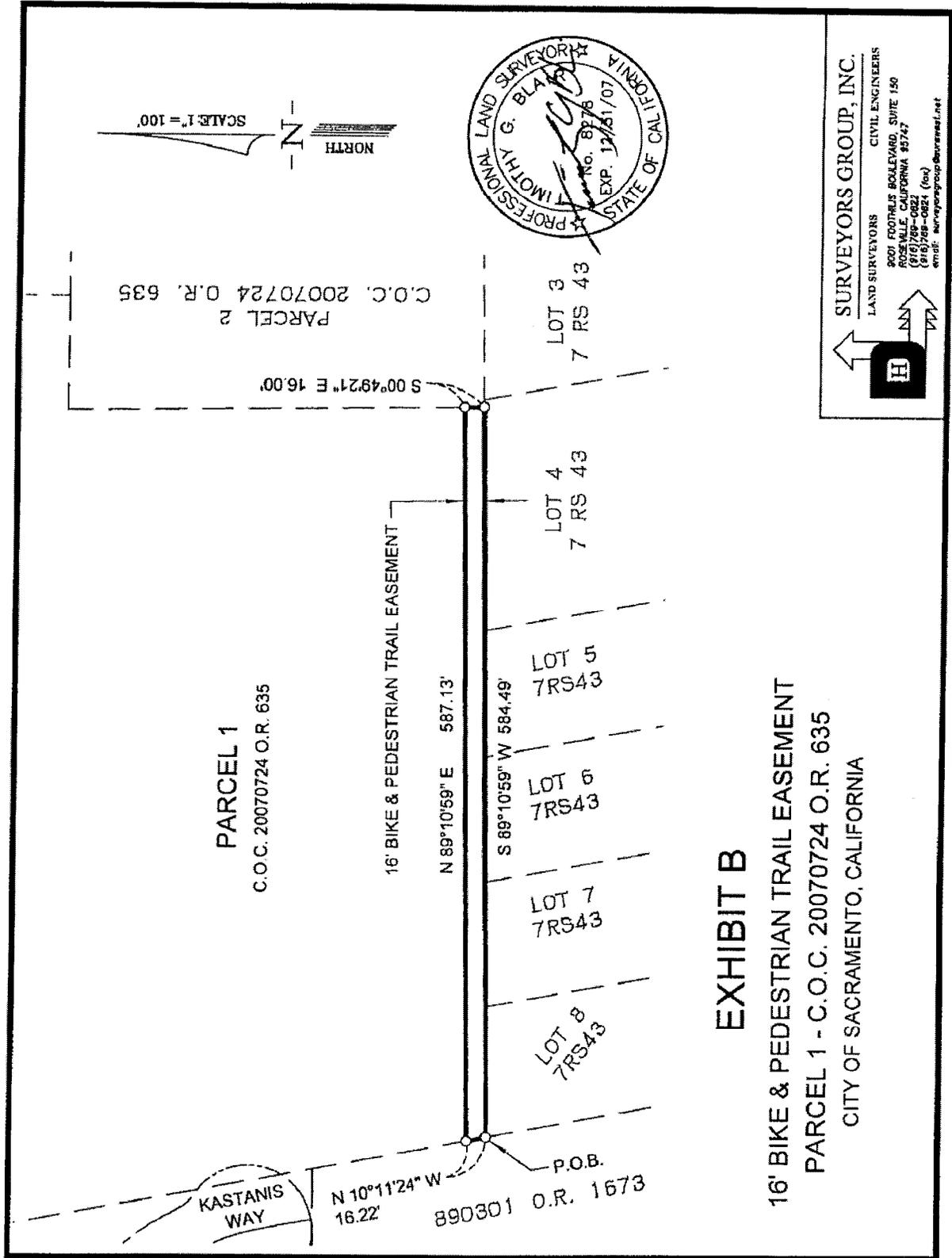


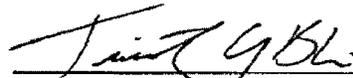
EXHIBIT A

16' BIKE & PEDESTRIAN TRAIL EASEMENT

LEGAL DESCRIPTION

Being a strip of land lying in its entirety within Parcel 2 of that certain Certificate of Compliance recorded in Book 20070724, at Page 635 of Official Sacramento County records and being within the Southeast 1/4 of Section 15, T.7N., R.5E., M.D.B. & M. and being more particularly described as follows:

Beginning at the Southeast corner of Parcel 2 as said Parcel is shown on said Certificate of Compliance; thence along the South line of said Parcel 2 S89°10'59"W 44.62 feet to a point of intersection with the Westerly right of way line of West Stockton Boulevard as said Boulevard is shown on said Certificate of Compliance, said point of intersection also being the True Point of Beginning of this description; thence from said point continuing along said South line S89°10'59"W 583.92 feet to the Southwest corner of said Parcel 2; thence along the West line of said Parcel 2 N00°49'21"W 16.00 feet to a point; thence from said point leaving said West line in a Northeasterly direction along a line parallel with and lying 16.00 feet Northerly (right angle measurement) of the South line of said Parcel 2 N89°10'59"E 576.83 feet to a point on said Westerly right of way line; thence from said point along said right of way S24°44'22"E 17.50 feet to a point of intersection with the South line of said Parcel 2, said point also being the True Point of Beginning of this description containing 0.21 acres more or less of land.



Timothy G. Blair, PLS 8278

SURVEYORS GROUP, INC.
CIT 04-73
11-06-07



