



REPORT TO COUNCIL City of Sacramento

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Public Hearing
November 6, 2008

**Honorable Mayor and
Members of the City Council**

Title: Natomas Central Rezone (P08-066)

Location/Council District: Northwest Corner of Kos Island Avenue and Natomas Central Drive; APNs 225-2270-019; -027, Council District 1

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a **Resolution** approving the addendum to the Mitigated Negative Declaration and Mitigation Monitoring Plan; 2) a **Resolution** to amend the General Plan by redesignating approximately 2.3 acres of Parks-Recreation-Open Space and 2.9 acres of Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na); 3) a **Resolution** to amend the North Natomas Community Plan by redesignating approximately 2.3 acres of Parks/Open Space and 8 acres of General Public Facilities to Medium Density Residential; 4) an **Ordinance** to rezone approximately 8 acres of R-1-PUD, 2.3 acres of A-OS-PUD and 2.9 acres of R-2B-PUD to R-1A-PUD; 5) a **Resolution** to amend the Natomas Central Planned Unit Development by redesignating approximately 8 acres from elementary school and 2.3 acres of park to Medium Density Residential; 6) a **Resolution** to approve the tentative map, subdivision modifications and special permit for the Natomas Central Rezone project; and 7) a **Resolution** to amend the Inclusionary Housing Plan for the Natomas Central Planned Unit Development.

Contact: Lindsey Alagozian, Senior Planner, (916) 808-2659; Gregory Bitter, Principal Planner, (916) 808-7816

Presenter: Lindsey Alagozian, Senior Planner

Department: Development Services

Division: Current Planning

Organization No: 21001010

Description/Analysis

Issue: The applicant, K. Hovnanian Homes, is proposing to convert a former school site and surrounding land (approximately 13.3 acres) to 118 single-family homes and one park lot. The project requires a General Plan amendment, community plan amendment, inclusionary housing plan amendment, rezone, schematic plan amendment, tentative map, subdivision modifications and a

special permit to construct 118 single family residences in the proposed R-1A-PUD zone. Some neighbors have objected, testifying that real-estate agents told them that the project site would be a large park and they purchased their property with that understanding. Walk Sacramento also had comments regarding the project as discussed in the background section of this staff report. The project has been reviewed by staff and staff believes the final design of the subdivision is consistent with the City's goals and policies and the Natomas Central Planned Unit Development.

Policy Considerations: General and Community Plan: Currently, the site is designated as Medium Density Residential, Low Density Residential and Parks, Recreation & Open Space in the General Plan and Medium Density Residential, Parks/Open Space, and General Public Facilities in the Community Plan. Therefore, general and community plan amendments are required. Staff has determined that this project does comply with the General Plan in that as the school site itself is already designated Low Density Residential (which allows for an elementary school), General Plan amendments for the Medium Density Residential and Park-Recreation -Open Space could be viewed as "clean-up," being consistent with the existing use. With respect to the community plan, staff finds that the project is consistent with the applicable guiding and implementing policies as discussed in the background section.

General Plan Vision: The project's density and land use is consistent with the proposed General Plan designation, as single-family homes and parks are allowed in the Low Density Residential (4-15 du/na) designation.

While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City, as well as several guiding principles to help guide the update and achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. The applicable guiding principles that this proposal complies with include:

1. *Promote developments that foster accessibility and connectivity between areas and safely and efficiently accommodate a mixture of cars, transit, bicyclists, and pedestrians.* The project has direct pedestrian and vehicle connections to local collector streets and bike lanes, while still being designed in such a manner as to discourage cut-through traffic and speeding.
2. *Provide a diversity of neighborhood environments, from the traditional downtown core to well-integrated new growth areas.* The entire project is within ¼ mile of Point West Plaza (a commercial development), a 5-acre neighborhood park and a recreational walking trail. Residents will have many options to complete errands and recreation without the use of an automobile. Further, the density and lot size is appropriate for the level of amenities nearby.

3. *Promote the development of complete neighborhoods both in infill and new growth areas that foster a sense of place.* Manera Rica Drive provides a view corridor from Arco Arena to a Lago Natomas Fountain and 5 acre park site. This gives the project's main street a unique feature.

In addition to being consistent with these principles, the proposal is not contrary to any of the other approved principles of the General Plan Update Vision.

Smart Growth Principles: City Council adopted a set of Smart Growth Principles in December 2001 to encourage development patterns that are sustainable and balanced in terms of economic objectives, social goals, and use of environmental/natural resources. This proposed development will provide medium density single-family homes in an existing residential neighborhood which will help foster a walkable community with easy access to open space and retail.

Strategic Plan Implementation: The recommended action conforms with the City of Sacramento's Strategic Plan, specifically by adhering to goals that achieve sustainability, enhance livability, promote increased housing opportunities for Sacramento residents, and expanding the urban forest.

Planning Commission Action: On September 25, 2008 the City Planning Commission voted on a motion to recommend approval of the project with conditions. The final vote was 4 – 3 (Samuels, Givens, & Contreraz dissenting) with two absent (Bartholomy & Notestine). For matters involving a General Plan Amendment, five votes are needed for the City Planning Commission to make a recommendation, so the project is before the City Council with no recommendation from the City Planning Commission.

Environmental Considerations: The project is located in the Natomas Central Planned Unit Development (PUD), which was approved as project number P04-173, Ordinance 2005-089 by the City Council on October 25, 2005. At that time the City Council reviewed, considered, and adopted a mitigated negative declaration and approved a mitigation monitoring program, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines.

The Natomas Central PUD project consisted of approximately 233.5 acres of Low Density Residential, 71.9 acres of Medium Density Residential, 66.6 acres of Parks-Recreation-Open Space, and 25.9 acres of Water. The MND identified potentially significant impacts for geology, hydrology, air quality, biological resources, noise, aesthetics, cultural resources, and recreation. Mitigation measures were identified that reduced all impacts to a less than significant level. The current project seeks to allow development of 118 single-family residential lots and one park lot on the parcel previously identified as a school site. The proposed project is consistent with the adjacent and surrounding land uses to the

project site in the PUD as approved by the City Council.

In accordance with CEQA Guidelines, Sections 15162 and 15164, the City has determined that an addendum to the previously adopted Mitigated Negative Declaration for the Natomas Central (P04-173) project should be prepared for the Natomas Central Rezone (P08-066) project. The Addendum identifies the specific portions of the initial study that could be affected by the project: Land Use; Population; Recreation; Public Services; Utilities; Biological Resources; Traffic; and Air Quality. The Addendum includes a discussion of the findings that are required for approval of the environmental document. The Mitigated Negative Declaration is attached to the Addendum.

On the basis of the whole record before it, the City has determined that there is no substantial evidence that the project, as described in the attached Addendum, will have a significant effect on the environment beyond that which was evaluated in the previous Mitigated Negative Declaration.

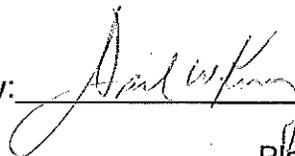
Sustainability Considerations: The Natomas Central Rezone project proposes to add 118 single family homes to an existing master planned subdivision located in the Natomas Central Planned Unit Development. The proposed project is consistent with Sustainability Master Plan goals in that the subdivision design fosters a walkable community and places residential development in close proximity to future retail development and open space. Furthermore, the project is designed to maximize quality urban design principles in that homes directly face the park site and provides for greater connectivity through the community.

Rationale for Recommendation: Staff recommends approval of the project as conditioned as it is consistent with the applicable General Plan, North Natomas Community Plan, the Natomas Central Planned Unit Development, other applicable City policies and guidelines, and meets the findings of fact listed in attachments 4-10.

Financial Considerations: This project has no fiscal considerations.

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

Respectfully Submitted by:



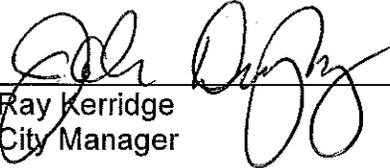
David Kwong
Planning Manager

Approved by:



William Thomas
Director of Development Services

Recommendation Approved:

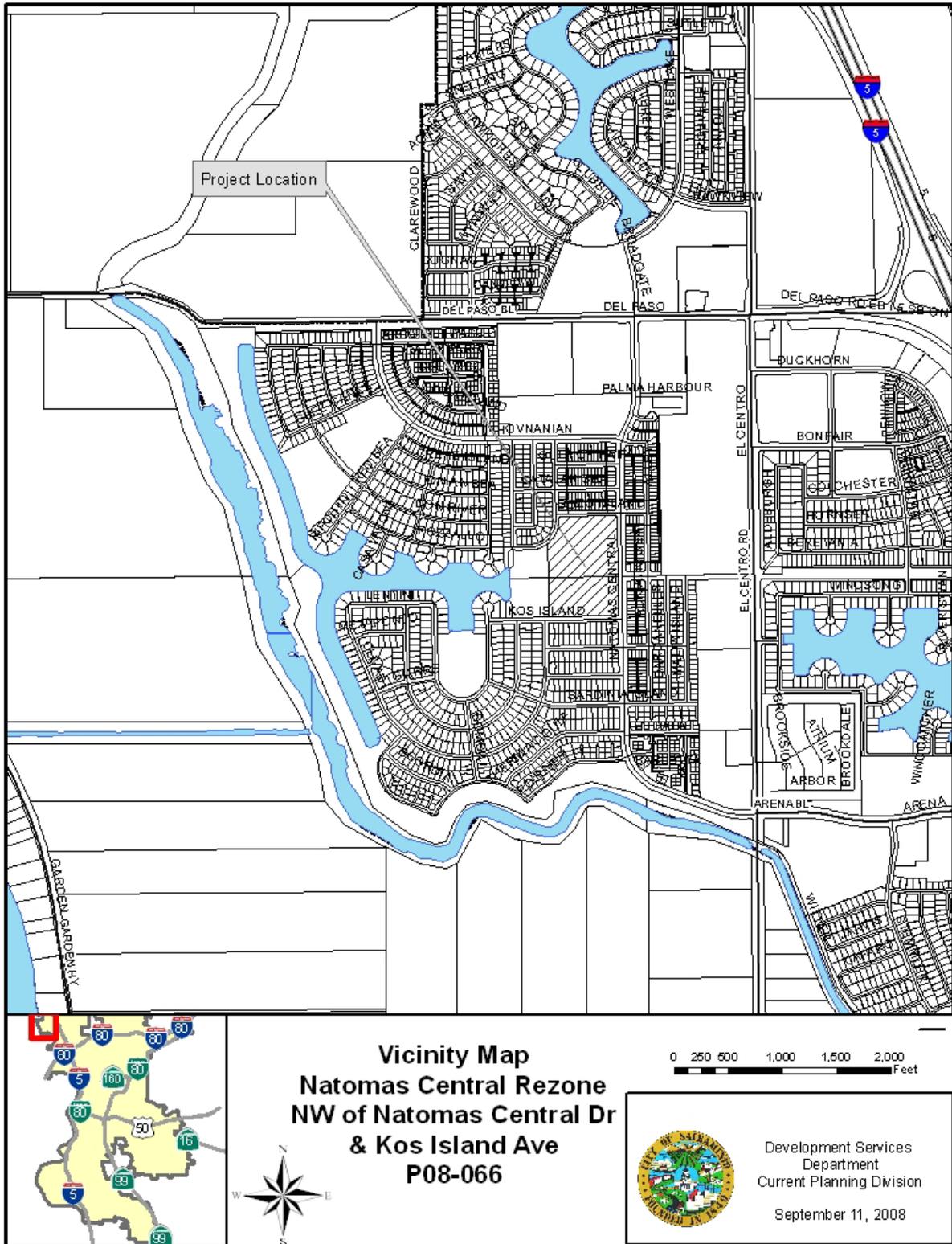
For 

 Ray Kerridge
 City Manager

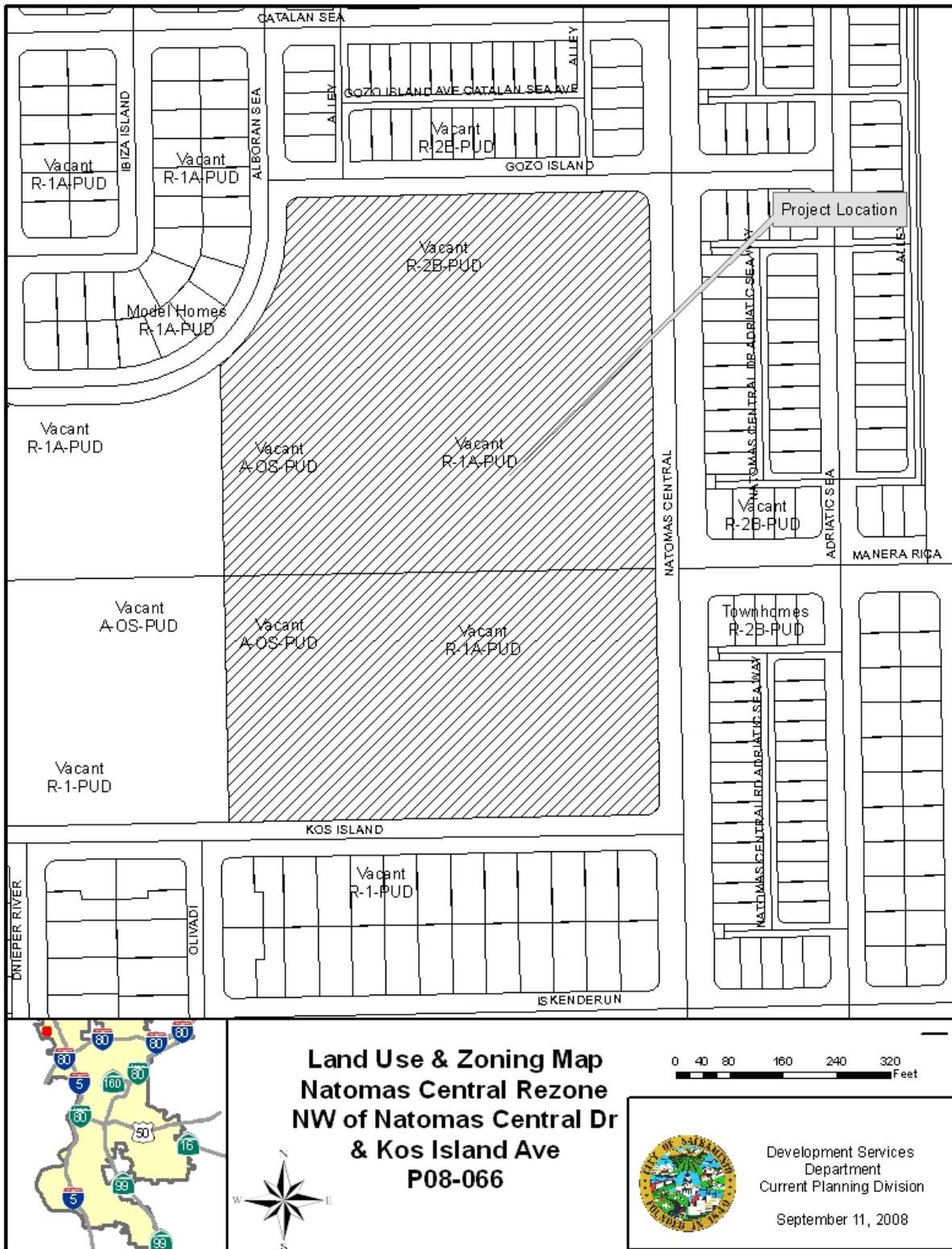
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Attachment 1 – Vicinity Map



Attachment 2 – Land Use and Zoning



Attachment 3: Background

Summary: The project includes entitlements to allow development of the site with single-family homes. The site was originally identified as a school site, but the school district has determined that the school is not needed. Staff notified all property owners within 500 feet of the site for this public hearing and received comments regarding connectivity and walkability from Walk Sacramento, as shown in Attachment 11.

Table 1: Project Information
General Plan designation: Medium Density Residential (16-29 dwelling units per net acre [du/na]), Low Density Residential (4-15 du/na) and Parks, Recreation and Open Space.
North Natomas Community Plan designation: Medium Density Residential, Parks/Open Space, General Public Facilities.
Planned Unit Development (PUD) designation (Natomas Central): .Elementary School, Park, and Medium Density Residential
Existing zoning of site: Agriculture-Open Space (A-0S-PUD) zone, Single Family (R-1-PUD) zone, Single Family Alternative (R-1A-PUD) and Multi-Family Transitional (R-2B-PUD)
Existing use of site: Vacant
Property area: ±13.3 gross acres

Background Information: On October 13, 2005, the Planning Commission held a public hearing for project P04-173, Natomas Central. The Planning Commission forwarded several items to the City Council with a recommendation of approval (Development Agreement, Inclusionary Housing Plan, General Plan Amendment, Community Plan Amendment, Rezone, and Establishment of PUD). The Planning Commission also approved several items, including the Mitigated Negative Declaration, the Mitigation Monitoring Plan, the tentative map, and several subdivision modifications. The Planning Commission denied a special permit to gate the age-restricted portion of the PUD, which is about one-third of the PUD and located in the northwest portion of the project. The City Council approved the project on October 25, 2005, and granted the applicant’s appeal of the special permit to allow a gated community.

As part of the tentative map approval, the Planning Commission recommended condition J34a, which was included in the project approval and which reads “The applicant shall modify the tentative map to reflect a minimum of 11.2 acre school site (Lot G) adjacent to the 5.0 acre joint use park site (Lot J). The revisions shall be to the satisfaction of the Development Services Department.” The original school site was slated to be an 8 acre elementary school, but the Natomas School District was in discussions with the applicant to build a K-8 school, which would require a larger site. The parcels were changed during the final map process to create a 13.3 acre school

site, but the general plan, community plan, PUD schematic plan and zoning were not altered, and as a result the plans were not consistent with what was built in the field.

The Natomas Unified School District determined that the school site in Natomas Central was no longer needed (Attachment 17) and declined to purchase the property from the applicant. Children from the Natomas Central neighborhood are slated to attend H. Allen Hight Elementary School at 3200 North Park Drive. The School District does not oppose converting the PUD designation from school site to another use.

Currently, the Natomas Central PUD is approximately 20 percent built out with many types of residential units under construction. Attachment 13 shows the most recent aerial photograph, indicating that street improvements in the area are completed.

Public/Neighborhood Outreach and Comments: The project was routed to the following groups and associations: Walk Sacramento, Natomas Park Master Association, Natomas Community Association, North Natomas Community Association, West Natomas Community Association, Creekside Neighborhood Association, Natomas Journal, NCPAC, North Natomas Alliance, Sundance Alake Homeowners Association, Westlake Group, West Natomas Community Association, Westlake Master Association, and Whitter Ranch. To date, only WalkSacramento has responded with comments. A copy of their letter along with their suggested tentative map may be viewed as Attachment 11. The comments and staff's response are as follows.

Reduce the block length: The L-shaped block containing lots 29-75 is almost 1300' long on one side and almost 1000' long on the other side. The block length and shape increases walking distances for many trips within the subdivision. For example, the distance from lot 89 to Alboran Sea Circle is over 1000'. The distance with a grid layout could be less than 350'. Block lengths over 400-500 feet encourage speeds above 25 miles per hour – unsafe speeds in residential areas.

Staff Response: The applicant has redesigned the tentative map to shorten the long north/south blocks. A combination of east/west and north/south streets creates shorter streets that will encourage slow vehicular travel. Attachment 12 shows the block-lengths in the originally proposed plan and the block-lengths in the revised plan.

Provide pedestrian visibility into park site: A segment of Street B is perpendicular to the park site and we would like pedestrians walking west on the south side of Street B to be able to see directly into the park site. The combination of the curve in Street B, the irregular shape of lot 28, and a minimum setback would place the house in the sightline. We suggested at the meeting with the applicant that they consider a non-standard bulbed elbow design.

Staff Response: A detail sheet of the elbow at Street B is provided as Attachment 6B. The house will not be in the sight lines.

Improve “eyes on the park”: The fences on the west side yards of lots 1 and 28 (lots 104 & 105 on the revised map) will diminish the “eyes on the park” if they are typical wood fences or CMU. The combination of steel tubular fence and floor plan 194 with the left elevation facing west would provide effective “eyes on the park.”

Staff Response: Private outdoor space is important for the livability of single-family homes and staff believes the CMU wall that separates the sideyards of lots 104 and 105 from the park is appropriate and has been constructed this way throughout the Natomas Central PUD. The park does have housing fronting that section from Kos Island Avenue and Alboran Sea Circle.

Ensure that pedestrian openings at ends of D and E Streets are wide: It is important to have wide pedestrian openings at the dead ends of Streets D and E (Manera Rica Drive) as shown on the tentative subdivision map. Not only should emergency vehicle access be provided as indicated, but the pedestrian opening should be free of fences, walls, and tall shrubs and evergreens. This improves the visibility through the opening, making it more likely to be used by pedestrians and the dead end street less likely to become a problem area.

Staff Response: On the original map, both Street E Street D were dead-end streets. By extending Street E through to Manera Rica Drive, pedestrian and bicycle connectivity is increased. Staff is recommending a condition to ensure the safety of the pedestrian access point from Street D to Natomas Central Drive (See Condition H10).

Provide “eyes on the street”: Neighborhoods that have houses with active living space and windows at the front of the house provide much more effective “eyes on the street” than do houses with only bedroom windows facing the street. Plan 194 is the only floor plan that has living space at the front that is likely to be frequently used during the day and evening. It is also the only floor plan that has active living space with windows on a side elevation. Two other floor plans have a parlor room at the front of the house, but those rooms are not well connected to the rest of the first floor active living rooms. Therefore, the “eyes on the street” provided by the parlors in plans 193 and 195 is likely to be relatively insignificant. Plan 192 provides essentially no “eyes on the street” since it’s [sic] first floor has no activity area at the front and the windows are only the front door sidelight window and a garage window.

Staff Response: Staff believes that the parlors on the front of the house are acceptable because the most common use for parlor rooms are computer rooms or dens which are used as active living space. Another common use is a ground-floor bedrooms, which is important to be able to accommodate aging in place or an injury. With respect to Plan 392, while there is not ground-floor living space on the front of the house, there are bedrooms over the garage fronting onto the street.

Provide additional curb ramps: We would like to add that a curb ramp should be placed on Street B opposite the southwest corner of lot 29. We expect this would be in addition to dual curb ramps at every corner except where Streets A and B intersect with Natomas Central Drive. Single ramps for crossing the local street would be sufficient due to the median preventing crossing of Natomas Central Drive. The street segments without corners at each of the T intersections should have single ramps opposite the corner ramps.

Staff Response: With the extension of Manera Rica Drive, the safest crossing point to the park would be at the intersection of Street B and Manera Rica, not at the elbow of Street B.

Redesign T intersections to enable convenient pedestrian access: A street network incorporating T intersections can improve the pedestrian environment by slowing motor vehicle traffic. If driveway locations relative to the T intersections are not considered, then orthogonal alignment of curb ramps may not be practical. In such cases it may not even be possible to construct curb ramps. In either case, the intersection will be less safe for pedestrians.

Staff Response: The Department of Transportation has reviewed the resubmission and has concluded that the street system is safe for pedestrians.

Orient streets east-west: Orienting the streets in an east-west direction would place most of the houses in a north or south orientation. This solar orientation encourages people to use the front of the home based upon the time of year. The cooler outside temperatures and lower sun draws people towards the southfacing rooms. During the summer, the north facing rooms with less exposure to the sun are more popular. Therefore, in the winter, houses on the north side of the street are more likely to provide “eyes on the street”, and during the summer, houses on the north side of the street will have “eyes on the street”. It is also possible that such an orientation may provide AQTMP mitigation points.

Staff Response: The new map has increased north/south orientation, but staff did want to keep west facing houses to keep eyes on the park.

Reconfigure the tentative subdivision map to provide a conventional grid street system: Improvements include greater mobility for pedestrians and motorists, the potential for dual or single curb ramps at every intersection, better access to the park and lake, separated sidewalks on all streets, more street connections to Natomas Central Drive, and no dead-end streets.

Staff Response: The extension of Manera Rica Drive allows for a view corridor from the park to Arco Arena. It also gives multiple access points to the neighborhood which facilitates all modes of travel. In addition, WALKSacramento proposes that the applicant dedicate approximately 2 acres of the site to parkland. The project is currently

meeting their Quimby Ordinance requirement and parkland acreage approved with the initial entitlements is being maintained.

Planning Commission Hearing and Testimony: The project was heard before the City Planning Commission on September 25, 2008. WALK Sacramento presented their map and suggested open fencing along the northwest portion of lot 104, which was agreed to by the applicant. Several neighbors also testified that they were told by K. Hovnanian real estate agents that the project site was to be dedicated as a large park with ball fields (though one neighbor stated that he was informed that there was a possibility the project site could be converted into single-family homes). The applicant replied that every homebuyer was presented with, and signed a notice indicating they read it, that included a map of the planned unit development which indicated which area were to be parks and noted that the school site may not develop into a school (Attachment 16). Commissioner Bartholomy, who was absent, conveyed concerns to staff regarding lot orientation for future passive and active solar uses. The applicant testified that the current lot orientation does not preclude future solar panel installation. Staff finds that the north-south orientation places the majority of the glazing on the buildings toward the south, which will allow for future passive solar uses. The final vote on a motion to approve, with additional conditions regarding the placement of homes on the lots in an attempt to create diversity in the subdivision, was 4 – 3 (Samuels, Givens, & Contreras dissenting) with two absent (Bartholomy & Notestine). For matters involving a General Plan Amendment, five votes are needed for the City Planning Commission to make a recommendation, so the project is before the City Council with no recommendation from the City Planning Commission.

Policy Considerations:

Originally, 8 acres of the site was slated for an elementary school (the Low Density Residential) but the Planning Commission and later the City Council conditioned that the size of the school site increase. The applicant shrunk the size of the lake, squared the park site and moved it west, and increased the school site to 13.3 acres as part of a substantial conformance process (Attachment 9). While the final map was recorded, the General Plan, Community Plan, PUD schematic plan and zoning were not amended to reflect the change.

General Plan Considerations: The applicant proposes to develop 118 units on 13.3 gross acres translating to an overall density of 12 dwelling units per net acre (du/na). A General Plan Amendment is required to develop the parcels for the proposed use (Exhibit 5A). The current and proposed General Plan land use designations are shown in the following table:

Table 2: General Plan Land Uses			
Designation	Existing (ac)	Proposed (ac)	Difference (ac)

Low Density Residential (4-15 du/na)	8.1	13.3	+5.2
Medium Density Residential (16-29 du/na)	2.9	0	-2.9
Park-Recreation-Open Space	2.3	0	-2.3
TOTAL	13.3	13.3	N/A

While the site has been designated for an elementary school, the Natomas Unified School District indicated that they no longer needed the site for the elementary school and the property owner is seeking to re-designate the site to Low Density for future development of single family homes.

As the school site itself is already designated Low Density Residential (which allows for an elementary school), General Plan amendments for the Medium Density Residential and Park-Recreation-Open Space could be viewed as “clean-up,” being consistent with the existing use.

General Plan Update Vision and Guiding Principles: The project’s density and land use is consistent with the proposed General Plan designation, as single-family homes and parks are allowed in the Low Density Residential (4-15 du/na) designation.

While the City’s General Plan is being updated, the City Council has adopted a vision for the future of the City, as well as several guiding principles to help guide the update and achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. The applicable guiding principles that this proposal complies with include:

1. *Promote developments that foster accessibility and connectivity between areas and safely and efficiently accommodate a mixture of cars, transit, bicyclists, and pedestrians.* The project has direct pedestrian and vehicle connections to local collector streets and bike lanes, while still being designed in such as manner as to discourage cut-through traffic and speeding.
2. *Provide a diversity of neighborhood environments, from the traditional downtown core to well-integrated new growth areas.* The entire project is within ¼ mile of Point West Plaza (a commercial development), a 5-acre neighborhood park and a recreational walking trail. Residents will have many options to complete errands and recreation without the use of an automobile. The density and lot size is appropriate for the level of amenities nearby.
3. *Promote the development of complete neighborhoods both in infill and new growth areas that foster a sense of place.* Manera Rica Drive provides a view corridor from Arco Arena to a Lago Natomas Fountain and 5 acre park site. This gives the project’s main street a unique feature.

In addition to being consistent with these principles, the proposal is not contrary to any of the other approved principles of the General Plan Update Vision.

North Natomas Community Plan: The North Natomas Community Plan designates 8 acres as General Public Facilities, 3 acres as Medium Density Residential, and 2.3 acres as Parks/Open Space. A community plan amendment is required to re-designate the site to Medium Density Residential for the proposed residential use (Exhibit 6A). The current and proposed Community Plan land use designations are shown in the following table:

Table 3: North Natomas Community Plan Land Uses			
Designation	Existing (ac)	Proposed (ac)	Difference (ac)
General Public Facilities	8.0	0	-8.0
Medium Density Residential	3.0	13.3	+10.3
Parks/Open Space	2.3	0	-2.3
TOTAL	13.3	13.3	N/A

The site has been designated for an elementary school and was thus designated as General Public Facilities. However, the North Natomas Unified School District has indicated that they no longer need the site for the elementary school and the property owner is seeking to re-designate the site to Medium Density for future development of single family homes and a park lot.

In determining consistency with the North Natomas Community Plan, staff reviewed the applicable Guiding and Implementing Policies:

- *Provide quality public schools within convenient access to all students in the community (Schools-Guiding Policy A, page 61):* Students from the neighborhood are currently enrolled at H. Allen Hight Elementary School, which is located approximately 2.1 miles from the project site (North on Natomas Central Blvd, East on Del Paso Rd, North on E. Commerce Way; 3200 N. Park Drive). This is outside of the Community Plan’s one-way distance walking standards (3/4 mile) so students would have to be bussed to school. Natomas Middle School is located approximately ¼ mile from the project site (North on Natomas Central Blvd; 3700 Del Paso Rd), which is well within the 2 mile one-way distance walking standard.
- *Elementary Schools shall serve as the focal point of a residential neighborhood with about 1,500 to 3,000 dwelling units (Schools-Guiding Policy B, page 61).* The PUD calls for approximately 2,300 units in the Natomas Central neighborhood. Of those, 656 are age-restricted units which have a low yield of

elementary school students. In addition, student yields per household in the Natomas Central and Westlake neighborhoods have been below the yields used to create the North Natomas Community Plan. District staff does not anticipate needing the Natomas Central School Site.

- *The appropriate school district must verify that adequate student enrollment capacity exists within the school system to serve the specific project or will be provided either through a funded program or as a condition of approval for the project (Schools-Adequate Enrollment Capacity, page 63).* The project was routed to the Natomas Unified School District and Staff followed-up with a phone call. The School District indicated that they do not intend to purchase the school site from the applicant, capacity exists at H. Allen Hight Elementary School and Natomas Middle School for the proposed project, and they do not object to the proposed project.
- *Each neighborhood shall provide a variety of housing densities, types, and prices to enhance a neighborhood identity, serve the wide array of residents, and avoid monotony (Residential-Guiding Policy A, page 13).* The applicant is offering 5 floor plans with 3 elevations each for a total of 15 housing products. Across Natomas Central Drive and Gozo Island Avenue are Medium Density rear-loaded alley product. The nearest style of housing product to what is being proposed is the Village N Manor product, which is across Alboran Sea Circle, making this product a logical extension of Village N, but integrated with the lower-priced higher density housing that borders the project on two sides.
- *Each dwelling should have convenient access to a commercial center (Residential-Guiding Policy C, page 13).* The project is 500 feet from a proposed major commercial center (Point West Plaza, which is currently being processed and reviewed).
- *At least 80 percent of the dwelling units shall be within 880 feet of open space (Residential-Guiding Policy D, page 13).* All lots will be within 880 feet of the neighborhood park located at the western edge of the project.

Staff has concluded that the project meets the overall goals and policies of the North Natomas Community Plan.

Mixed Income Inclusionary Housing Ordinance: The City of Sacramento adopted a Mixed Income Housing Ordinance on October 3, 2000 which addresses the need for projects to provide a percentage of single-family and multi-family residential units for the benefit of low and very low-income households.

As part of the master entitlements for Natomas Central (P04-173), the City Council approved an Inclusionary Housing Plan (IHP) in September 2005, which called for 253 very low-income units (10% of PUD total) and 127 low income units (5% of PUD total) to satisfy the affordable housing requirement for the PUD's 2,533 residential units. In May 2006, the IHP was amended to reflect a reduction in the total number of planned

residential units (2,484), which subsequently reduced the affordable housing obligation. (248 very low-income units (10%), and 124 low-income units (5%)). These units were constructed, which fulfilled the affordable housing obligation for the Natomas Central project.

In May 2008 the applicant submitted the current request which will rezone a formerly designated school site and designate the land for residential uses. In addition to the rezone request, the plans to build out the project have changed slightly, with a reduction in density of three parcels. The sum of these changes will result in a reduction in the overall number of residential units in the project to 2,469. Because the affordable housing obligation was previously fulfilled for a greater number of units (2,484), no further affordable housing obligation will result from this change.

An amended Inclusionary Housing Plan prepared by the Sacramento Housing and Redevelopment Agency (Attachment 10) is included with this staff report to reflect the final map change to the project, and the reduction in overall units. The Amended Inclusionary Housing Plan is consistent with the City of Sacramento Mixed Income Housing Ordinance.

Project Design:

Rezone: The property consists of approximately 8 acres zoned R-1-PUD, 2.3 acres as A-OS-PUD, 2.9 acres as R-2B-PUD and 0.1 acres as R-1A-PUD. The applicant is proposing to rezone the site to the Single-Family Alternative PUD (R-1A-PUD) zone (Exhibit 4A). The R-1A zone is a low to medium density residential zone intended to permit the establishment of single-family, individually owned, attached or detached residences where lot sizes, height, area and/or setback requirements vary from standard single-family. Approximate density for the R-1A zone is ten (10) dwelling units per acre. Maximum density in this zone is fifteen (15) dwelling units per net acre. The current and proposed zoning designations are shown in the following table:

Table 4: Zoning Summary			
Designation	Existing (ac)	Proposed (ac)	Difference (ac)
Standard Single-Family PUD (R-1-PUD) zone	8.0	0	-8.0
Single-Family Alternative PUD (R-1A-PUD) zone	0.1	13.3	+13.2
Multi-Family PUD (R-2B-PUD) zone	2.9	0	-2.9
Agriculture-Open Space PUD (A-OS-PUD) zone	2.3	0	-2.3
TOTAL	13.3	13.3	N/A

Due to the non-standard lot dimensions proposed, staff believes that the R-1A designation is appropriate. The density of the proposal is 12 du/na and is consistent with the R-1A-PUD zone.

The North Natomas Community Plan requires that the community-wide Jobs/Housing ratio be maintained before any residential rezone is approved. When the PUD was originally adopted by the City Council on October 25, 2005, the PUD originally entitled 2,533 units, with 2,484 forecasted at build-out. Since then, the number of units has decreased to 3,237. Adding 118 units will help the PUD maintain the jobs/housing balance originally approved in 2005.

The rezone request is consistent with the both the General Plan and North Natomas Community Plan policies and staff supports the request.

Schematic Plan Amendments: The Natomas Central Planned Unit Development designates approximately 8 acres as Elementary School, 2.3 acres as Park, and 3 acres as Medium Density Residential. A schematic plan amendment is required to re-designate 13.1 acres to Medium Density Residential and 0.2 acres to Park for the proposed use (Exhibit 5A). In addition to changes to the project site, the applicant would like to amend the portions around the project site affected by Condition J34a. The current and proposed Schematic Plan Designations are shown in the following table:

Designation	Existing (ac)	Proposed (ac)	Difference (ac)
Elementary School	8.0	0	-8.0
Village 20 (aka Village N)	12.7	12.1	-0.8
Village 15/16	13.8	10.7	-3.1
Village 26	10.2	10.7	+0.5
Park	5.0	5.0	0
Project Site's Medium Density Residential	0	13.3	+13.3
TOTAL	49.7	51.8	+2.1

When making a recommendation, staff considered the Planning Principles of the PUD, as stated by the guidelines:

Table 6: PUD Planning Principles

Principle	Comment
1) Compatibility with surrounding development.	The proposed product is an extension of neighboring Village N and will complement the PUD by adding eyes and additional access to the Park. The neighborhood will also be different from villages boarding the project site on three sides.
2) Creation of a distinctive look and feel for Natomas Central.	The view corridor down Manera Rica gives the neighborhood a unique asset by incorporating both Lago Natomas and Arco Arena.
3) Consistent landscape and entry treatments, signage and housing.	Similar to Village N but with deeper lots and an additional housing product to provide consistency with variation.
4) Minimal impact on the adjacent Habitat Conservation Plan area.	The development will not be within the setbacks from the Natomas Basin Habitat Conservation Area.
5) Incorporation of storm water drainage as a lake amenity.	The two east-west streets encourage circulation to Lago Natomas and the storm water drainage for the project will feed into the lake.
6) Maintenance of high quality lake water.	Storm water drainage will be incorporated into the existing drainage system, which drains into Lago Natomas where it is treated.
7) Provision of a community pedestrian and bicycle network.	The development will not block existing bike trails and will provide additional routes to the Lake and Park. Manera Rica Drive will be striped a Class III bike route.
8) Establishment of an active adult community within Natomas Central.	The redesignation of the school site to single-family homes will not impede the creation of an active adult community.
9) Provision of housing for an economically diverse community.	Natomas Central has met their affordable housing requirement, providing homes for people of all economic backgrounds.
10) Inclusion of community-serving	The Natomas Unified School District has determined that it is not necessary to

facilities.	provide a school facility at this location to meet the needs of the community. Street B will enhance other community-serving facilities (the Park and Lago Natomas) by providing access and parking.
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Staff finds that the project is consistent with the PUD’s Planning Principles.

Tentative Map Design

Map Design: The tentative map (Exhibit 6A) proposes to subdivide two parcels totaling approximately 13.3 acres into 119 parcels (1 park parcel and 118 single family parcels) as detailed below:

Table 7: Lot Design Standards			
Standard	Required	Proposed	Deviation?
Minimum lot size (interior)*	5,200 square feet	3,240 square feet (minimum)	Yes*
Minimum lot size (corner)*	6,200 square feet	3,672 square feet (minimum)	Yes*
Minimum lot width (interior)*	52’	45’ (typical)	Yes*
Minimum lot width (corner)*	62’	51’ (minimum)	Yes*
Minimum lot depth*	100’	72’ (minimum)	Yes*
Maximum lot depth*	160’	113’	No
Density	15 du/na	12 du/na (based on approx. 9.8 net acres)	No

*The lot design standards are allowed to vary provided density does not exceed 15 du/na per the PUD and R-1A zone. The project density is 12 du/na.

The lot sizes are consistent with Village N, which is adjacent to the project. Village N features typical lots of 72 feet by 45 feet, while the typical lot for this project is 45 feet by 77 feet. The map is designed in such a manner so that the majority of the fronts of houses face either the park or the fronts of other houses. The map also features a view

corridor via the extension of Manera Rica Drive, which allows a clear line-of-site from a fountain in Lago Natomas to the Park to Arco Arena.

Vehicular Circulation: The project site is west of Natomas Central Drive, South of Gozo Island Avenue and North of Kos Island Avenue. There are four access points to the surrounding neighborhood, with three on Natomas Central Drive (a collector) and one on Alboran Sea Circle (a residential street). Street A and Street B are “right-in” and “right-out” onto Natomas Central Drive, while Street B has a “T” intersection with Alboran Sea Circle and Manera Rica Drive has a four-way stop intersection with Natomas Central Drive. The street design allows for easy entrance and egress to the subdivision but discourages cut-through traffic.

Because the streets adjoining the project site were built for a school, the sidewalks are not separated to facilitate loading and unloading. All proposed streets in the subdivision will have separated sidewalks built to the 53 foot residential standard except for Street D which functions as a court for lots 57-62, and Street B. In order to maintain a view corridor from Arco Arena to the park and the Lago Natomas fountain, Manera Rica Drive needed to be extended. This extension did not leave enough room between Kos Island Avenue and Manera Rica Drive to have Street B be 53 feet wide. It is staff’s opinion that the incorporation of east-west streets and the continuation of Manera Rica Drive enhance the subdivision more than having 53 feet wide north/south streets. To recommend approval of the 41 feet wide street subdivision modification, the City Council must make the following findings:

- A. 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;

In this case, staff finds that to maintain east/west connectivity and to give residents an opportunity to make a left onto Natomas Central Drive from the subdivision, Street B needs to be reduced to 41’ so that the lots created do not significantly deviate from the R-1A standards.

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

The revised tentative map has the same net-acreage as the originally submitted tentative map, meaning the applicant did not gain any sellable acreage from this submodification. The modification is not based solely on the cost to the subdivider, but rather on urban design.

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

Streets of 41 feet in width exist in other parts of Sacramento and are not considered detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity. The streets surrounding the subdivision do not have separated sidewalks, and staff is recommending a condition to require street-tree planting along the 41 foot wide streets.

- D. 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.

As stated in the policy section, the project is consistent with the General Plan, North Sacramento Community Plan and Natomas Central Planned Unit Development. Therefore, staff supports the requested Subdivision Modification.

Another subdivision modification requested by the applicant is to allow Street D to dead-end after 125 feet. The terminus of the street is at a turn pocket on Natomas Central Drive which would have presented safety concerns. Staff is recommending that the dead end be rounded and a clear pedestrian path be installed. To recommend approval of this subdivision modification, the City Council must make the following findings:

- A. 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;

Extending the street may present a safety hazard, making it undesirable to conform with the code.

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

The street section is not expected to cost less to construct than a standard residential street section. The modification is not based solely on the cost to the subdivider.

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

As the street is less than 150 feet, the Fire department will be able to access Street D, as well as access parcels 57 and 62 from Natomas Central Drive. Not extending Street D increases the safety of circulation in the subdivision. The modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.

- D. 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.

The modification will further Goal A of the Streets and Roads section of the General Plan which is to "Create a street system which will ensure the safe and efficient movement of people and goods through communities and to other areas in the City and region." As stated in the policy section, the project is consistent with the General Plan, North Sacramento Community Plan and Natomas Central Planned Unit Development. Therefore, staff supports the requested Subdivision Modification.

The applicant is also requesting subdivision modifications for the non-standard intersection of Street B and Alboran Sea Circle, and the non-standard elbow where the 53 foot section of Street B meets the 41 foot section of Street B. To minimize the impact of Street B on the park lot, the applicant utilized a non-standard intersection. This was reviewed by the Department of Transportation and determined to be safe. Additionally, Street B requires a non-standard elbow to go from a 41 foot right-of-way to a 53 foot right of way. A detail of this elbow is available as Exhibit 6B and has been reviewed by the Department of Transportation and determined to be safe. To approve these subdivision modifications, the City Council must make the following findings:

- A. 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;

The school site is an infill lot with existing roads and constraints. It is undesirable to conform to the strict application of these regulations as there would be additional impacts on the park lot.

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

The street section is not expected to cost less to construct than a standard residential street section. The modification is not based solely on the cost to the subdivider.

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

The modification allows for additional parkland and has been reviewed and determined to be safe by the Department of Transportation. The modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.

- D. 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.

As stated in the policy section, the project is consistent with the General Plan, North Sacramento Community Plan and Natomas Central Planned Unit Development. Therefore, staff supports the requested Subdivision Modification.

While the tentative map indicates additional requested modifications, a centerline radii of 207 feet is within residential street guidelines (minimum of 200 feet) and the non-standard public utility easements are within the jurisdiction of the Sacramento Metropolitan Utilities District, which has worked out easements acceptable to both parties.

The tentative map seeks to divide two parcels into 119 parcels. Within the project site, there are three east/west streets, three north/south streets, and one dead-end court. 118 of the proposed parcels are for single-family homes while one lot is proposed to be annexed into an adjacent park.

To recommend approval of the tentative map, the City Council must make the following findings:

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

The proposed map and design is consistent with the applicable general and specific plans, the site is physically suitable for the type and density of development, the design of the subdivision will not , the site is physically suitable for the type and density of development, the design of the subdivision is not likely to cause substantial environmental damage or injure fish, wildlife, or their habitat, the design of the subdivision is not likely to cause serious public health problems and the design of the subdivision will not cause a conflict with easements.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, the North Natomas Community Plan, and Title 16 of the City Code, which is a Specific Plan of the City.

As discussed in the policy section, the project is consistent with the City's General Plan and North Natomas Community Plan. The project is also consistent with Title 16 of the City Code in that the project will not be detrimental to the public health, safety and general welfare, will promote orderly growth and development and ensures provision for adequate traffic circulation, utilities, and other services of the city.

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

The discharge of waste from the proposed subdivision will not result in violation of applicable waste discharge requirements in that the City of Sacramento Utilities Department and the Sacramento Area Sewer District have reviewed the project and determined that there is existing capacity to serve the subdivision.

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

As more than 75 percent of lots created are oriented north/south, the design provides for future passive or natural heating and cooling opportunities.

Subdivision Review Committee Recommendation: On August 20, 2008, the Subdivision Review Committee voted unanimously to recommend approval of the proposed Tentative Map subject to the conditions of approval listed in the attached Recommended Findings of Fact and Conditions of Approval (Attachment 6).

Staff recommends approval of the project subject to the attached conditions as it is consistent with the policies of the General Plan and North Natomas Community Plan, the Subdivision Map Act, as well the requirements of the Department of Transportation.

Special Permit for Housing:

Building Design: The applicant is proposing five houseplans each with three elevations. Each type is two-stories with front-loaded attached garages. Four of the house plans (392, 393, 394 and 395) are very similar to the house plans approved for Village N (P06-095) which is adjacent to the site. These plans have been updated to include a 10' x 10' concrete rear patio and a tankless water heater. The plans feature trim on all windows and have concrete tile roofs. Exterior materials are stucco, stone veneer, and Hardi-plank siding. The three elevations per floorplan are styles A, B and C.

The fifth plan (Plan 2490) is also a two-story product with three elevations which are A, B and C. The residence will be located four feet from the property line so openings must be limited to 25 percent per floor. While staff welcomes the prospect of an additional floor plan to add variation to the project, staff is concerned with the lack of windows on the side elevations. Staff recommends that a condition be added that plan 2490 can only be used on interior lots, and that the number of windows be increased to the satisfaction of the planning director.

Plan	Square Feet	Stories	Bedrooms	Bathrooms
392	2199	2	3	2.5
393	2321	2	3 (opt 4)	3
394	2410	2	3 (opt 4)	3
395	2575	2	3 (opt 4)	2.5
2490	2490	2	3 (opt 4)	2.5

The project provides a diversity of housing that will meet the changing needs of its residents. Houseplans 393 and 394 have an option for a ground floor bedroom which would allow for ageing-in-place or for a disabled family member to reside in the home. Open floor plans, porches, and use of glazing allow for natural air, light, and eyes on the street. The applicant worked with staff to improve side elevations to increase windows so corner lots would still have eyes on the street.

The PUD guidelines require that “Enhanced side and rear elevations shall be required whenever those elevations face a public or private streets, park, school, late or other public space.” Staff has determined the following lots require enhanced right elevations: 1, 12, 31, 40, 49, 54, 57, 60, 63, 79, 90, 104 and 118. Staff has determined the following lots require enhanced left elevations: 11, 32, 42, 47, 56, 59, 62, 65, 66, 77, 91 and 105. Staff is recommending that on enhanced elevations, the following conditions apply:

- All second story windows and first story windows not behind the sideyard fence must have window grids.
- Belly bands must extend across the elevation and wrap 3 feet onto the rear elevation.
- Wainscoats must extend across the elevation to the sideyard fence.
- Lap siding on plan 394, left elevation C shall be wrapped 36 inches past the second story window closest to the front of the house. Lap siding on plan 394, right elevation C shall extend to the center point between the two windows on the second story.
- House plan 2490 may not be used on lots requiring enhanced side elevations

Staff is also recommending a condition that requires windows on the top quarter of the garage doors to provide light into the garage and soften the streetscape.

Landscaping: While virtually all of the landscaped areas are private and will be planted in accordance with the approved Natomas Central PUD Guidelines, the PUD requires that as part of the special permit process, internal street trees must be designated.

The applicant has submitted a street-tree plan (Exhibit 9I) which calls for Tilia Cordata/Little Leaf Linden along Natomas Central Blvd, Cercis Canadensis/Eastern Redbud on the 53 foot wide street sections and Magnolia Grandiflora/St. Mary’s Southern Magnolia on the 41 foot wide street sections

Staff has concerns with the proposed trees as Magnolia grandiflora 'St. Mary' will not become very large. Additionally, the species produces surface roots and litter that will make it a poor choice for street tree planting. Clay soils in this area will exacerbate surface root problems. Their other selection of Cercis canadensis generally do not perform well in turf areas and provide little shade benefit.

Staff is recommending a condition that the street tree planting plan be amended to the satisfaction of Urban Forest Services.

Height, Bulk and Setbacks: The Planned Unit Development has set forth requirements for development on petite lots as indicated in the following table:

Table 9: Height and area standards			
Standard	Required	Proposed	Deviation?
Height*	35 feet max	28 feet, 1 inch	No
Front setback*	10 feet min	10 feet	No
Rear*	5 feet min	10 feet	No
Garage/Driveway*	18 feet	18 feet	No
Side setback*	3 feet min	4 feet	No
Max Lot coverage*	50%	45.2%	No

*These standards are required by the Planned Unit Development, which takes precedence over general zoning standards.

As indicated above, the project meets or exceeds all applicable height and area requirements.

In order to recommend approval the Special Permit to construct 118 single-family homes in the R-1A-PUD zone, the Planning Commission must make the following findings:

1. The project is based upon sound principles of land use.

The proposed use is allowed in the Single Family Alternative PUD (R-1A-PUD) zone and includes conditions addressing landscaping and architecture.

2. The proposed use will be consistent with the objectives of the City of Sacramento General Plan and the North Natomas Community Plan.

The proposed project is consistent with the General Plan and the North Natomas Community Plan as discussed in the Policy Considerations section.

3. The proposed use would not be detrimental to the public health, safety and welfare, nor result in a public nuisance.

The proposed project would not be detrimental to the public health safety and welfare in that the proposed project will increase “eyes on the street” as well as the park, provide street trees, and is accessible for emergency services.

Attachment 4: Mitigated Negative Declaration Addendum

RESOLUTION NO. 2008-

Adopted by the Sacramento City Council

**ADOPTING THE MITIGATED NEGATIVE DECLARATION ADDENDUM AND THE
MITIGATION MONITORING PLAN FOR THE NATOMAS CENTRAL REZONE
PROJECT (P08-066) (APNS: 225-2270-019; -027)**

BACKGROUND

A. On September 25, 2008, the City Planning Commission conducted a public hearing on, and forwarded the Natomas Central Rezone Project with no recommendation to the City Council.

B. On November 6, 2008, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2) (publication, posting, mail 500 feet) and received and considered evidence concerning the Natomas Central Rezone Project.

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

Section 1. The City Council finds as follows:

A. On October 25, 2005, pursuant to the California Environmental Quality Act (Public Resources Code §21000 *et seq.* ("CEQA")), the CEQA Guidelines (14 California Code of Regulations §15000 *et seq.*), and the City of Sacramento environmental guidelines, the City Council adopted a mitigated negative declaration (MND) and a mitigation monitoring program and approved the Natomas Central Planned Unit Development (PUD) (P04-173) (Project).

B. The Natomas Central Rezone Project (P08-066) proposes to modify the previously approved Project as follows: The proposed project would develop the project site with 118 single-family residential lots and one park lot. The proposed project requires a General Plan amendment to re-designate approximately three acres of Medium Density Residential and 2.3 acres of Parks-Recreation-Open Space to Low Density Residential, a Community Plan amendment to re-designate eight acres from Elementary School and 2.3 acres of Parks/Open Space to Medium Density Residential, a PUD Schematic Plan Amendment to re-designate eight acres from Elementary School and 2.3 acres of Park to Medium Density Residential, and a Tentative Subdivision Map with subdivision modifications.

C. An addendum to the previously adopted MND was then prepared to address the modification to the Project.

Section 2. The City Council has reviewed and considered the information contained in the previously adopted MND for the Project, the addendum, and all oral and documentary evidence received during the hearing on the Project Modification. The City Council had determined that the previously adopted MND and the addendum constitute an adequate, accurate, objective, and complete review of the proposed Project Modification and finds that no additional environmental review is required based on the reasons set forth below:

A. No substantial changes are proposed by the Project Modification that will require major revisions of the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

B. No substantial changes have occurred with respect to the circumstances under which the Project Modification will be undertaken which will require major revisions to the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

C. No new information of substantial importance has been found that shows any of the following:

1. The Project Modification will have one or more significant effects not discussed in the previously adopted MND;
2. Significant effects previously examined will be substantially more severe than shown in the previously adopted MND;
3. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Project Modification; or
4. Mitigation measures which are considerably different from those analyzed in the previously adopted MND would substantially reduce one or more significant effects on the environment.

Section 3. Based on its review of the previously adopted MND for the Project, the addendum, and all oral and documentary evidence received during the hearing on the Project Modification, the City Council finds that the MND and addendum reflect the City Council's independent judgment and analysis and adopts the MND and the addendum for the Project Modification and readopts the findings of fact in support of the MND.