REPORT TO COUNCIL
City of Sacramento

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

Consent
May 13, 2008

Honorable Mayor and
Members of the City Council

Title: Church Street Station (P07-066)

Location/Council District: 4111 Rio Linda Blvd; APN 237-0192-023, 024 & 237-0180-033; Council District 2

Recommendation: 1) Review a) a **Resolution** adopting the Mitigated Negative Declaration per the California Environmental Quality Act (CEQA) and approving the Monitoring Mitigation Plan (MMP); b) a **Resolution** approving the Inclusionary Housing Plan; c) an **Ordinance** approving the rezone of approximately 4.4 acres from Agriculture (A) zone to Alternative Single Family (R-1A) zone; d) a **Resolution** approving a Tentative Map, Subdivision Modification, Special Permit, and a Variance for the Church Street Station subdivision project to construct 47 detached single-family homes; and 2) Pass for Publication the **Ordinance** title as required by Sacramento City Charter 32c to be adopted on May 20, 2008.

Contact: Elise Gumm, Assistant Planner, (916) 808-1927; Stacia Cosgrove, Senior Planner, (916) 808-7110

Presenters: Not applicable

Department: Development Services

Division: Current Planning

Organization No: 4885

Description/Analysis

Issue: The applicant is proposing to subdivide three parcels totaling approximately 4.4 acres into 47 residential parcels and two landscaping parcels in the proposed Alternative Single-Family (R-1A) zone in the North Sacramento Community Plan Area. The project site is located at the northwest corner of Rio Linda Boulevard and Interstate 80, adjacent to the North Sacramento Redevelopment area. There are two existing single-family houses on the north parcel 237-0192-023, which will be demolished for the construction of the

proposed project. The Preservation Director has made the preliminary determination that the residential buildings are not eligible as a historic resource pursuant to CEQA and the demolition would not have a significant impact on historic resources (IR07-355). The parcels 237-0192-024 and 237-0180-033 are vacant and have never been developed. The General Plan designates the subject parcels as Medium Density Residential, 16-29 dwelling units per net acre, and the North Sacramento Community Plan designates the subject parcel as Residential, 11-21 dwelling units per net acre, but the current zoning of the site is Agriculture (A) zone. In order to develop the project site, the current zoning needs to be rezoned from Agriculture (A) zone to Alternative Single Family Residential (R-1A) zone so that it will bring the project site into conformance with the North Sacramento Community Plan Land Use Designation. The project is also required to implement the mixed income policies of the housing element of the City's General Plan for providing affordable housing units to low income and very low income households. An inclusionary housing plan is part of the entitlements of the project.

Policy Considerations: The site is in the North Sacramento Community Plan Area and it is consistent with the applicable policies for both the General Plan and the North Sacramento Community Plan.

Committee/Commission Action: On April 17, 2008, the Planning Commission recommended approval and forwarded to City Council the entitlements to allow the development of a 47 residential unit project on approximately 4.4 acres in the proposed Alternative Single-Family (R-1A) zone.

Environmental Considerations: Environmental Planning Services has determined that the project as proposed may have potentially significant impacts to the environment. Mitigation measures have been incorporated in the project to reduce these impacts to a less-than-significant level, and a Mitigated Negative Declaration/Initial Study has been prepared for the project.

In compliance with Section 15070(b)1 of the California Environmental Quality Act (CEQA) Guidelines, mitigation measures have been identified that are incorporated into project plans to reduce impacts to a less-than-significant level. These mitigation measures address biological resources, hazards, noise and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan.

Rationale for Recommendation: The project is consistent with the objectives of the written policies in General Plan, North Sacramento Community Plan, and the General Plan Update Vision and Guiding Principles. Staff is also recommending approval of the project because the project will provide ownership housing opportunities and is consistent with the General and Community Plan designations, and there are no unresolved issues.

Financial Considerations: There are no financial considerations associated with this report.

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

Respectfully Submitted by: _____ for
David Kwong
Planning Manager

Approved by: _____
William Thomas
for Director of Development Services

Recommendation Approved:

_____

for Ray Kerridge
City Manager

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Attachment 1 - Background

Background Information: The proposed project will subdivide the three existing parcels into 47 residential lots and two landscaping lots, totaling approximately 4.4 gross acres for the development of the 47 detached single-family units. The lots will front on streets except Rio Linda Boulevard, where the abutting homes will have side-on frontage and a masonry wall to separate the landscaping lots and provide privacy and create a noise buffer for their private yards.

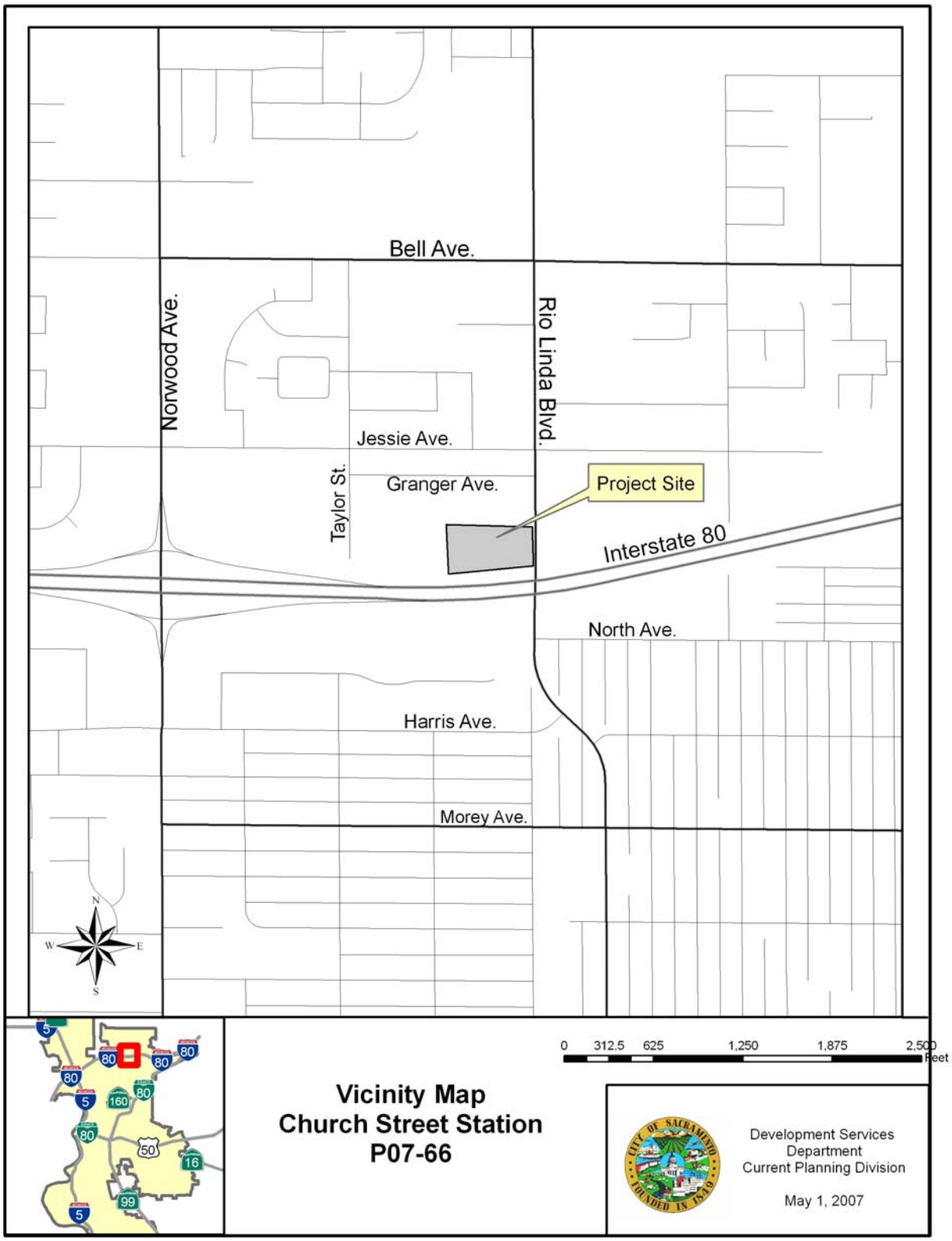
The proposed subdivision features zero lot line dwelling units on all 47 lots. Zero lot line units are units that are built directly up against a side property line, leaving only one side yard on the opposite side of the lot. In this case, the proposed side yard setback on the opposite side of each house in a minimum of 5 feet. This type of development allows for slightly higher densities than those typically found in standard detached single-family subdivisions by creating less yard space between buildings, while still allowing each unit to be completely detached from the next.

The units range in size from 1,726 to 2,305 square feet each, and the floor plans all feature two stories with 3 or 4 bedrooms, 2.5 bathrooms and 2-car garages. There are total of two floor plans and four elevations. The proposed design is consist with the single-family design guidelines. Each lot will have a minimum of 10' rear yard setback behind the livable area of the dwelling unit. In addition, each unit will feature an 18' long driveway to enable an additional vehicle to be parked off of the street. The exteriors all feature stucco with some having stone veneer or lap siding on various portions of the four elevations. Each façade is adorned with window shutters and trim, as well as a carriage-style garage door. Roofing materials will consist of composition shingle.

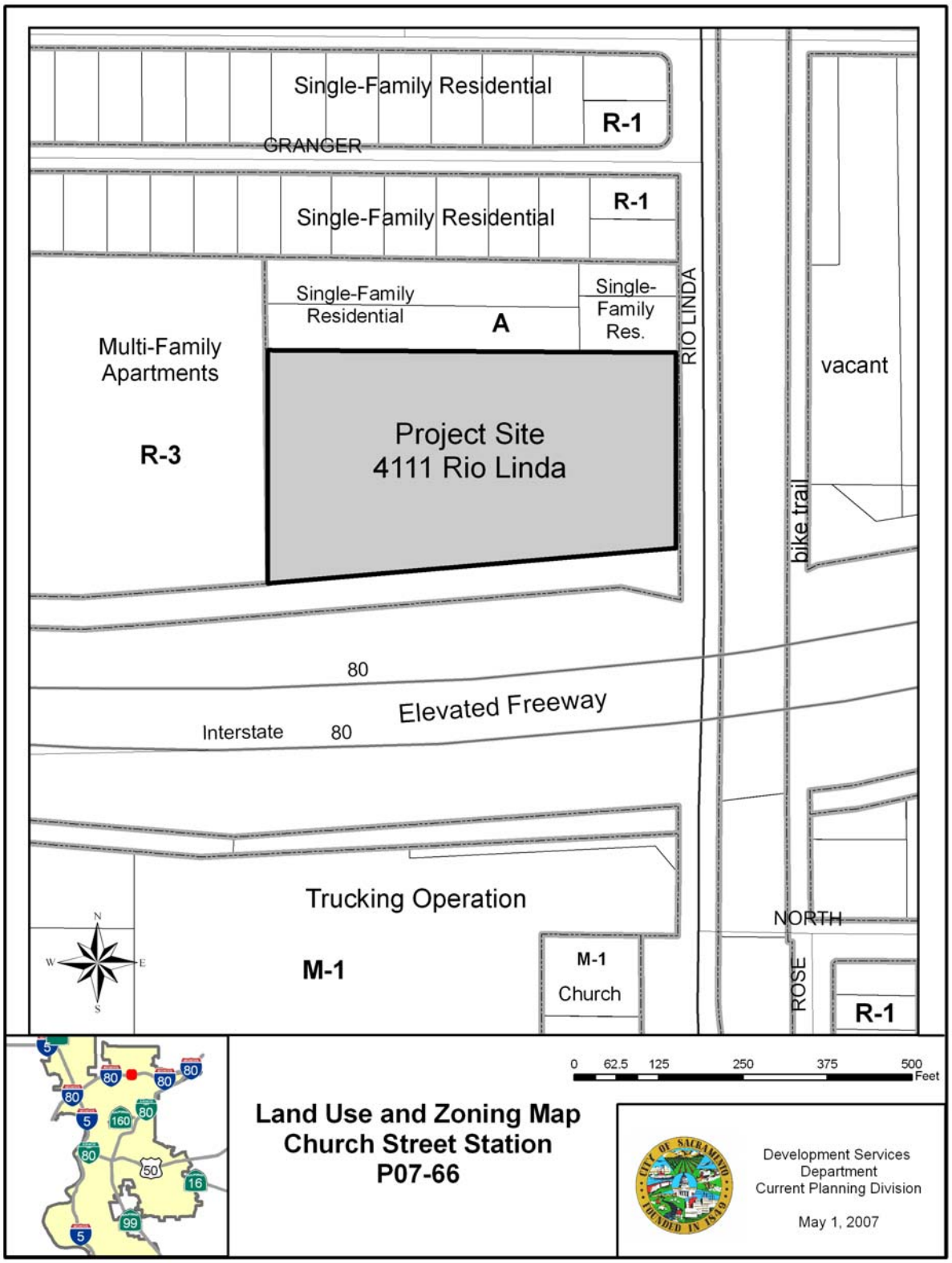
Public/Neighborhood Outreach and Comments: As part of the application review process, the proposal was routed to Robla Park Community Association and staff has not received any comments from the Association. Staff also mailed notices to all property owners within 500 feet of the project site prior to the public hearings. Staff has not received any comments at the time of writing of this report.

Notice of Hearing: As required by section 16.24.0907, 17.204.020(C), 17.208.020(C) 17.180.050(D), 17.220.035, and 17.200.010(C)(2)(a), (b), and (c)(publication, posting, and mail 500') of the City Code, ten day notice of the May 20, 2008 public hearing has been published and mailed.

Attachment 2: Vicinity Map



Attachment 3: Land Use and Zoning Map



Attachment 4: Environmental Resolution

RESOLUTION NO. 2008-

Adopted by the Sacramento City Council

May 20, 2008

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE CHURCH STREET STATION PROJECT (P07-066)

BACKGROUND

A. On April 17, 2008, the Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Church Street Station Project;

B. On May 20, 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Ssection17.200.010(C)(2)(a), (b), and (c)(publication, posting, and mail 500'), and received and considered evidence concerning the Church Street Station Project.

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

Section 1 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 may 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:

a. On February 1, 2008 a Notice of Intent (NOI) to Adopt the MND dated February 1, 2008 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.

b. On February 1, 2008 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 All written comments submitted regarding the environmental document have been considered. A comment letter dated February 28, 2008 was received from the Sacramento Metropolitan Air Quality District regarding the health risk assessment, and requesting recirculation. The MND was revised in response to this letter. Pursuant to CEQA Guidelines section 15073.5 (b)(1), the changes made in the document do not constitute a "substantial revision" and recirculation is not required. The comment and the revisions in the MND did not identify a new avoidable significant effect, mitigation measures, or project revisions.

Section 3 Pursuant to CEQA Guidelines sections 15073.5(c)(2) and (4), recirculation is not required because revisions were added in response to written or verbal comments on the projects effects identified in the proposed MND which are not new avoidable significant effects. New information was added which merely clarified, amplified, or made insignificant modifications to the MND.

Section 4 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 5 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 6 The City Council adopts the MND for the Project.

Section 7 Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15074, and in support of its approval of the Project, the City Council adopts the 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 8 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 the State EIR Guidelines adopted pursuant thereto.

Section 9 The documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in the City of Sacramento Development Services Department, Environmental Planning Services, 300 Richards Boulevard, Sacramento, CA 95811. The custodian of these documents and other materials is the Development Services Department, Environmental Planning Services.

Exhibit A: Mitigation Monitoring Plan (MMP)

MITIGATION MONITORING PLAN

FOR

Church Street Station (P07-066)

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ NEGATIVE DECLARATION

PREPARED FOR:
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT

DATE:

January 30, 2008

ADOPTED BY:
CITY OF SACRAMENTO
CITY COUNCIL

DATE: May 20, 2008

_____

ATTEST:

_____

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, 300 Richards Boulevard, Sacramento, CA 95811, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Church Street Station (P07-066)
Owner/Developer- Name: David Sagan
Address: R.E.Y. Engineers, Inc.
905 Sutter Street, Suite 200
Folsom, California 95630
(916) 366-3040 Ext. 17

Project Location / Legal Description of Property (if recorded):

The proposed project site consists of approximately 4.4 acres (APN 237-0180-033, 237-0192-023 & 237-0192-024) and is located at 4111 Rio Linda Boulevard. The site is located north of Interstate 80, west of Taylor Street, east of Rio Linda Boulevard and south of Granger Avenue in the City of Sacramento.

Project Description:

The proposed project would rezone three parcels totaling approximately 4.4 acres from Agricultural (A) to Single-Family Alternative (R-1A) and subdivide the site into 47 single-family lots and 2 landscape lots in the North Sacramento Community Plan Area.

SECTION 2: GENERAL INFORMATION

The Plan includes mitigation for Biological Resources, Hazards, 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 from the Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained with the MMP. The City of Sacramento will be responsible for ensuring compliance.

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
Biological Resources	B-1a To mitigate impacts to Swainson's hawk and other raptors during the nesting season (February 1 through September 15), the project applicant(s) shall retain a qualified biologist to conduct preconstruction surveys and to identify active nests on and within 0.5 mile of the project site. The surveys shall be conducted prior to approval of grading and/or improvement plans (as applicable) and now more than 30 days before the beginning of construction. To the extent feasible, guidelines provided in Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the Central Valley (Swainson's Hawk Technical Advisory Committee 2000) shall be followed. If construction occurs outside of the nesting season, no surveys will be required. If no nests are found, no further mitigation is required. If active nests are found, impacts to nesting Swainson's hawks and other raptors shall be avoided by establishment of appropriate buffers around the nests. No project activity shall commence within the buffer area until a qualified biologist confirms that any young have fledged and the nest is not longer active. DFG guidelines recommend implementation of 0.25-mile buffers for most raptors and 0.5-mile buffers for Swainson's hawk, but the size of the buffer may be adjusted if a qualified biologist and the City in consultation with DFG determine that such an adjustment would not be likely to adversely affect the nest. Monitoring of the nest by a qualified biologist during and	City of Sacramento, Development Services Department California Department of Fish and Game	Prior to issuance of any grading or building permit, measures identified on plans shall be verified for compliance. The Development Services Department shall assure that measures are identified on construction plans and specifications and confirm compliance prior to issuance of any grading or building permit.

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	after construction activities will be required if the activity has potential to aversely affect the nest.		
Biological Resources	B-1b Trees on the site that need to be removed to accommodate construction shall be felled between September 15 and January 31, outside of the general nesting season for raptors and other birds. Alternately a pre-construction survey for nesting birds shall be conducted prior to tree removal between February 1 and September 15.	City of Sacramento, Development Services Department California Department of Fish and Game	Prior to issuance of any grading or building permit, measures identified on plans shall be verified for compliance. The Development Services Department shall assure that measures are identified on construction plans and specifications and confirm compliance prior to issuance of any grading or building permit
Hazards	H-1 The onsite septic system shall be properly abandoned in accordance with the County of Sacramento, Environmental Management Department, Water Protection Division regulations. If the tank has previously been abandoned, verification from the County of Sacramento, Environmental Management Department, Water Protection Division shall be required prior to grading permits.	City of Sacramento, Development Services Department County of Sacramento, Environment-al	Prior to issuance of any grading or building permit, measures identified on plans shall be verified for compliance.

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
		Management Department, Water Protection Division	The Development Services Department shall assure that measures are identified on construction plans and specifications and confirm compliance prior to issuance of any grading or building permit
Hazards	H-2 The drinking water well should be properly abandoned in accordance with the County of Sacramento, Environmental Management Department, Water Protection Division regulations. If the well has previously been abandoned, verification from the County of Sacramento, Environmental Management Department, Water Protection Division shall be required prior to grading permits.	City of Sacramento, Development Services Department County of Sacramento, Environment-al Management Department, Water Protection Division	Prior to issuance of any grading or building permit, measures identified on plans shall be verified for compliance. The Development Services Department shall assure that measures are identified on construction plans and specifications and confirm compliance

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
			prior to issuance of any grading or building permit
Noise	N-1 A noise barrier shall be constructed with solid construction, such as masonry or stucco, with no gaps or holes that would compromise noise insulation performance along the southern, western and eastern property lines of the proposed project. A solid noise barrier of 8 feet high above building pad elevations shall be required on the southern side of, lots 21 through 22. A solid noise barrier of 7 feet shall be required along the western side of lot 21. A solid noise barrier of 6 feet shall be required for the western side of the proposed project along lots 15 through 20. A solid noise barrier of 6 feet shall be required along the eastern side of lots 1, 47 and 22	City of Sacramento, Development Services Department	Prior to issuance of any grading or building permit, measures identified on plans shall be verified for compliance. The Development Services Department shall assure that measures are identified on construction plans and specifications and confirm compliance prior to issuance of any grading or building permit
Noise	N-2 The second-floor windows at south, west and east-facing building facades on Lots 20 through 33 shall have sound transmission class (STC) performance of no less than 35. The second-floor windows at west and east-facing facades on Lots 16 through 19, west facing facades on Lots 34 through 36, and east facing	City of Sacramento, Development Services Department	Prior to issuance of any grading or building permit, measures identified on plans shall be

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	facades on Lots 1 and 47, shall provide STC 32 or higher.		verified for compliance. The Development Services Department shall assure that measures are identified on construction plans and specifications and confirm compliance prior to issuance of any grading or building permit
Noise	N-3 All project buildings shall include mechanical systems that provide appropriate heating, cooling and ventilation so that windows and doors may remain closed when needed for noise insulation.	City of Sacramento, Development Services Department	Prior to issuance of any grading or building permit, measures identified on plans shall be verified for compliance. The Development Services Department shall assure that measures are identified on construction plans and specifications

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
			and confirm compliance prior to issuance of any grading or building permit
Cultural Resources	CR-1 The applicant shall hire a qualified archaeologist to conduct a records search for the project site, including a search of the North Central Information System at CSU, Sacramento. The qualified archaeologist shall provide recommendations for mitigation should any resource be identified on the project site by the records search. Prior to issuance of grading permits, the applicant shall provide proof that the records search has been performed and that any cultural resources indentified on the project site have been mitigated according to the recommendations of the qualified archaeologist.	City of Sacramento, Development Services Department, Native American Heritage Commission	Measure shall be implemented prior to issuance of grading permits and during construction activities. Measures shall be implemented during construction activities, as specified.

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
Cultural Resources	CR-2a In the event that any prehistoric subsurface archeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortars are discovered during construction-related earth-moving activities, all work within 50 meters of the resources shall be halted, and the City shall consult with a qualified archeologist to assess the significance of the find. Archeological test excavations shall be conducted by a qualified archeologist to aid in determining the nature and integrity of the find. If the find is determined to be significant by the qualified archeologist representatives of the City and the qualified archeologist shall coordinate to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation. In addition, a report shall be prepared by the qualified archeologist according to the current professional standards.	City of Sacramento, Development Services Department, Native American Heritage Commission	Measure shall be implemented prior to issuance of grading permits and during construction activities. Measures shall be implemented during construction activities, as specified.
Cultural Resources	CR-2b If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives. If Native American archeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archeologists, who are certified by the Society of Professional Archeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and Native American community as scholars of the	City of Sacramento, Development Services Department, Native American Heritage Commission	Measure shall be implemented prior to issuance of grading permits and during construction activities. Measures shall be implemented during

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	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. If historic archeological sites are involved, all identified treatment is to be carried out by qualified historical archeologists, who shall meet either Register of Professional Archeologists (RPA), or 36 CFR 61 requirements.		construction activities, as specified.
Cultural Resources	CR-3 If a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the 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 most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-internment 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 taken place.	City of Sacramento, Development Services Department, Native American Heritage Commission	Measure shall be implemented prior to issuance of grading permits and during construction activities. Measures shall be implemented during construction activities, as specified.

Attachment 5: Resolution for Inclusionary Housing Plan

RESOLUTION NO. 2008-

Adopted by the Sacramento City Council

May 20, 2008

RESOLUTION ADOPTING AN INCLUSIONARY HOUSING PLAN FOR THE CHURCH STREET STATION PROJECT LOCATED AT 4111 RIO LINDA BLVD, SACRAMENTO, CA (P07-066)

BACKGROUND

A. On April 17, 2008, the Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Church Street Station Project;

B. On May 20, 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code section 17.200.010(C)(2)(a), (b), and (c)(publication, posting, and mail 500'), and received and considered evidence concerning the Church Street Station 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 Church Street Station Project, the City Council adopts the Inclusionary Housing Plan for the Church Street Station Project.

Section 2 City Council approves the Inclusionary Housing Plan for the project as described in attached Exhibit A.

Table of Contents:
Exhibit A - Inclusionary Housing Plan

Exhibit A: Inclusionary Housing Plan

INCLUSIONARY HOUSING PLAN
Church Street Station

Accepted:

Introduction

Church Street Station, LLC is the owner and developer ("Developer") of the proposed Church Street Station subdivision located at 4111 Rio Linda Boulevard in the City of Sacramento. The owner proposes to build on a 4.4 acre parcel a 47-unit single family development ("Project").

Pursuant to the City Code section 17.190.100(B), an Inclusionary Housing Plan ("Plan") setting forth the number , unit mix, location, structure type, affordability and phasing of the Inclusionary units in the Project must be approved prior to or concurrent with the approval of legislative entitlements for the Project. This document constitutes that Plan, and as supplemented and amended from time to time, is intended to begin implementation of the inclusionary housing requirement. All future approvals for the Project, including tentative maps, subsequent tentative maps, planned development permits, special permits, site development plans, and plan review shall be consistent with this Plan.

The requirements under the Ordinance for the Project will be set forth in more detail in the Inclusionary Housing Agreement executed by the owner/developer and the Sacramento Housing and Redevelopment Agency ("SHRA") and recorded against the Project site. The Inclusionary Housing Agreement will describe with particularity the site, building schematics and size of the Inclusionary Units, pursuant to Section 17.190.110(C). The Inclusionary Housing Agreement shall be consistent with this plan.

Number of Inclusionary Housing Units

The Project proposed by the Developer includes 47 units. As the Project is less than five (5) gross acres section 17.190.030 (B)(2) of the Ordinance, which allows 15 percent of the project's inclusionary units be marketed at prices affordable to families at below 80 percent Area Median Income. (i.e. "low income" units) The developer's obligation per the Ordinance is to provide seven (7) "low income" units.

If the project approvals are amended to increase or decrease the number of residential units in the Project, this Plan will be amended to reflect a number equal to 15% of Low Income Units of the revised total of 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 City Code, regardless of any subsequent reduction in the number of approved total residential units.

Tenure

The Inclusionary Housing units shall consist of for sale units only.

Location, Size and Bedroom Count of Inclusionary Housing Units

The inclusionary units will be three-bedroom units between the sizes of 1000 square feet and 1347 square feet. The final design and square footage of the plan has not been determined yet. The units will be comparable to the market rate units and dispersed throughout the final last 35% of the project. The actual lot numbers will be determined once the tentative map is approved.

Marketing of Units

The Developer will use their typical newspaper, internet, toll free number and signage to market this community. Information will be available in the on-site sales office regarding the availability of inclusionary housing and this will also be incorporated into internet advertising for the project.

Affordability Requirements

The Inclusionary units "for sale" shall be restricted to occupancy by Low Income Households. Low Income Households shall have gross incomes, at the time of initial occupancy, that do not exceed 80percent of the Sacramento area median income, adjusted for family size.

The Sacramento Housing and Redevelopment Agency will provide the Developer a schedule of maximum Affordable Housing Prices no sooner than six months prior to the sales lottery in which homebuyers for the inclusionary units will be selected. With respect to each inclusionary unit, the affordability requirements of this Section shall continue for no less than thirty (30) years from the recordation of the Inclusionary Housing Agreement. For-sale inclusionary units will be subject to the Sacramento Housing and Redevelopment Agency's resale and recapture provisions if sold before the end of the thirty (30) year regulatory period.

Phasing of Development and Inclusionary Housing Linkages

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

The Inclusionary Housing Plan shall be approved concurrently with the approval of the Project's tentative map.

The Inclusionary Housing Agreement shall be executed prior to the approval of the Project's final map for the Project.

The Inclusionary Housing Agreement shall be recorded concurrently with the Project's final map.

Up to 65 percent of the building permits for market rate units may be pulled prior to the issuance of building permits for all inclusionary housing units in the Project. The final 35 percent of the building permits for market rate units may be pulled after the issuance of building permits for all inclusionary housing units in the Project.

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

Administration of Plan

The 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 for in Sacramento City Code section 17.190.030.

Church Street Station LLC

By : _____ Date 3-18-08
Randel N. Evans, Managing Member

Attachment 6: Ordinance for Rezone

ORDINANCE NO. 2008-

Adopted by the Sacramento City Council

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE, TITLE 17 OF THE SACRAMENTO CITY CODE, AS AMENDED, BY REZONING 4.4± ACRES OF AGRICULTURE ZONE TO 4.4± ACRES OF ALTERNATIVE SINGLE FAMILY RESIDENTIAL ZONE LOCATED AT 4111 RIO LINDA BLVD (P07-066)

BACKGROUND

A. On April 17, 2008, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Church Street Station Project;

B. On May 20, 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code 17.200.010(C)(2)(a), (b), and (c)(publication, posting, and mail 500'), and received and considered evidence concerning the Church Street Station Project.

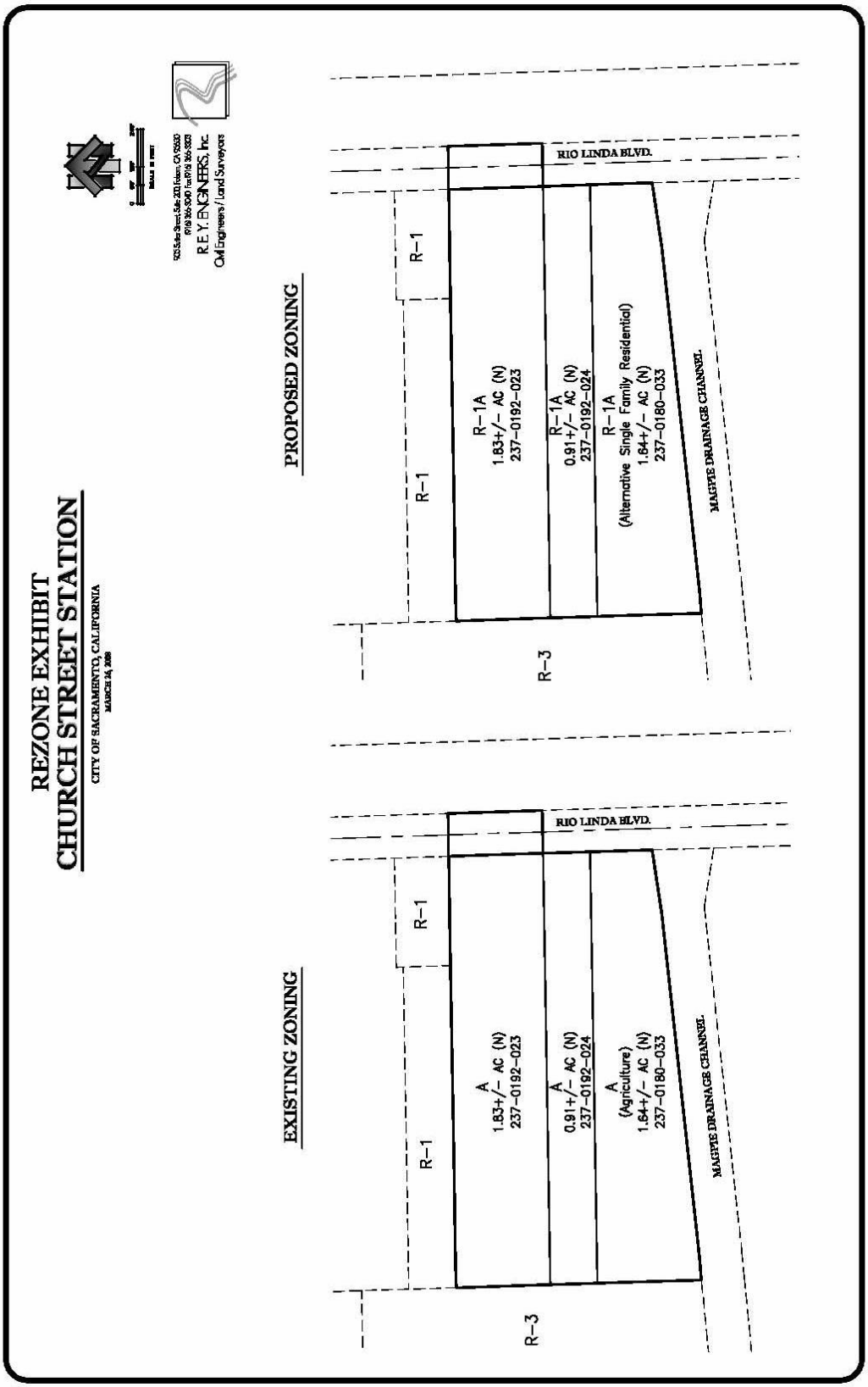
BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1 Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known, and referred to as Church Street Station (APN: 237-0192-023, 024 & 237-0180-033), consisting of 4.4± acre, from Agriculture (A) zone to Alternative Single Family Residential (R-1A) zone.

Section 2 Rezoning of the property described in the attached Exhibit A by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as said procedures have been affected by recent court decisions.

Section 3 The City Clerk of the City of Sacramento is hereby directed to amend the official zoning map, which is a part of said Comprehensive Zoning Ordinance, Title 17 of the City Code, to conform to the provisions of this Ordinance.

Exhibit A: Rezone Exhibit



Attachment 7: Resolution for Project Approval

RESOLUTION NO. 2008-

Adopted by the Sacramento City Council

APPROVING THE CHURCH STREET STATION DEVELOPMENT PROJECT (P07-066)

BACKGROUND

A. On April 17, 2008, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Church Street Station Project;

B. On May 20, 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code section17.200.010(C)(2)(a), (b), and (c)(publication, posting, and mail 500'), and received and considered evidence concerning the Church Street Station 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 Church Street Station Project, the City Council approves the Tentative Map and Subdivision Modification for 47 residential lots and two landscaping lots, the Special Permit for alternative housing, and the Variance to exceed 40% of front setback paving requirement based on the findings of fact as set forth below.

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

A. The **Tentative Map** to subdivide three parcels into 47 residential lots and two landscaping lots in order to construct 47 zero-lot-line detached single family residential units in the Alternative Single Family Residential (R-1A) zone is **approved** based on the following Findings of Fact:

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

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

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

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

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

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

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

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

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

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

B. The **Subdivision Modification** to allow non-standard street elbow is **approved** based on the following Findings of Fact:

1. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;

2. That the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;

3. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;

4. That granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.

C. **Special Permit** to construct 47 zero-lot-line detached single-family alternative ownership housing units is **approved** based on the following Findings of Fact:

1. The project is based on sound principles of land use in that the alternative ownership housing such as zero-lot-line detached single-family units are allowed in the Alternative Single Family Residential (R-1A) zone.

2. The project will not be detrimental to the public health, safety and welfare nor result in the creation of a public nuisance in that the proposed project with conditions will not substantially alter the characteristics of the surrounding neighborhood.

3. The project is consistent with the General Plan policies in that the proposed project is in a manner efficiently utilizing existing and planned urban resources as well as providing housing opportunities for all income households.

D. **Variance** to exceed the 40% front setback paving requirement to accommodate a driveway on two lots (14 and 15) is **approved** based on the following Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual property owner in that a variance would be and has been granted to other property owners facing similar circumstances with size constraints.

2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that the proposed driveway will not substantially alter the characteristics of the surrounding neighborhood and still provide appropriate landscaping within the site.

3. Granting the variance request does not constitute a use variance in that zero-lot-line detached single family homes are permitted in the R-1A zone.

4. The variance is consistent with the general purpose and intent of the City Zoning Code (Title 17 of the City Code) and the General Plan in that the

project is consistent with the General Plan which designates the subject site as Medium Density Residential.

Section 3 The City Council approves the project to construct 47 detached single family residential units based on the following Conditions of Approval:

A. The **Tentative Map** to subdivide three parcels into 47 residential lots and two landscaping lots in order to construct 47 zero-lot-line detached single family residential units in the Alternative Single Family Residential (R-1A) zone is **approved** based on the following Conditions of Approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P07-066).

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

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Council approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

SPECIAL DISTRICTS: Assessment Districts

A1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

DEVELOPMENT ENGINEERING:

A2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Development Engineering Division after consultation with the U.S. Postal Service.

A3. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.

A4. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.

A5. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the City. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.

A6. Multiple Final Maps may be recorded. Prior to recordation of any Final Map all infrastructure/improvements necessary for the respective Final Map must be in place to the satisfaction of the Departments of Utilities, and Development Services.

A7. Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Development Engineering and the Fire Department. Dead end streets must be less than 500' in length and must include a turn-around approved by the Development Engineering and Fire Department. Certain exceptions may be considered by the Development Engineering and the Fire Department on a case-by-case basis.

A8. The applicant shall construct Rio Linda Blvd adjacent to the subject property to a modified 69-ft right-of-way street cross-section. The applicant shall construct a 7-ft planter, standard vertical curb and gutter, 6-ft bike lane, 11-ft south bound travel lane and a 12-ft median within the existing right-of-way per City standards to the satisfaction of the Development Engineering Division.

A9. The applicant shall dedicate a pedestrian easement that shall overlap with the 12.5-ft PUE along Rio Linda Blvd adjacent to the subject site and construct a 5-ft sidewalk per City standards to the satisfaction of the Development Engineering Division.

A10. Dedicate and construct A Street as shown on the tentative map to a City standard 41-ft right-of-way street cross-section with a modified elbow to the satisfaction of the Development Engineering Division.

A11. Dedicate and construct B Street as shown on the tentative map to a modified 41-ft right-of-way street cross-section (a 41-ft street cross-section without the sidewalk

along the southern side of the street) to the satisfaction of the Development Engineering Division.

A12. The applicant shall use best efforts to obtain an easement for the construction of the round corner at the southwestern corner of the Rio Linda/B Street intersection.

A13. The applicant shall construct ADA compliant ramps at all corners of intersections bounded by this project to the satisfaction of the Development Engineering Division.

A14. There shall be no parking for the first 100-ft to the west of the intersection of Rio Linda Boulevard & A Street, and the intersection of Rio Linda Boulevard & B Street.

A15. The applicant shall install permanent street sign(s) to the satisfaction of the Development Engineering Division.

A16. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Development Engineering Division. The center lines of such streets shall be aligned.

A17. The applicant shall make provisions for bus stops, shelters, transit centers, etc. (if necessary) to the satisfaction of Regional Transit.

A18. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Development Engineering Division.

SMUD:

A19. Dedicate a 12.5-ft PUE for overhead and underground facilities and appurtenances adjacent to Rio Linda Blvd.

A20. Dedicate a 10-ft PUE for underground facilities and appurtenances adjacent to interior public street right-of-ways.

A21. Dedicate a 2-ft by 10-ft notches (depth x width) as a PUE for underground facilities and appurtenances locations to be determined to the satisfaction of the developer and SMUD prior to the Final Map recording.

DEPARTMENT OF UTILITIES:

A22. Construct water pipes and appurtenances, storm drainage pipes and appurtenances, and sewer pipes and appurtenances in Street “A” and “B” of the proposed development. The design and construction shall be to the satisfaction of the Department of Utilities.

A23. Public streets with City maintained water facilities, drainage facilities, and sewer facilities shall have a minimum paved AC (asphalt concrete) width of 25-feet from lip of gutter to lip of gutter. Drain inlets, curb and gutter shall be constructed to City Standards for residential streets.

A24. Any public system such as water, sewer, and/or drainage main, that are designed and constructed within private property and which connects directly to a public main shall provide 20-foot Public Utility Easement. Said easement shall be dedicated to the City and to the satisfaction of the Department of Utilities.

A25. Any new domestic water services shall be metered. Only one water domestic water service is allowed per parcel. Excess water service shall be abandoned to the satisfaction of the Department of Utilities.

A26. Per Sacramento City Code, water meters shall be located at the point of service which is the back of walk for connected sidewalks.

A27. Prior to or concurrent with the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the “boundary conditions” for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions:

- At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch.
- At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.

The applicant shall submit pipe network calculations for the proposed water distribution system. The calculations shall be reviewed and approved by the Department of Utilities prior to improvement plan approval. Provide two points of connection to the public water distribution system for this subdivision.

A28. The existing 6” sewer system (main) in Rio Linda Boulevard, Granger Avenue, and Taylor Street may not have adequate capacity to accommodate a project (subdivision) of this magnitude. Thus, prior to recording the final map, the applicant/owner shall comply with one of the following conditions:

a. The applicant/owner shall provide, to the Department of Utilities (DOU) for review and approval, a complete and detailed sewer study with pre-development and post-development conditions of the 6” sewer system in Rio Linda Boulevard, Granger Avenue, and Taylor Street. The study shall

provide, but not limited to, the pre-development and post-development capacities and peak flows in the system. If the DOU determines (based on a complete and satisfactory study) that the existing system has sufficient capacity for the proposed project the applicant will only be required to replaced the existing 6” sewer main with an 8” sewer main in Rio Linda Boulevard from the project site to Granger Avenue, to the satisfaction of the DOU. Otherwise, the applicant/owner will need to replace the existing 6” sewer main with an 8” sewer main from the project site to Jessie Avenue.

OR

b. The applicant can get approval from the County Sanitation District 1 (CSD-1) to connect directly to the 48” sewer main in Rio Linda Boulevard. This will require design approval by CSD-1 prior to the Final Map.

A29. The minimum diameter for new public sewer main construction shall be 8-inches.

A30. Finished lot pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the controlling overland release elevation. Finished lot pad shall be accepted by the Department of Utilities.

A31. Per City Code, the Subdivider may not develop the project in anyway that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

A32. The applicant is responsible for any necessary permits from the Corps of Engineers, Fish and Game, USFWS, SAFCA, American River Flood Control District, Caltrans or any other applicable agency.

A33. All lots shall be graded so that drainage does not cross property lines.

A34. 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 acceptance 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 and 6) signed certification page by property owner or authorized representative.

A35. 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.

A36. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

A37. 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. Only source control measures are required for this development. This will not affect site design. Storm drain message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest copy of the "Guidance Manual for On-Site Stormwater Quality Control Measures" for appropriate source control measures.

FIRE:

A38. All turning radii for fire access shall be designed as 35' inside and 55' outside.

A39. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.

A40. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead). Temporary turnaround shall be provided for Phase 1, 2 and 3.

PPDD: Parks

A41. **Payment of In-lieu Park Fee**: Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note)

A42. **Maintenance District**: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Planning 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.)

ADVISORY NOTES:

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

1. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

2. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.

3. The proposed project is located in the Flood zone designated as Shaded X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof. However, flood insurance is required.

4. Direct connection to SRCSD facilities is not allowed; the local sewer service will be provided by the City of Sacramento.

5. The SRCSD 48-inch Dry Creek Interceptor is located east of Rio Linda Boulevard, between North Avenue and Jessie Avenue.

6. Developing this property may require the payment of sewer impact fees. SRCSD impact fees shall be paid prior to the issuance of building permits. Applicant shall contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

7. SRCSD will issue a sewer permit to connect to the system if it is determined that capacity is available, and the subject property has met all other requirements for service. SRCSD does not guarantee capacity; the process to connect to the SRCSD system is on a “first come, first served” basis. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of appropriate fees.

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

regarding:

1) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at $88,238. This is based on the creation of forty-seven (47) single-family lots and an average land value of $105,000 per acre for the North Sacramento Planning Area, plus an additional 20% for off-site park infrastructure improvements, less acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

2) Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at $227,621. This is based on forty-seven single family residential units at the rate of $4,843 per unit. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

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

B. The **Subdivision Modification** to allow non-standard street elbow is **approved** based on the following Conditions of Approval:

B1. The applicant shall comply with the conditions of approval on the Tentative Map (P07-066).

C. **Special Permit** to construct 47 zero-lot-line detached single family alternative ownership housing units is **approved** based on the following Conditions of Approval:

PLANNING:

C1. The project shall be constructed in conformance with the approved revised site plan and house plans included as Exhibits. Any modification to the project shall be subject to review and approval by Planning Staff prior to issuance of building permit and may result in a requirement for additional entitlements.

C2. The dwelling units shall be constructed in a manner so that no two next-door to each other shall feature identical exterior architectural details, building materials, and color schemes.

C3. Decorative lights shall be provided around garages and at front entries. Lighting fixtures shall be of a high quality decorative design, having a color and style which is compatible with the building architecture, as determined by the Planning Director;

C4. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

C5. Each building address number shall be illuminated.

C6. Decorative raised panel roll-up doors shall be provided for all garages.

C7. Front landscaping and automatic irrigation systems shall be provided on each lot.

C8. A six-foot wood fence shall be provided on the north property line.

C9. An eight-foot split face masonry wall with cap shall be constructed on the southern side of, Lots 21 through 22. A seven-foot masonry wall shall be constructed on the western site of Lot 21 and a six-foot masonry wall shall be constructed on the western side of the Lot 15 through Lot 20. A six-foot split face masonry wall with cap shall be constructed on the eastern side of Lots 1, 47, and 22.

C10. Applicant/owner shall obtain all necessary building permits prior to construction.

C11. Development of this site shall be in compliance with the conditions of approval on the Tentative Map (P07-066).

C12. Any modification to the project shall be subject to review and approval by Planning Division prior to the issuance of any building permits. Any significant modification to the project may require subsequent entitlements.

DEVELOPMENT ENGINEERING:

C13. Construct standard subdivision improvements as noted in these conditions pursuant to section16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards.

C14. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division. The applicant shall apply for and obtain a Driveway Variance Permit for any driveway that does not conform to the City standards.

C15. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.

C16. The applicant shall construct Rio Linda Blvd adjacent to the subject property to a modified 69-ft right-of-way street cross-section. The applicant shall construct a 7-ft planter, standard vertical curb and gutter, 6-ft bike lane, 11-ft south bound travel lane and a 12-ft median within the existing right-of-way per City standards to the satisfaction of the Development Engineering Division.

C17. The applicant shall dedicate a pedestrian easement that shall overlap with the 12.5-ft PUE along Rio Linda Blvd adjacent to the subject site and construct a 5-ft sidewalk per City standards to the satisfaction of the Development Engineering Division.

C18. Dedicate and construct A Street as shown on the site plan to a City standard 41-ft right-of-way street cross-section with a modified elbow to the satisfaction of the Development Engineering Division.

C19. Dedicate and construct B Street as shown on the site plan to a modified 41-ft right-of-way street cross-section (a 41-ft street cross-section without the sidewalk along the southern side of the street) to the satisfaction of the Development Engineering Division.

C20. The applicant shall use best efforts to obtain an easement for the construction of the round corner at the southwestern corner of the Rio Linda/B Street intersection.

C21. The applicant shall construct ADA compliant ramps at all corners of intersections bounded by this project to the satisfaction of the Development Engineering Division.

C22. There shall be no parking for the first 100-ft to the west of the intersection of Rio Linda Blvd & A Street, and the intersection of Rio Linda Blvd & B Street.

C23. The applicant shall install permanent street sign(s) to the satisfaction of the Development Engineering Division.

C24. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Development Engineering Division. The center lines of such streets shall be aligned.

C25. 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 Division.

FIRE:

C26. Provide at least 5' setback for second story bedroom windows to allow for fire ladder rescue operations. Provide clear access to building openings, free of landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 902.3.1

ADVISORY NOTES:

1. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.

2. Provide a water flow test. (Make arrangements at the Permit Center's walk-in counter at 300 Richards Blvd 3rd Floor, Sacramento, CA 95811.)

3. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 902.2.1)

D. **Variance** to exceed the 40% front setback paving requirement for driveway is **approved** based on the following Conditions of Approval:

D1. No other paving except driveway shall be allowed at the front yard of Lot 14 & 15.

D2. The Variance applies only to Lot 14 & 15 as identified on Exhibit A of this Resolution.

Exhibit A: Tentative Map

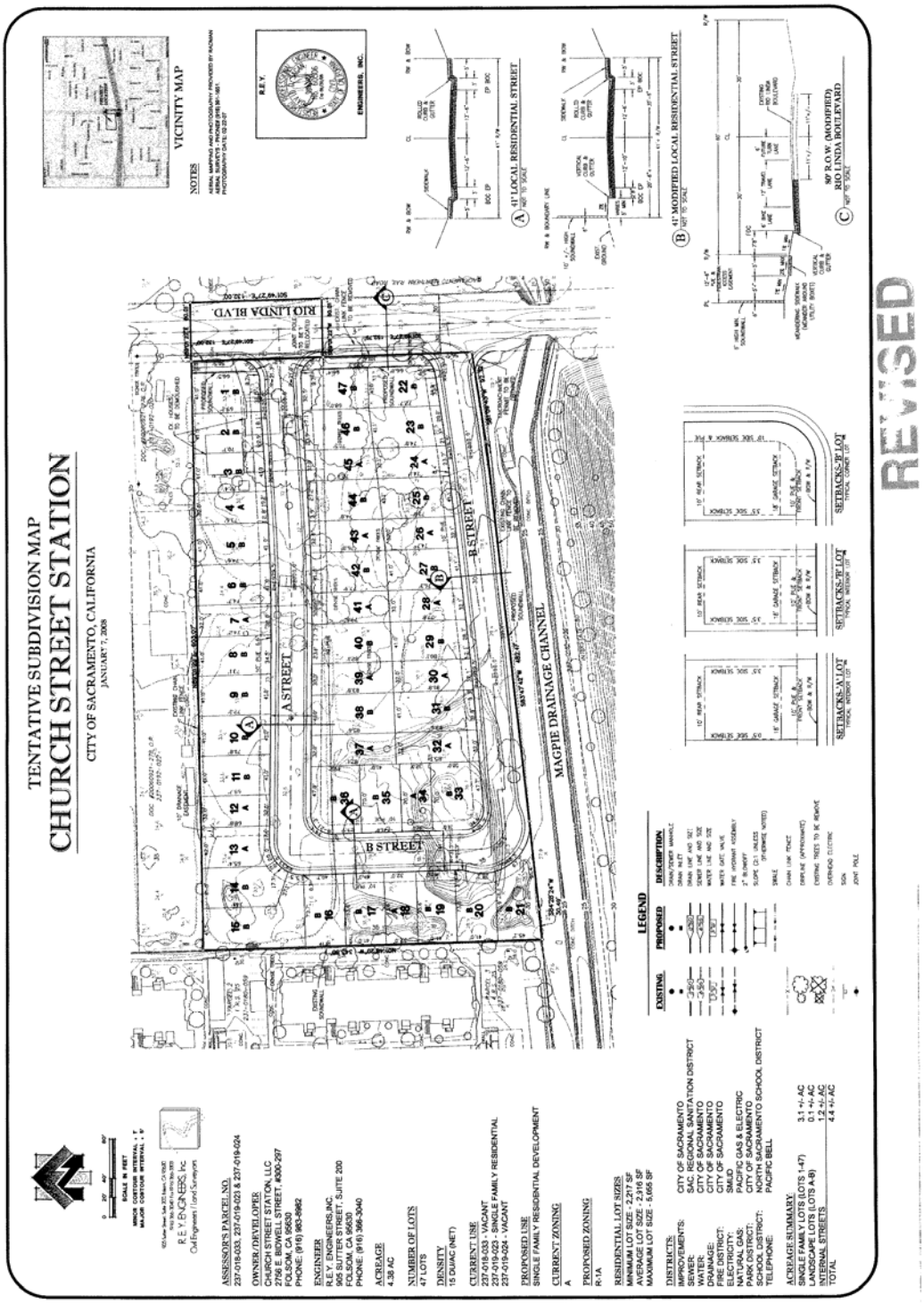


Exhibit B: Site Plan

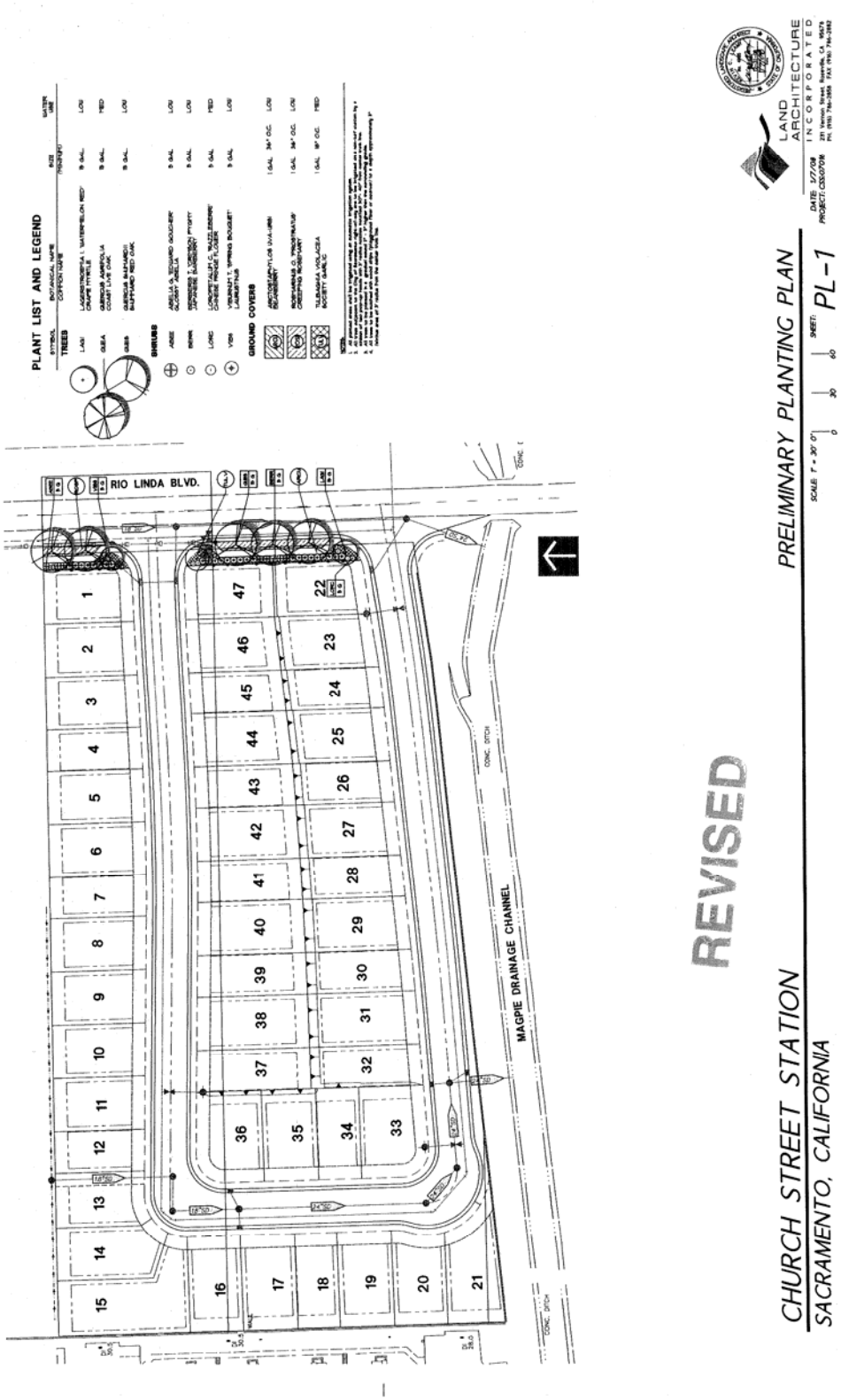
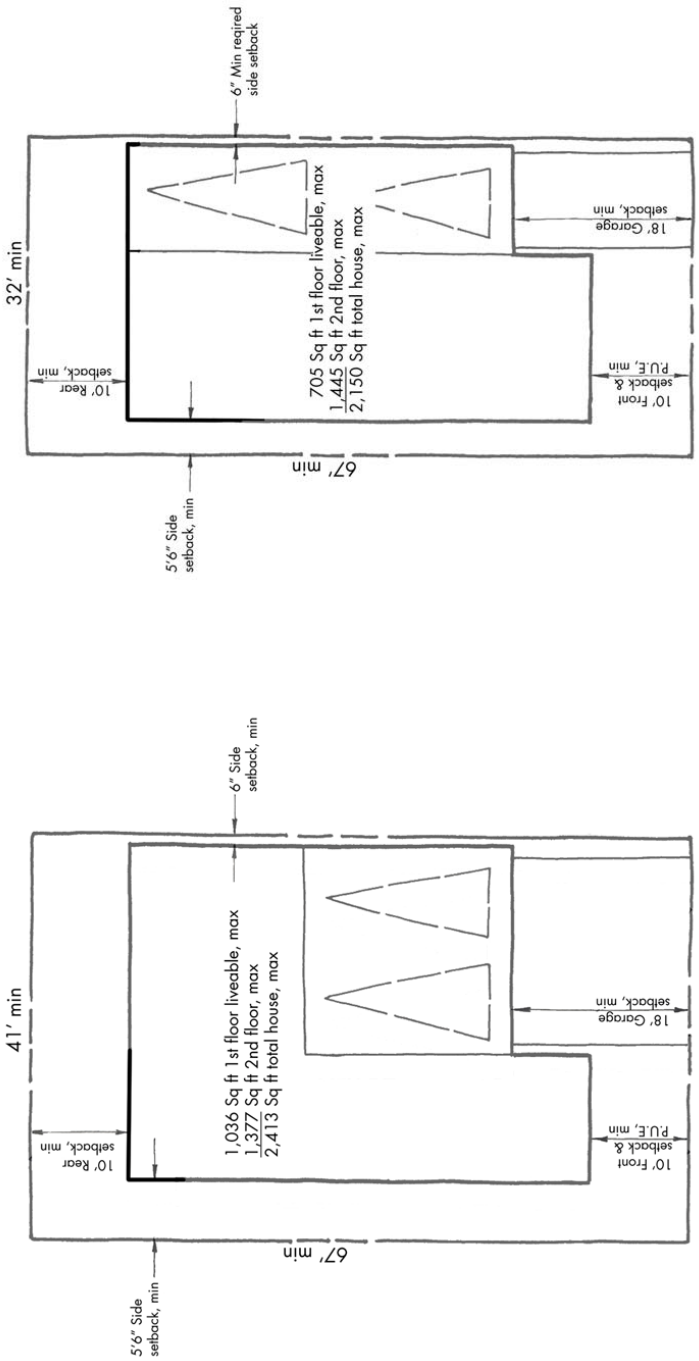


Exhibit C Model Plot Plan



"a" Lot
41' x 67'
50% lot coverage = 1,373 Sq ft

"b" Lot
32' x 67'
50% lot coverage = 1,072 Sq ft

Scale: 1" = 10'

Church Street Station
Sacramento, CA

05S05867
March 26, 2008
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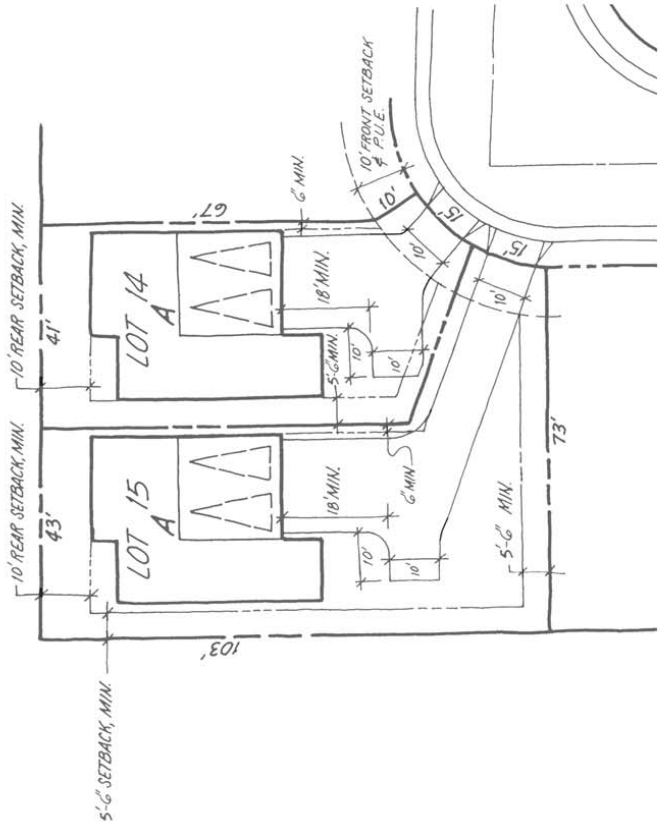
BSB DESIGN

Plot Plans

3

Exhibit C Model Plot Plan



Plot Plans (Lots 14 & 15)

Scale: 1" = 20'

Church Street Station
Sacramento, CA

05S05867
March 26, 2008
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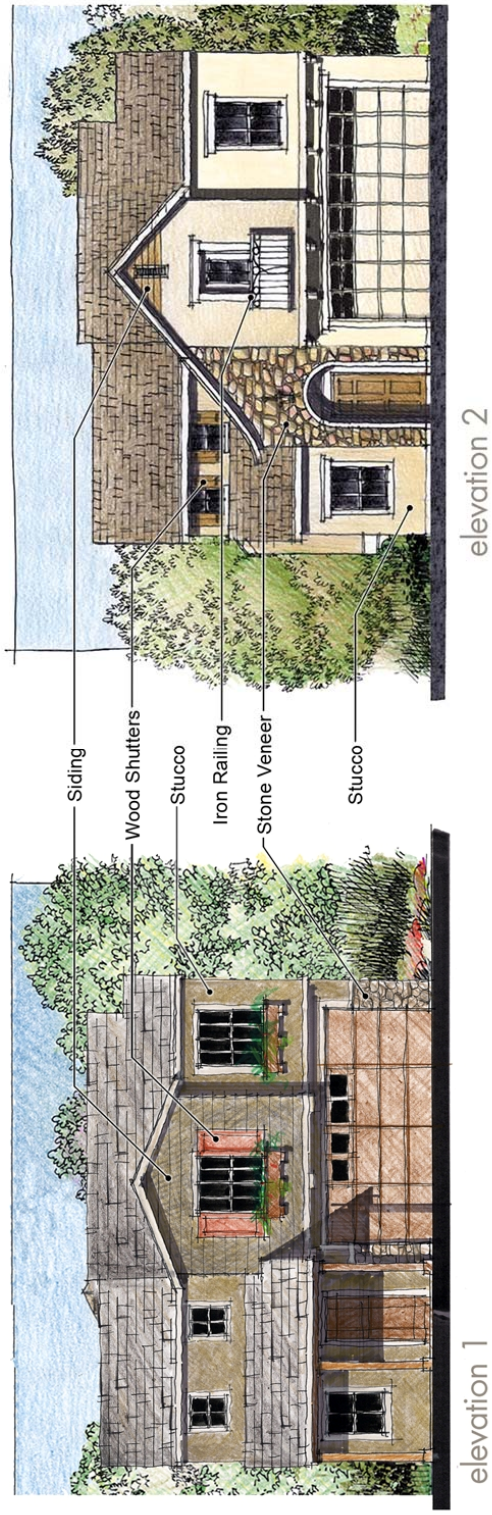
BSB DESIGN

4

Exhibit D Floor Plans (A)

Exhibit D Floor Plans (B)

Exhibit E: Elevations (A)



Conceptual Front Elevations - Plan A

Church Street Station
Sacramento, CA

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March 26, 2008
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Exhibit E: Elevations (A)

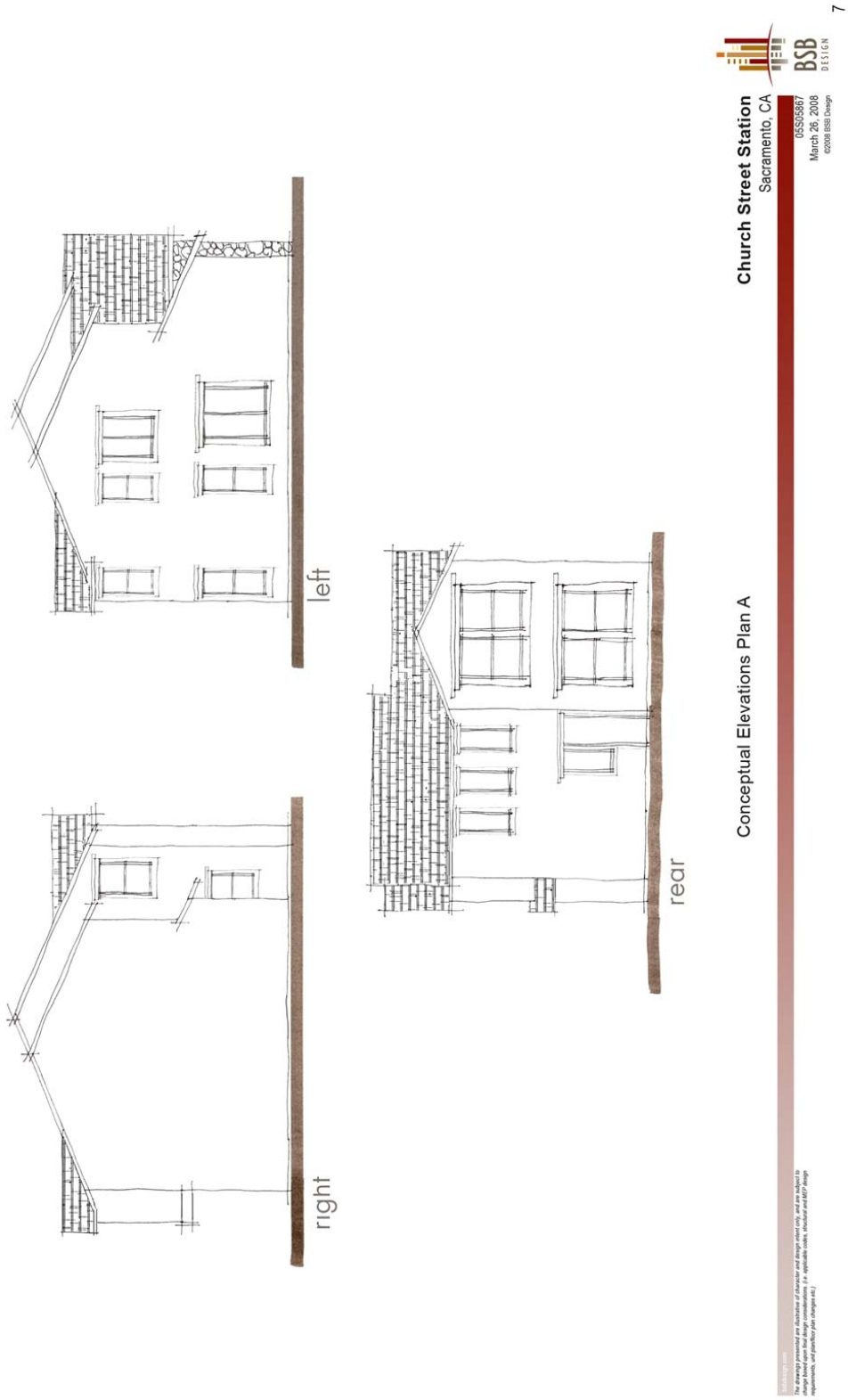

Exhibit E: Elevations (B)

Exhibit E: Elevations (B)