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REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www. CityofSacramento.org

Continued from 12-6-05

PUBLIC HEARING
December 6, 2005

Honorable Mayor and
Members of the City Council

Subject: Carriage Lane III (P05-079)

Location/Council District:

Northwest of the intersection of East Commerce Way and Snowy Egret Boulevard; APN: 225-1960-015, 016, -017; and a portion of -014 Council District 1.

Recommendation:

Planning Commission and staff recommend the City Council: 1) Adopt the Resolution approving the Addendum to a previously adopted Negative Declaration and Mitigation Monitoring Plan; and 2) Adopt the Resolution approving the PUD Schematic Plan Amendment to amend the Natomas Crossing (Area #3) Planned Unit Development to designate multi-family development on 10.9± acres.

Contact:	Gregory Bitter, Senior Planner, (916) 808-7816
	Arwen Wacht, Associate Planner, (916) 808-1964
Presenters:	Arwen Wacht, Associate Planner, (916) 808-1964
Department:	Development Services
Division:	Planning
Organization No:	4875

Summary:

The applicant is requesting an amendment to the PUD Schematic Plan of the Natomas Crossing (Area #3) Planned Unit Development to designate 10.9± acres for multi-family residential development. The site is currently vacant and the proposal is to subdivide the property for condominium development and allow for the development of a 187 unit condominium complex in the Employment Center Planned Unit Development (EC-50-PUD) zone.

Committee/Commission Action:

On October 13, 2005, on consent, the Planning Commission approved the related Tentative Subdivision Map and PUD Special Permit by a vote of five ayes, zero noes,

and one abstention to create one 10.9± acre condominium lot, allowing the development of a 187 unit condominium complex in the Employment Center Planned Unit Development (EC-50-PUD) zone, and recommended approval of the PUD Schematic Plan Amendment and forwarded it to City Council.

Background Information:

On June 24, 1997, the City Council approved a Development Agreement and Rezone (P96-084) to designate this area as the Natomas Crossing - Alleghany #3 Planned Unit Development (PUD). Also approved were development guidelines and a schematic plan for the PUD. On May 8, 1997, the Planning Commission approved a Tentative Master Parcel Map for the site (P96-084). The current project site is a small portion of the Natomas Crossing – Alleghany Area #3 Planned Unit Development area.

On June 25, 2002, the City Council approved a General Plan Amendment, Community Plan Amendment, and a Rezone (P01-028) to re-configure the land use designations for the overall Natomas Crossing – Alleghany Area #3 PUD area. Also approved were PUD development guidelines and schematic plan amendments. On June 6, 2002, the Planning Commission approved a Tentative Map, Subdivision Modifications, and a Special Permit for an office building (for a parcel south of this location). The existing PUD Schematic Plan depicts this site for approximately 61,800 to 197,760 square feet of employment center uses.

Financial Considerations:

This project has no fiscal considerations.

Environmental Considerations:

On June 25, 2002, the City Council ratified a Negative Declaration for the originally proposed project (P01-028). Potentially significant environmental issues regarding Land Use, Biological Resources, Noise, and Cultural Resources were discussed and mitigation or not mitigated in this document. The proposed project is a resubmittal of a portion of the original project that was previously analyzed and mitigated. However, new information related to Biological Resources, Cultural Resources, and Noise is now available. Therefore, the original Negative Declaration has been updated by means of an Addendum to address the new information. No other new issues or information are known that would trigger additional environmental analysis. Section 15164 of the Guidelines for Implementation of the California Environmental Quality Act Public Resources Code provides that an addendum to a previously prepared Negative Declaration shall be prepared if only minor technical changes or additions are necessary. A Mitigation Monitoring Plan has also been prepared for the mitigation measures that were identified in the previous Negative Declaration (Exhibit A, pages 78 to 82).

Policy Considerations:

Land Use: Staff evaluated the proposal for consistency with General Plan and North Natomas Community Plan policies. Overall, staff has concluded that the project is

consistent with the General Plan and North Natomas Community Plan. Further discussion regarding General Plan and Community Plan issues are discussed in the Planning Commission staff report on pages 4 to 9 (pages 11 to 16 in this report).

Habitat Conservation Plan (HCP): The HCP status of this site is discussed on pages 9 to 10 of the Planning Commission staff report (pages 16 to 17 of this report).

Mixed Income Housing Ordinance: The City of Sacramento adopted a Mixed Income Housing Ordinance, 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 levels. On October 3, 2000, the City Council adopted Ordinance No. 2000-039 adopting those requirements. Under the adopted ordinance, several exemptions exist whereby projects are not required to meet the percentage of low and very low dwelling unit requirements. Specifically, any project in North Natomas having a Development Agreement in place on or before June 20, 2000, and which does not request additional major legislative entitlements is exempt. This project is not required to participate in the requirements of the Mixed Income Housing Ordinance in that this site is the subject of a development agreement executed before June 20, 2000, and no subsequent approvals of major legislative entitlements are proposed.

Smart Growth Principles: City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth or sustain existing development that is economically sound, environmentally friendly, and supportive of community livability. The proposed project meets the above goals by supporting new development to allow for efficient use of infill areas.

Strategic Plan Implementation - The recommended action conforms with the City of Sacramento Strategic Plan, specifically by adhering to the goal to enhance and preserve urban areas by supporting existing development (and supportive infrastructure) within existing developed areas, allowing for efficient use of existing facilities, features and neighborhoods.

Emerging Small Business Development (ESBD):

No goods or services are being purchased under this report.

Respectfully Submitted by: David W. Kwong
David Kwong, Interim Planning Manager

Approved by: William A. Thomas
William Thomas
Director of Development Services

Recommendation Approved:

ROBERT P. THOMAS
City Manager

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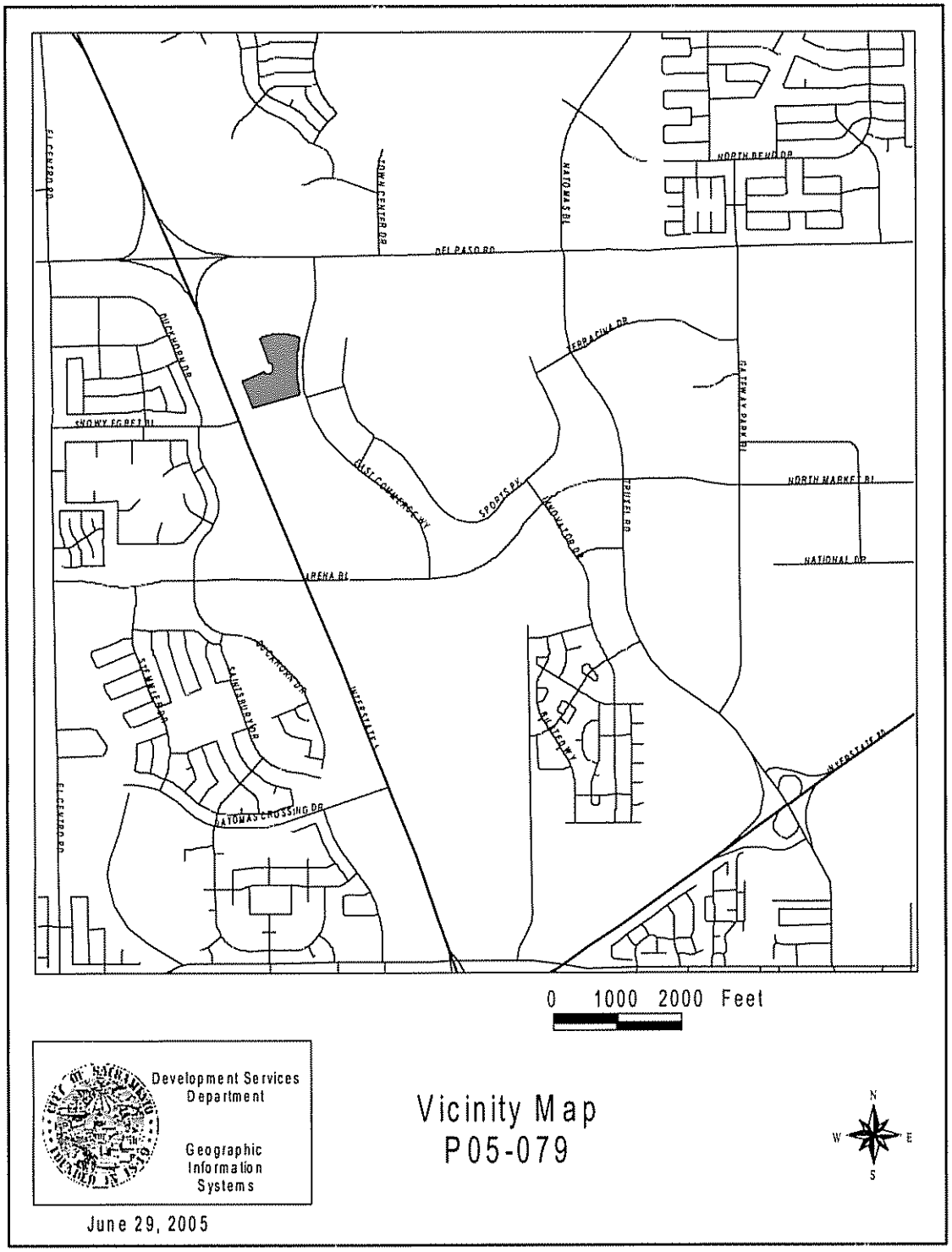
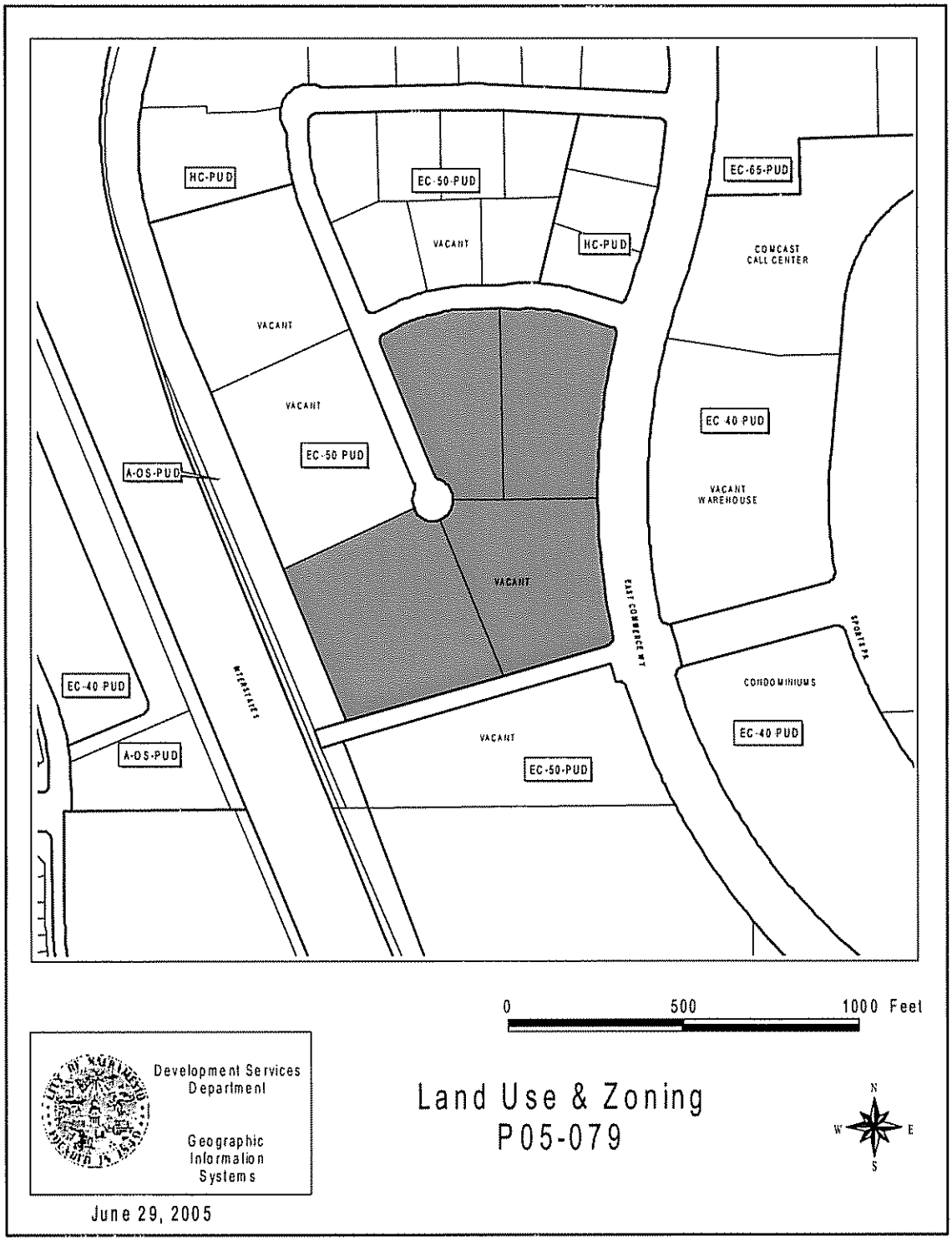
ATTACHMENT 1 – VICINITY MAP



ATTACHMENT 2 – LAND USE & ZONING MAP



ATTACHMENT 3 - PLANNING COMMISSION VOTING RECORD – OCTOBER 13, 2005

CITY PLANNING COMMISSION
CONSENT ITEMS **CPC AGENDA DATE: October 13, 2005**

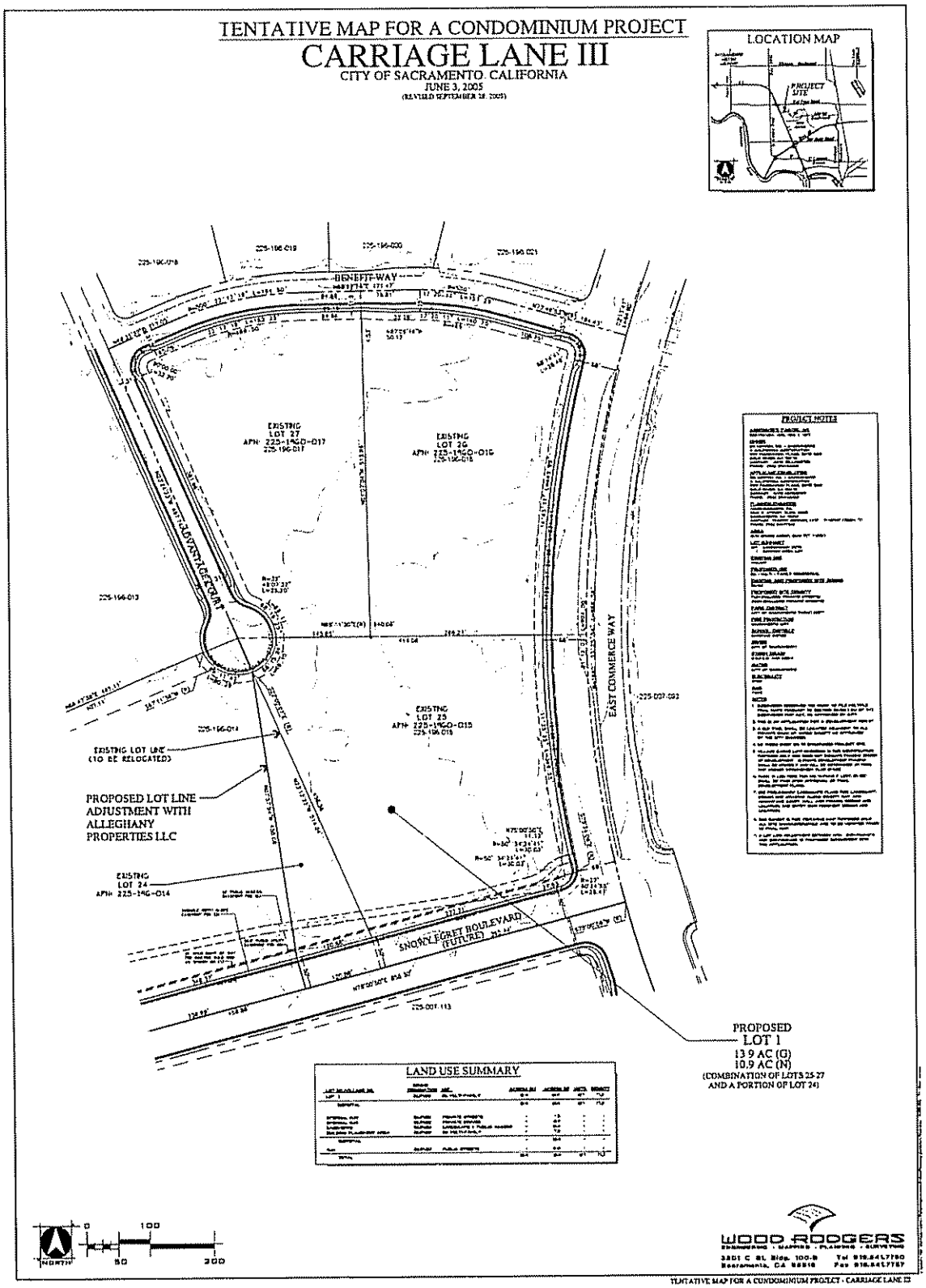
Item No.	Project No.	Title/Location	Action: Approved/ Denied/Cont'd
4	P04-132	Northview Estates, located at 2300 Northview Drive	Ap'd
10	P04-178	Crown Plaza Center East, located SE Corner of Truxel Road & Terracina Drive	Ap'd
12	P05-066	Aura, located at 615 Capitol Mall	Con't
14	P05-079	Carrriage Lane III, located at NW of E Commerce & Snowy Egret	Ap'd
15	P05-082	Dresher Park Way Sub Division, located at 7190 Dresher Park Way	Ap'd
16	P05-100	Samuel Merritt College Exit, located at N Gateway Oaks Drive	Ap'd
17	P05-144	Beazer Homes I.H. Plans, located at various N. Natomas	hearing
7	~~[illegible]~~	~~[illegible]~~	

VOTE OF THE PLANNING COMMISSION:

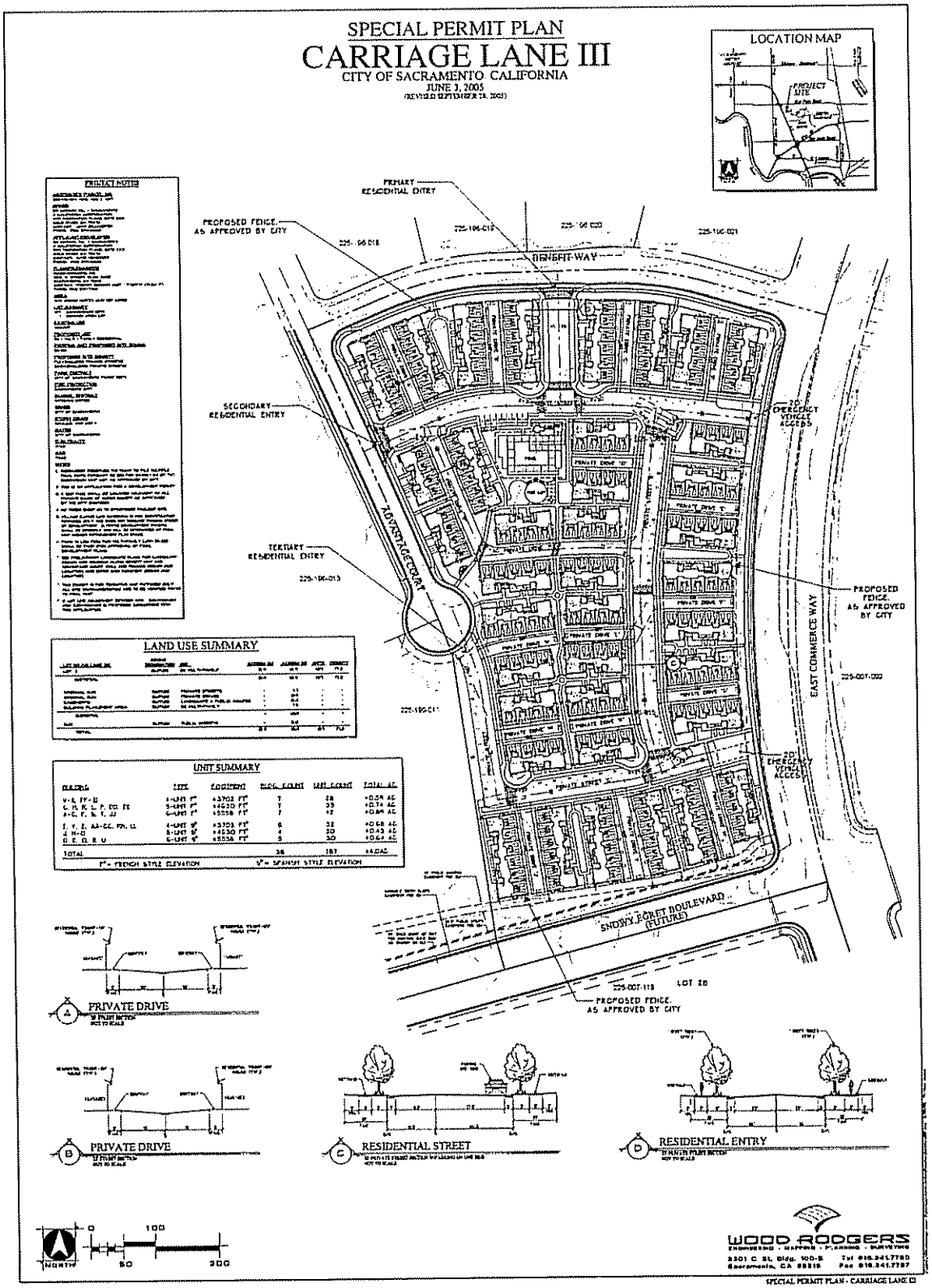
COMMISSIONER	Motion (M) Second (S)	YES	NO	ABSTAIN
Vacant	—	—	—	—
Banes	✓	Y		
Boyd	—	—	—	—
Notestine		Y		~~[illegible]~~, 14, ~~[illegible]~~
Taylor-Carroll		Y		
Vallencia	M	Y		
Wasserman	—	—	—	—
Woo	S	Y		
Yee		Y		

COPY

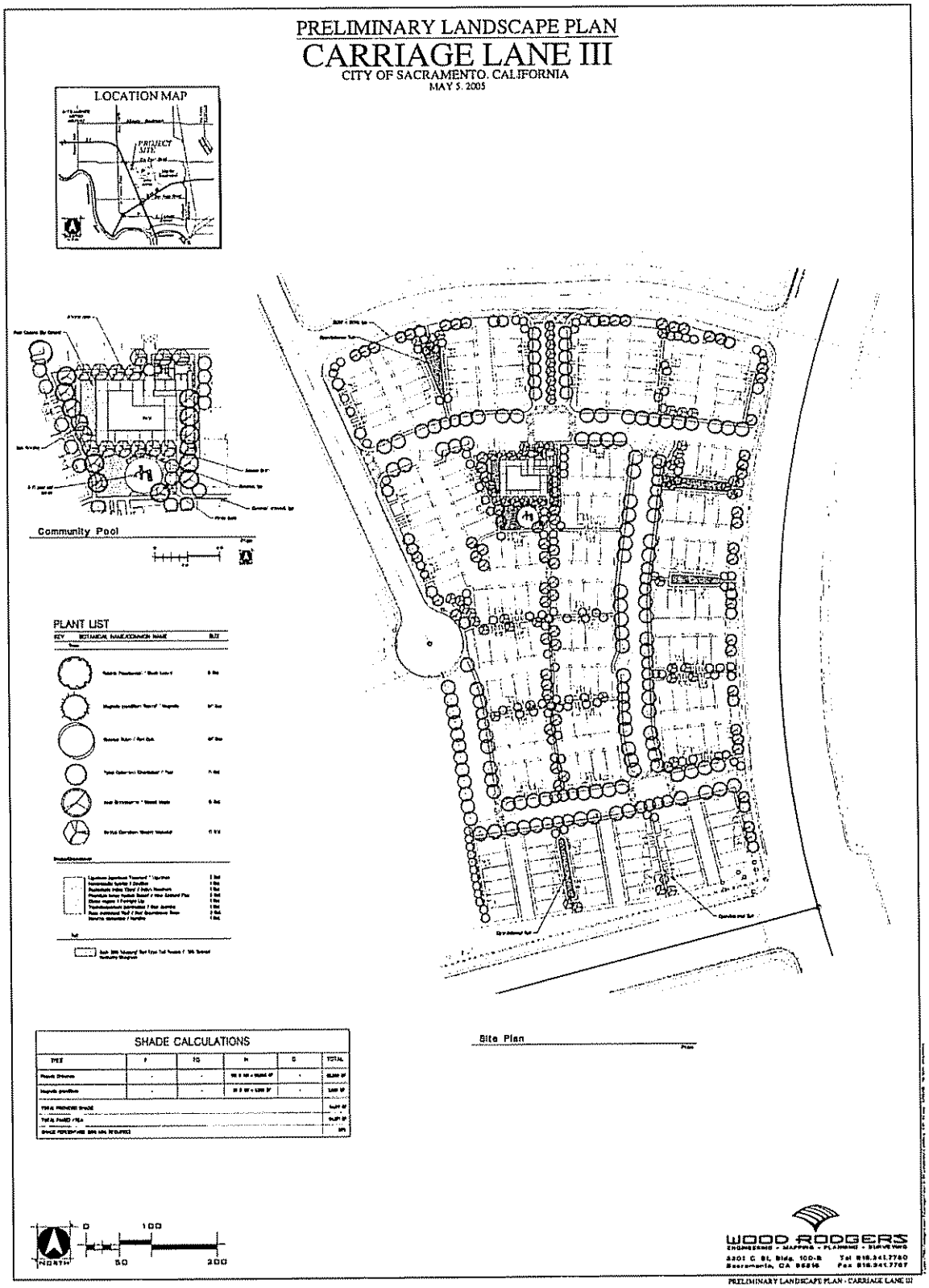
ATTACHMENT 4 – TENTATIVE MAP



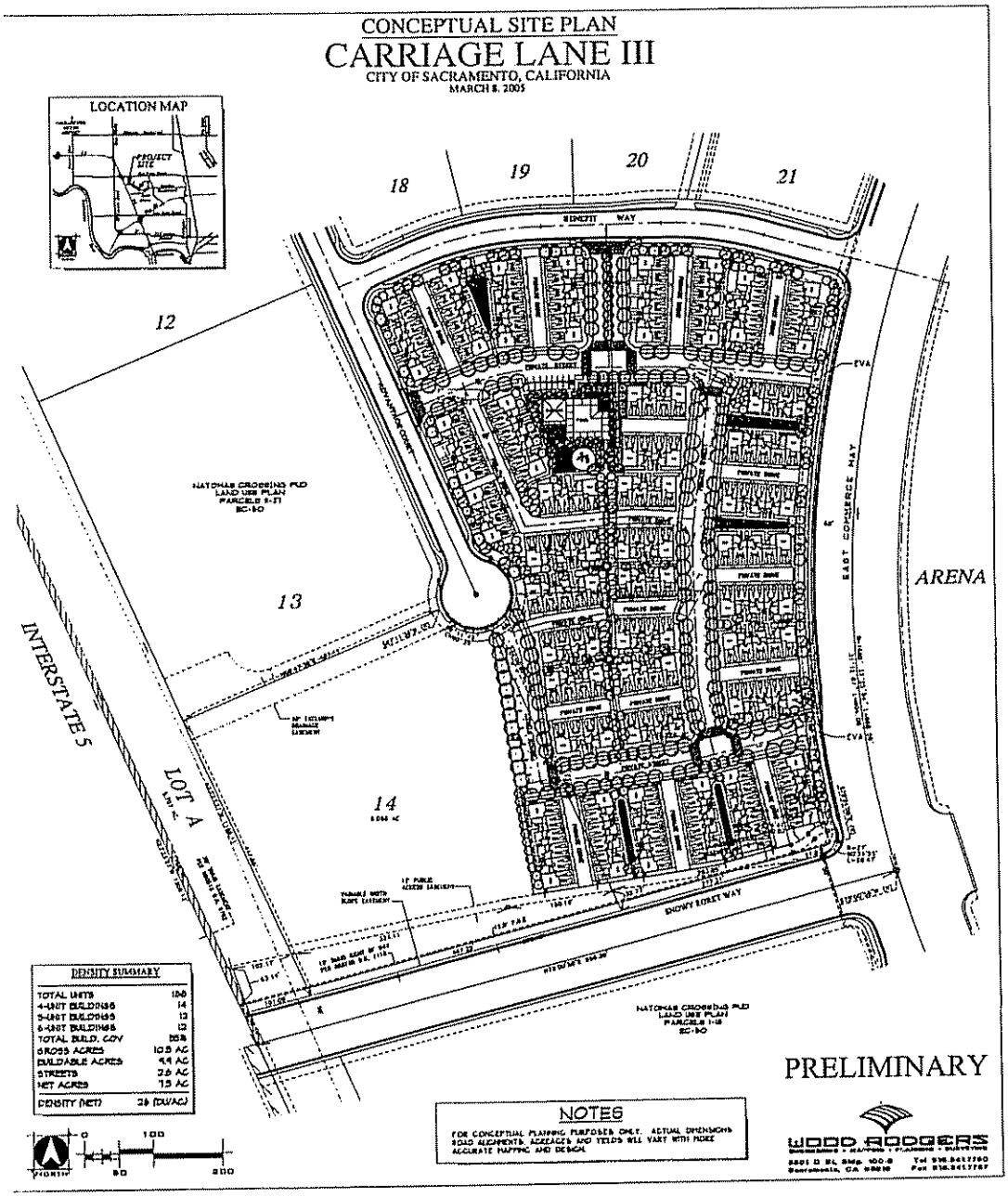
ATTACHMENT 5 – SPECIAL PERMIT PLAN



ATTACHMENT 6 – PRELIMINARY LANDSCAPE PLAN

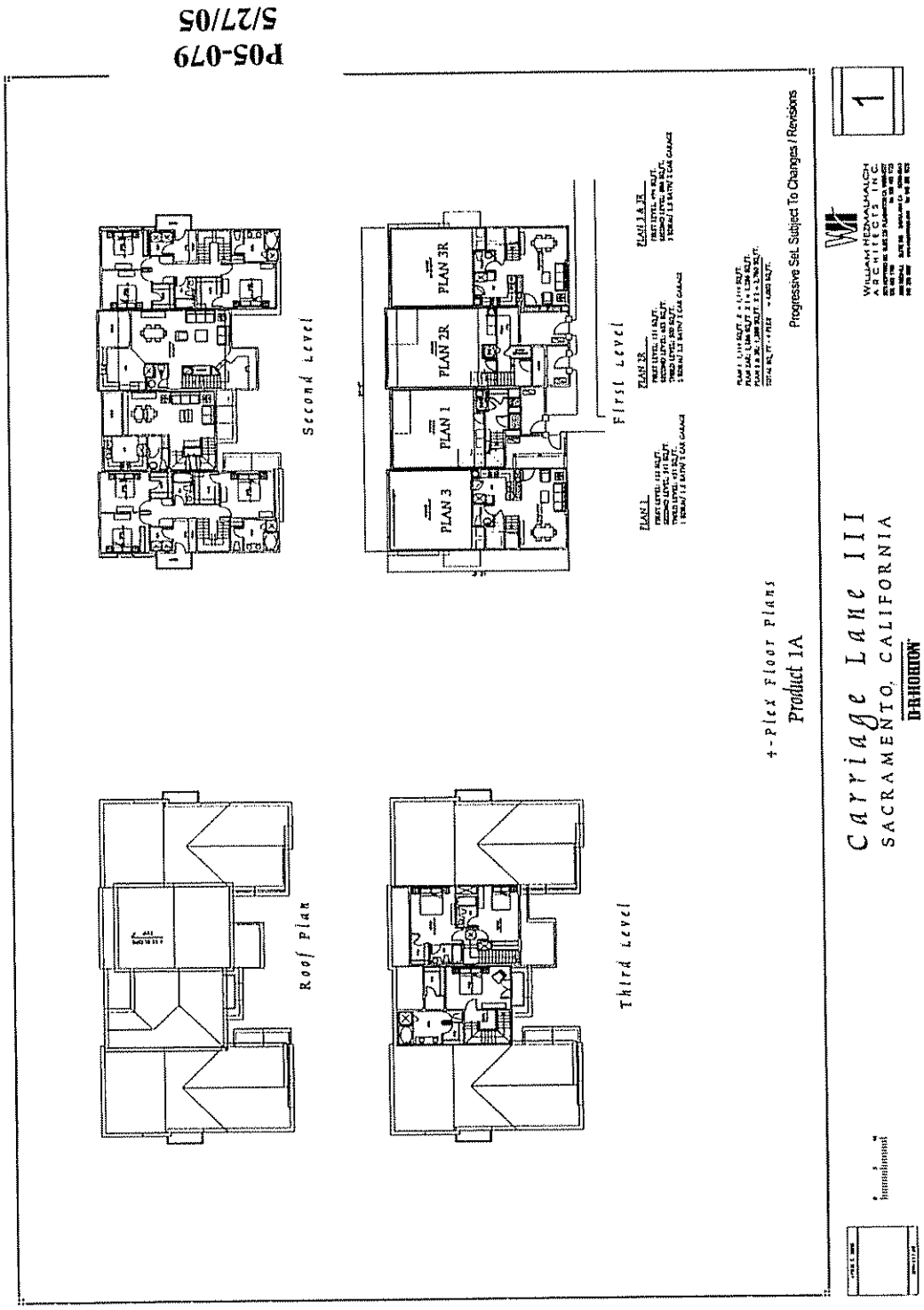


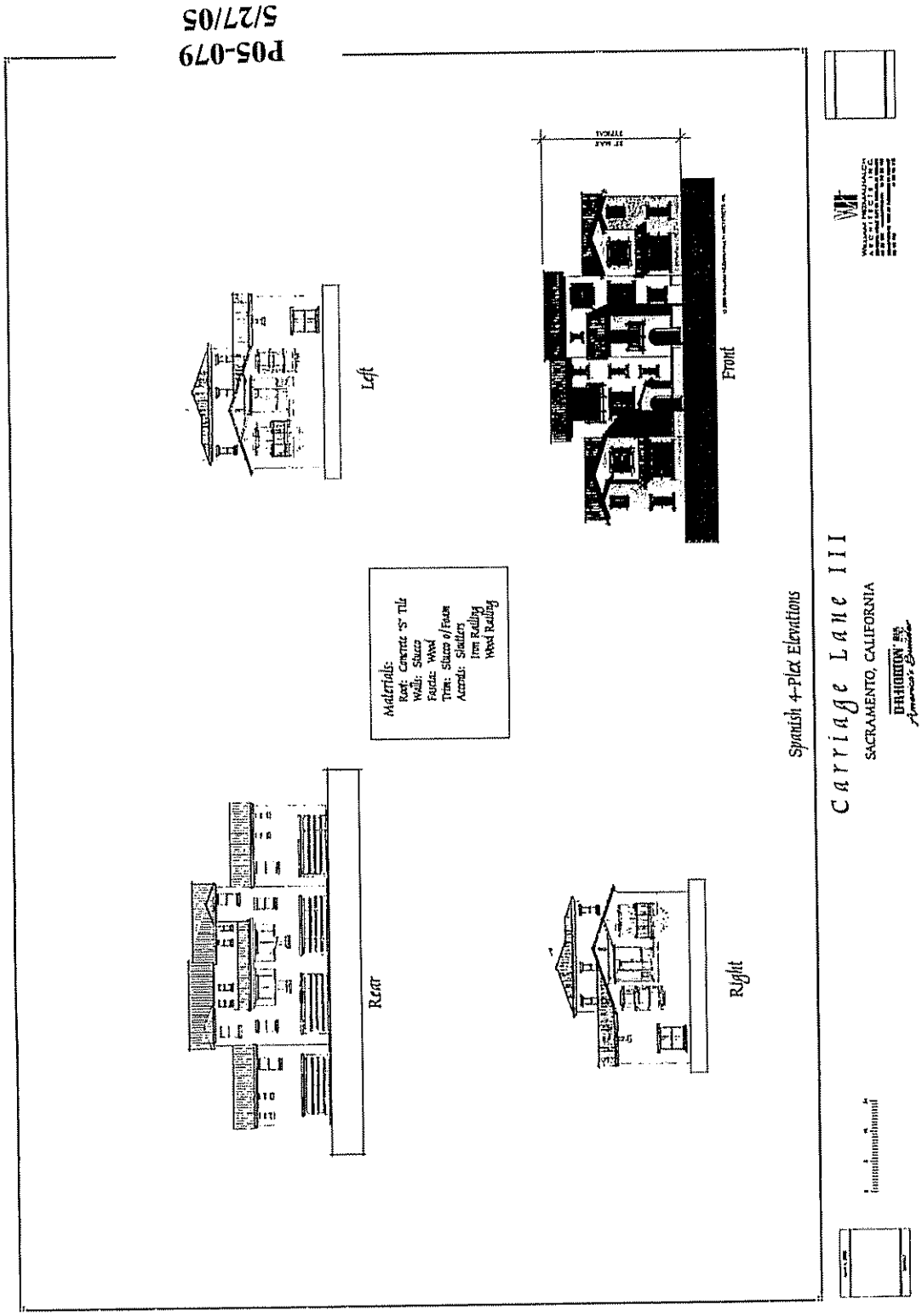
ATTACHMENT 7 – CONCEPTUAL SITE PLAN

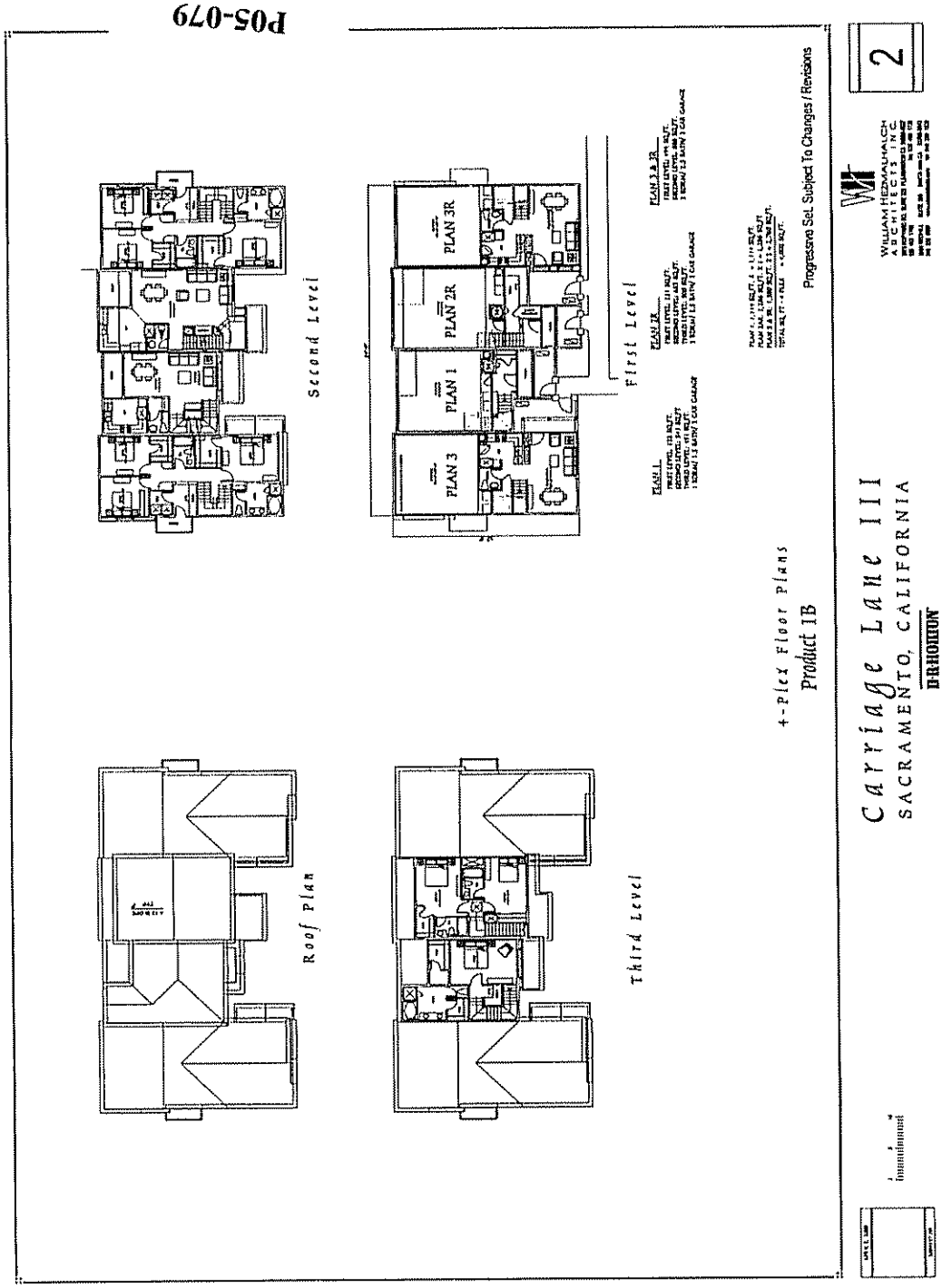


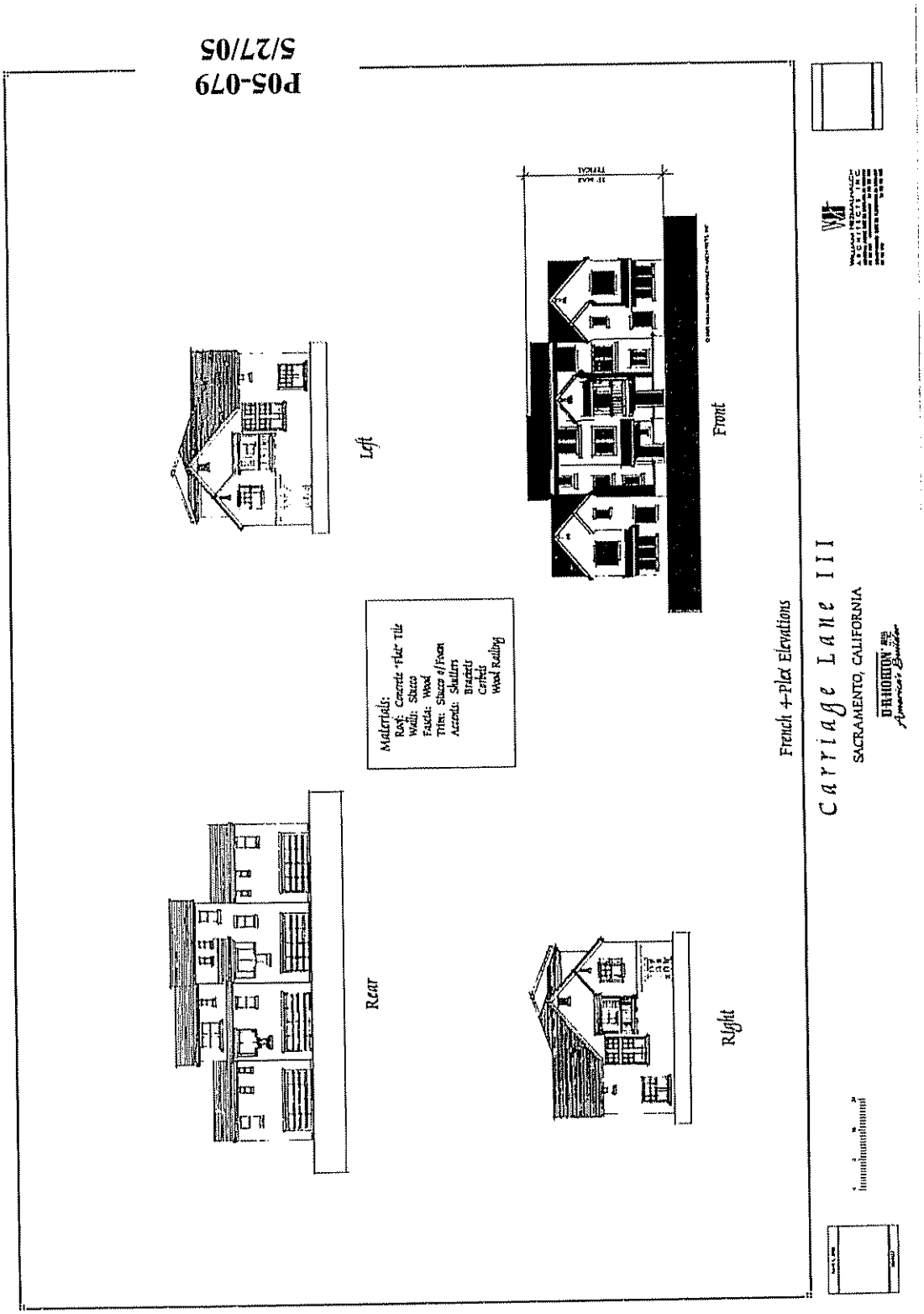
P05-079
5/27/05

ATTACHMENT 8 – FOUR-PLEX PLANS

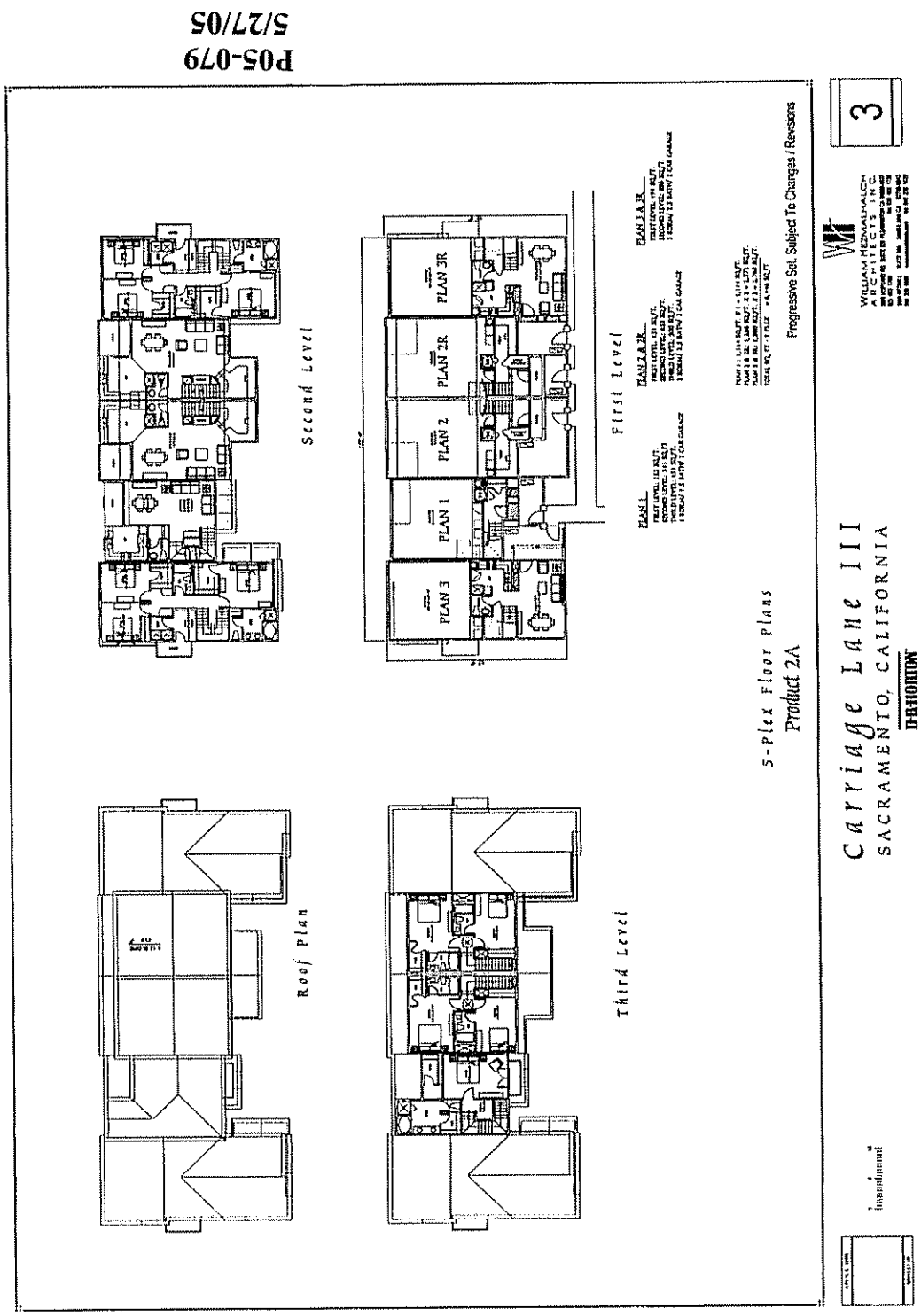


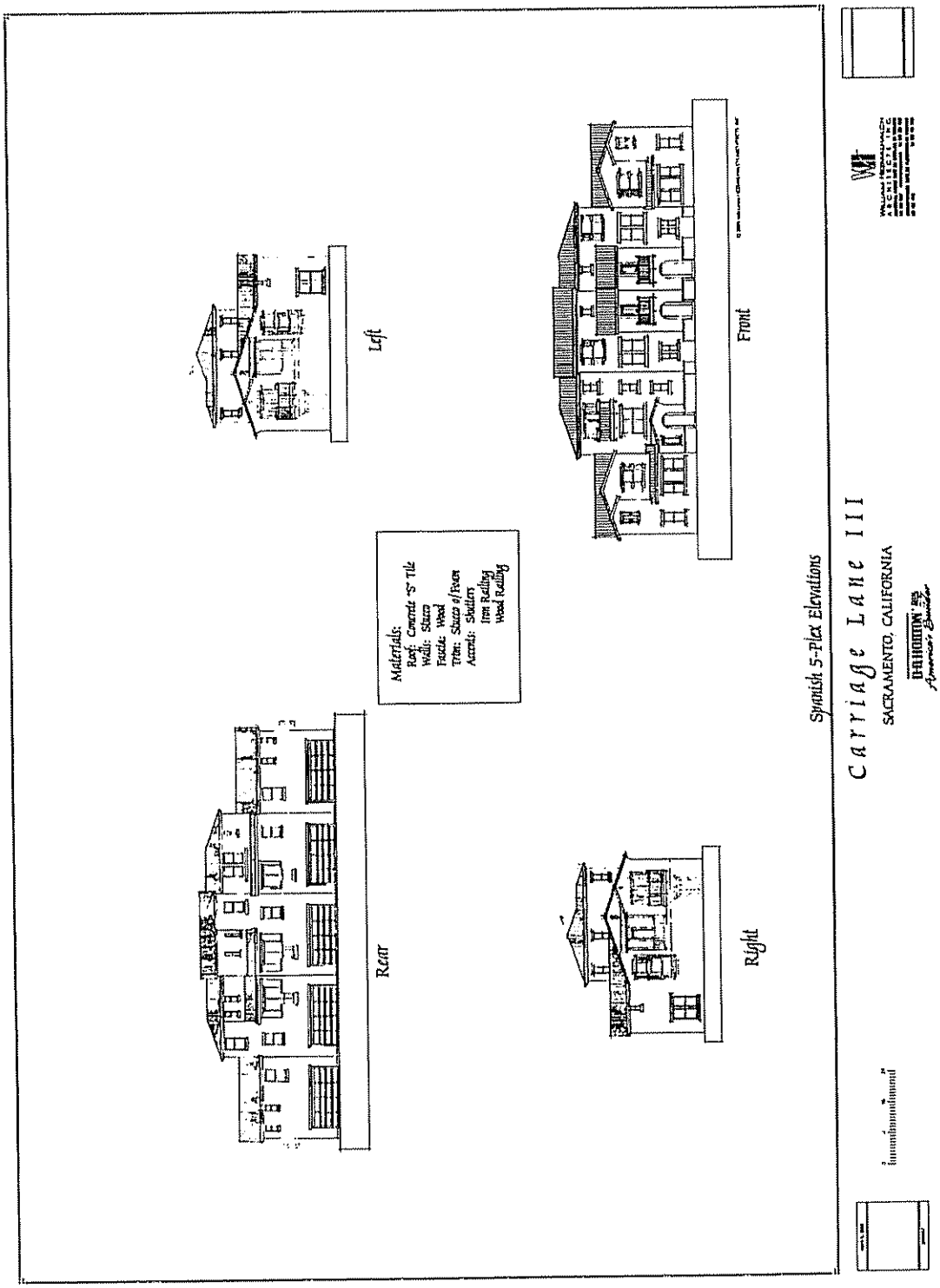

P05-079
5/27/05
Left
Front
Materials:
Roof: Concrete "S" Tile
Walls: Stucco
Fascia: Wood
Trim: Stucco o/Foam
Accents: Shutters
Iron Railing
Wood Railing
Rear
Right
Spanish 4-Plex Elevations
Carriage Lane III
SACRAMENTO, CALIFORNIA


P05-079
5/27/05
Second Level
PLAN 3R
PLAN 2R
PLAN 1
PLAN 3
First Level
Roof Plan
Third Level
4-plex Floor Plans
Product 1B
Progressive Set. Subject To Changes / Revisions
Carriage Lane III
SACRAMENTO, CALIFORNIA
DRHORTON
WILLIAM HEZMALHALCH ARCHITECTS INC
2


P05-079
5/27/05
Left
Front
Materials:
Roof: Concrete Tile
Walls: Stucco
Facia: Wood
Trim: Stucco w/Foam
Accents: Shutters
Brackets
Corbels
Wood Railing
Rear
Right
French 4-Plex Elevations
Carriage Lane III
SACRAMENTO, CALIFORNIA
DAHONION

ATTACHMENT 9 – FIVE-PLEX PLANS

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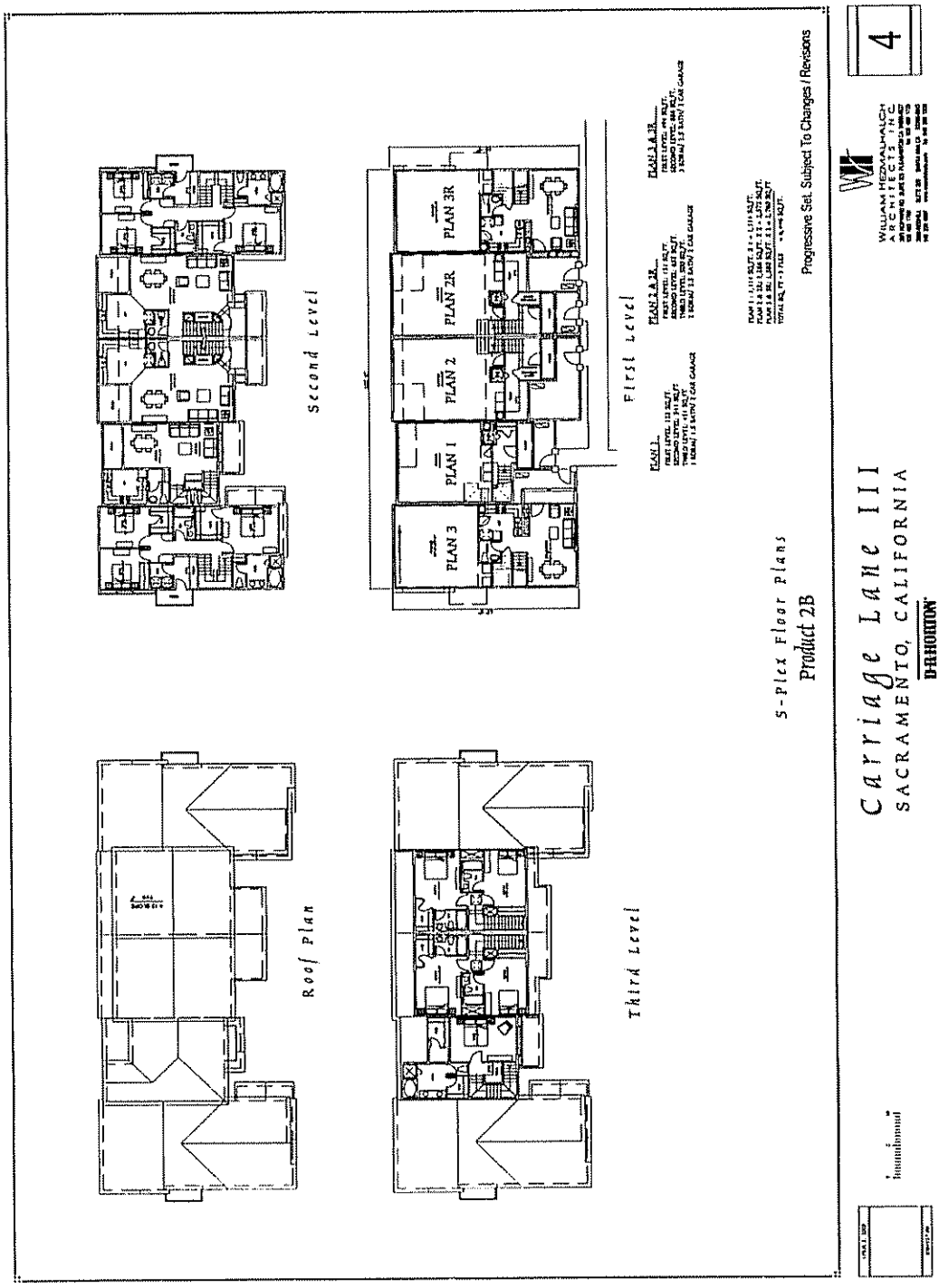
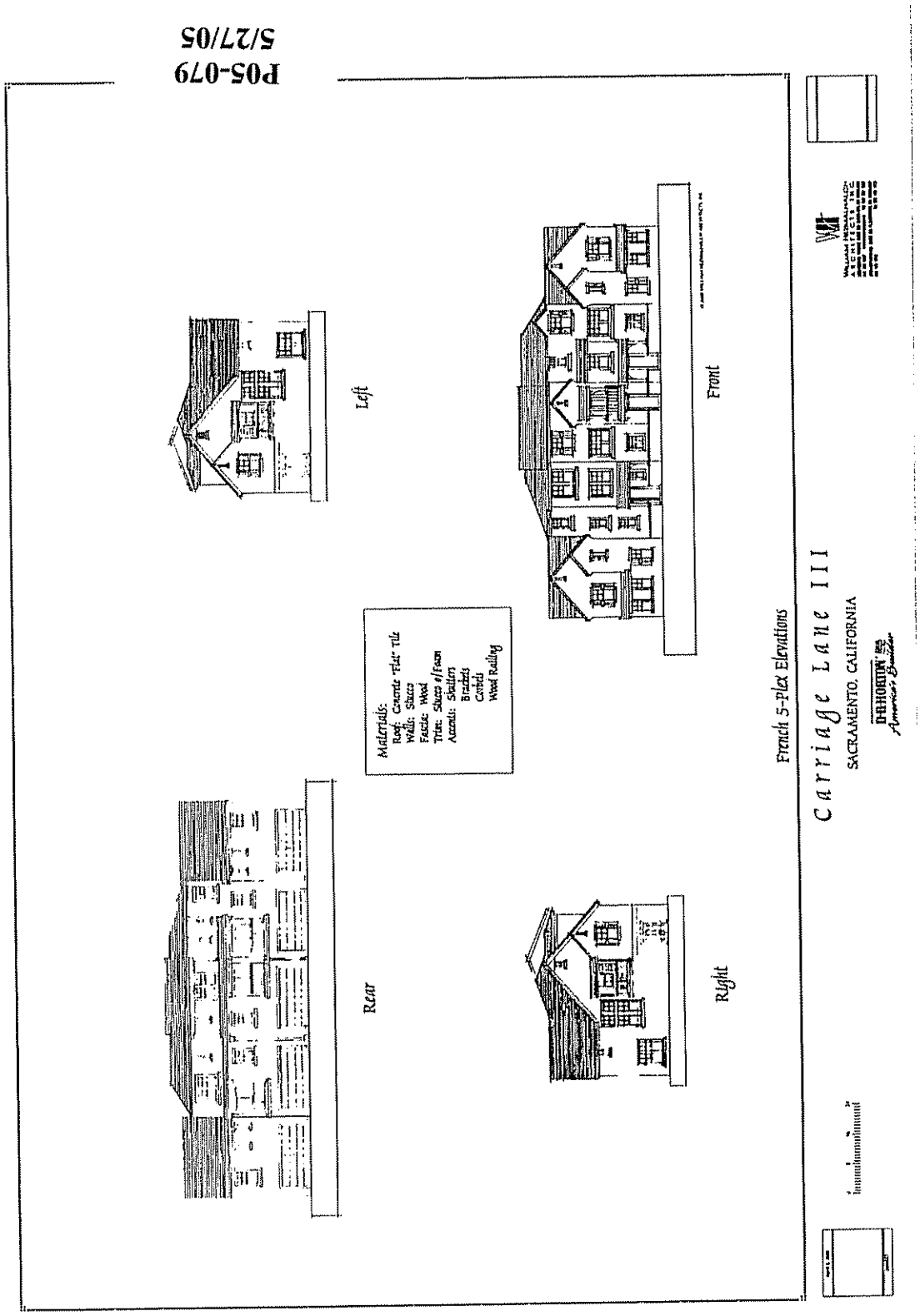
Walls: Stucco
Fascia: Wood
Trim: Stucco w/Foam
Accents: Shutters
Iron Railing
Wood Railing
Rear
Right
Spanish 5-Plex Elevations
Carriage Lane III
SACRAMENTO, CALIFORNIA

P05-079
5/27/05




P05-079
5/27/05
Left
Front
Rear
Right
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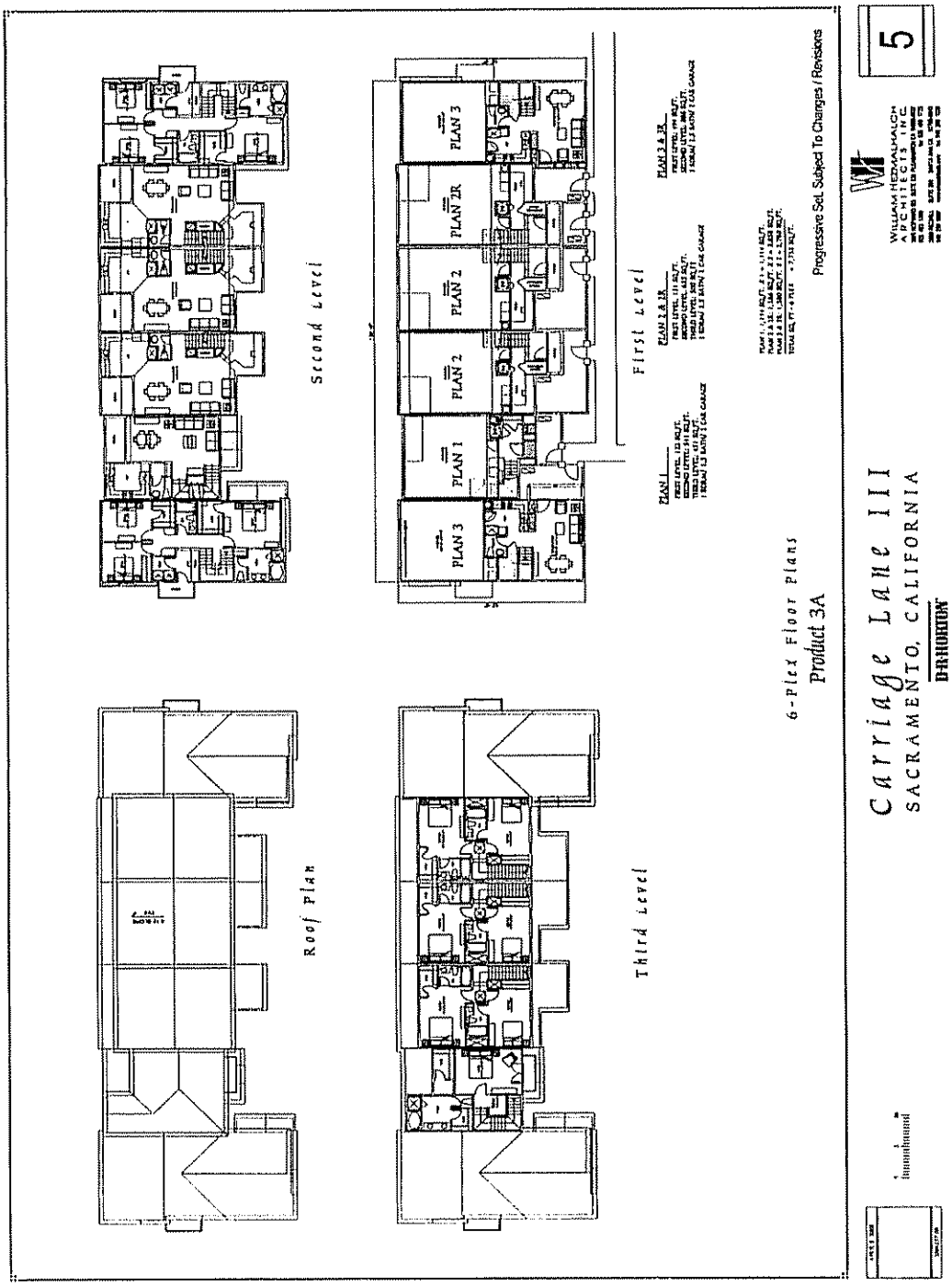
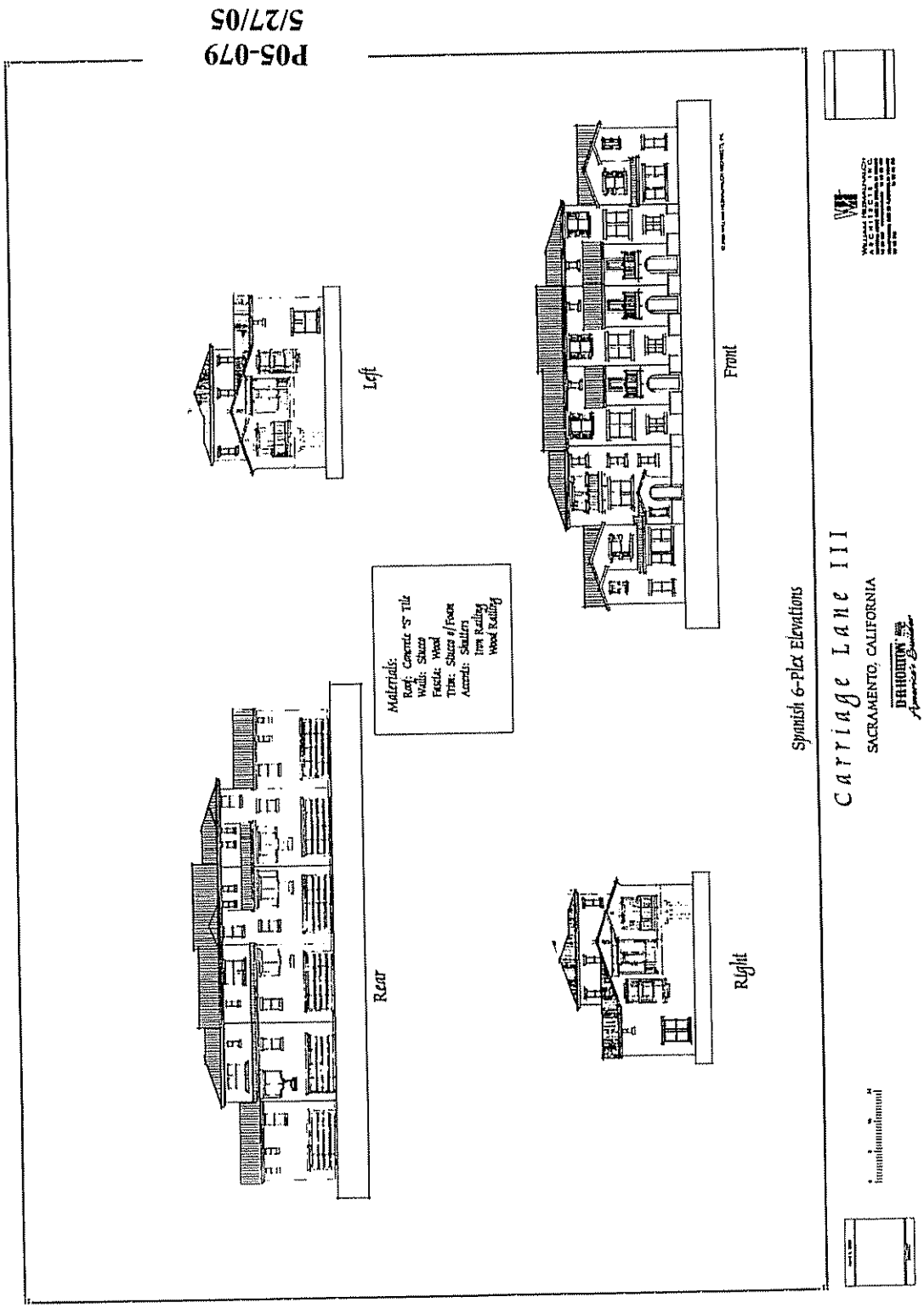
Walls: Stucco
Fascia: Wood
Trim: Stucco w/Foam
Accents: Shutters
Brackets
Corbels
Wood Railing
French 5-Plex Elevations
Carriage Lane III
SACRAMENTO, CALIFORNIA
D.R. HORTON
America's Builder

ATTACHMENT 10 – SIX-PLEX PLANS

P05-079
5/27/05




P05-079
5/27/05
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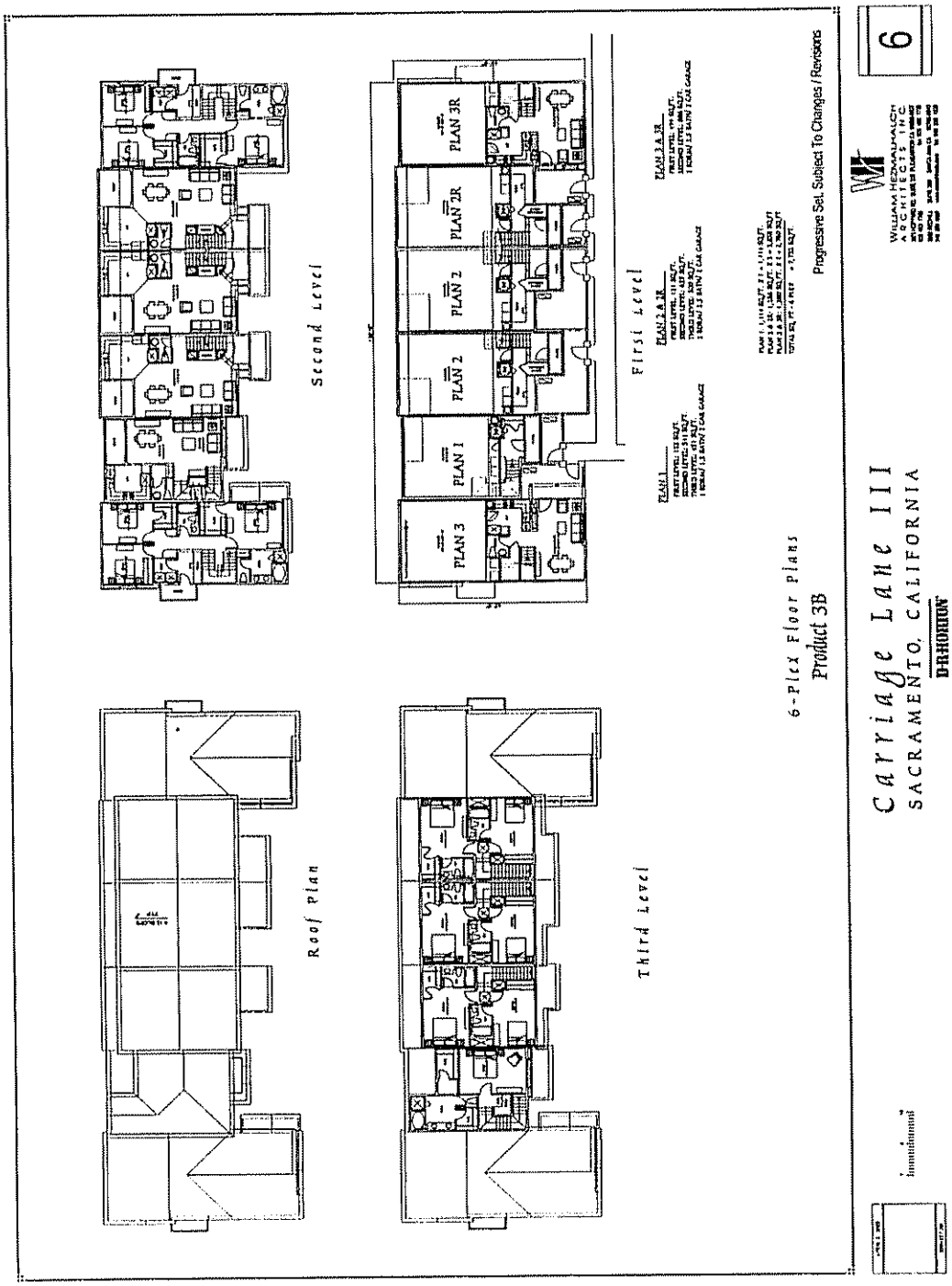
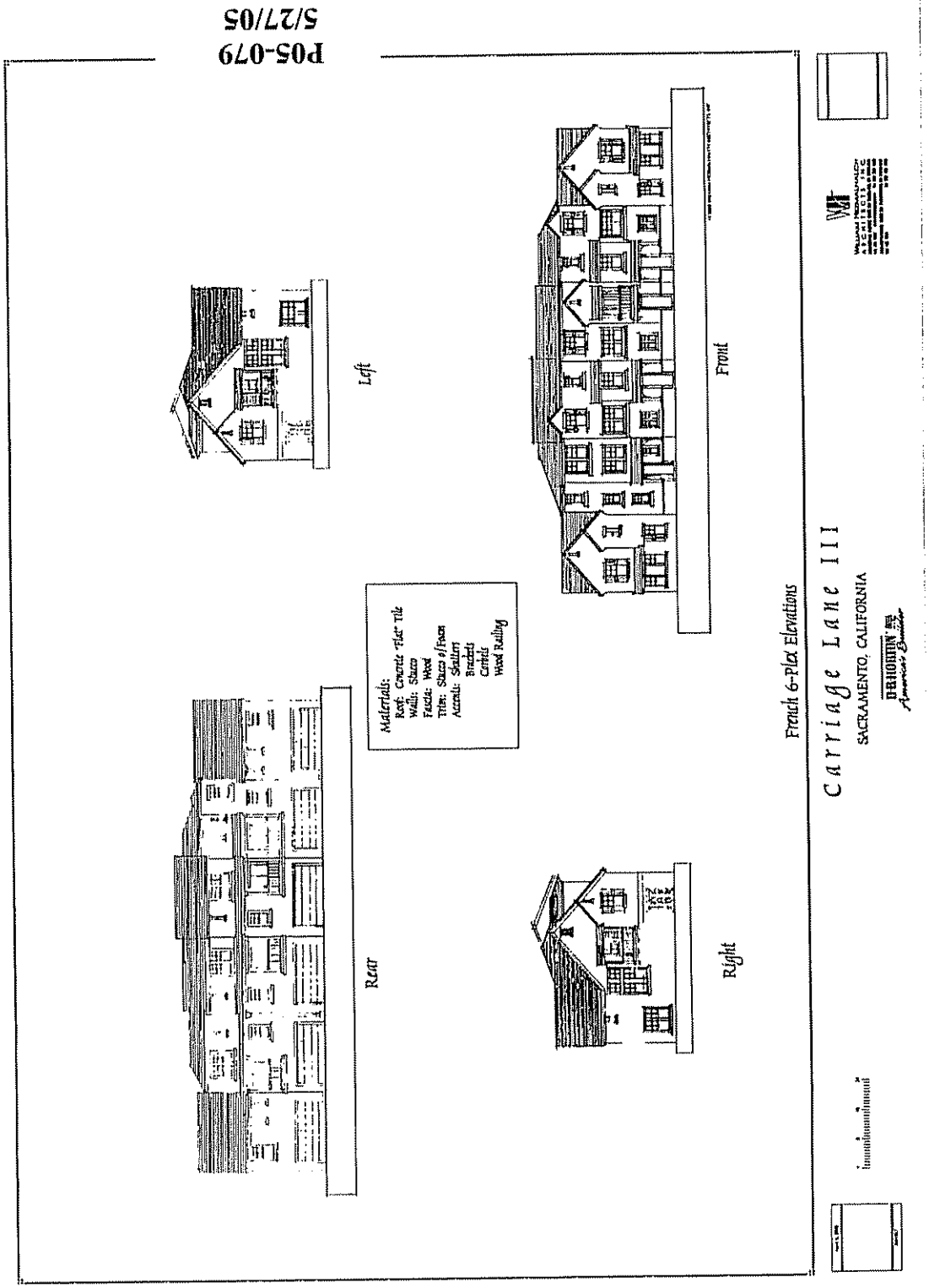
Roof: Concrete "S" Tile
Walls: Stucco
Fascia: Wood
Trim: Stucco s/Foam
Accents: Shutters
Iron Railing
Wood Railing
Rear
Right
Spanish 6-Plex Elevations
Carriage Lane III
SACRAMENTO, CALIFORNIA
DR HORTON America's Builder

P05-079
5/27/05




P05-079
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Materials:
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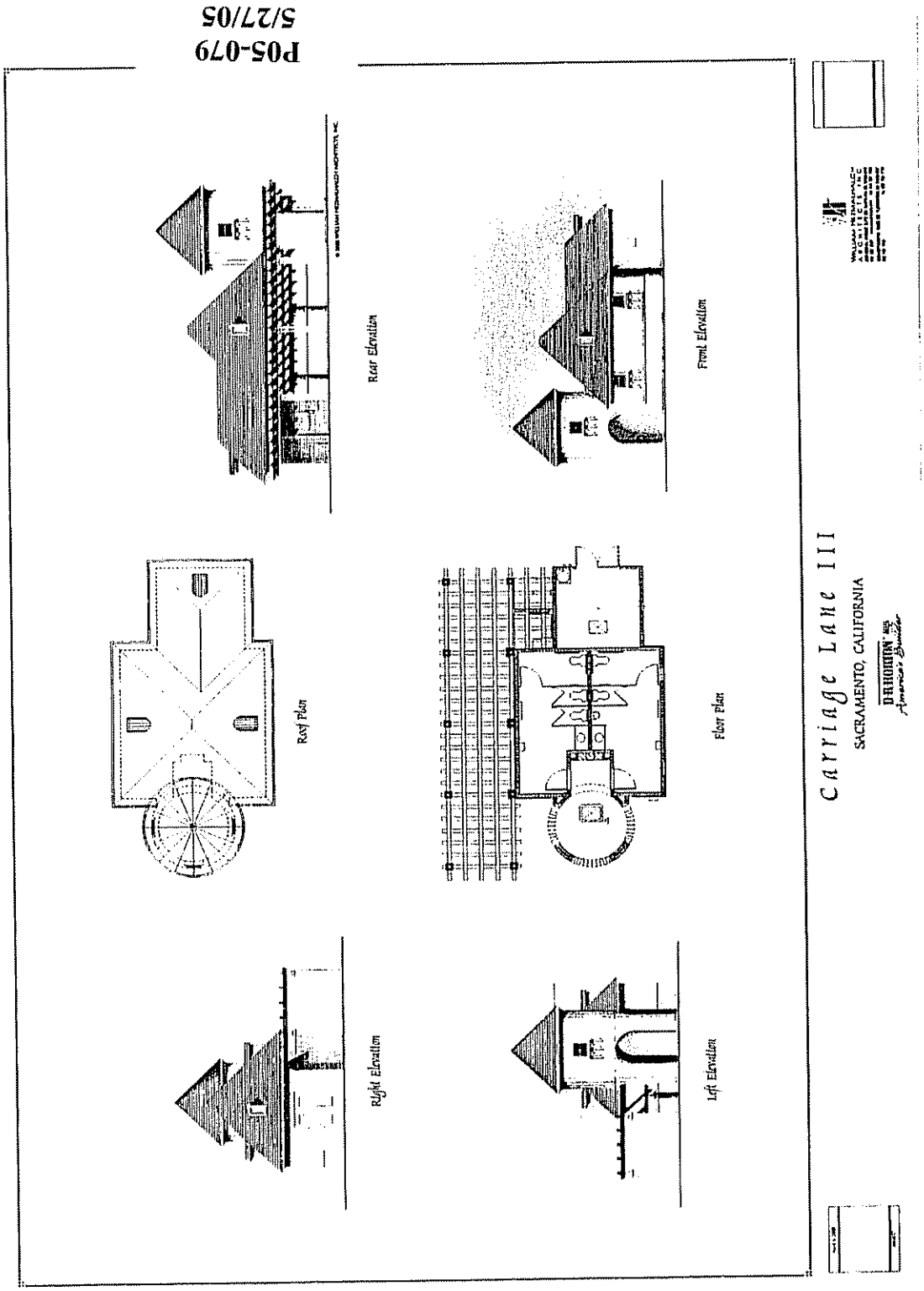
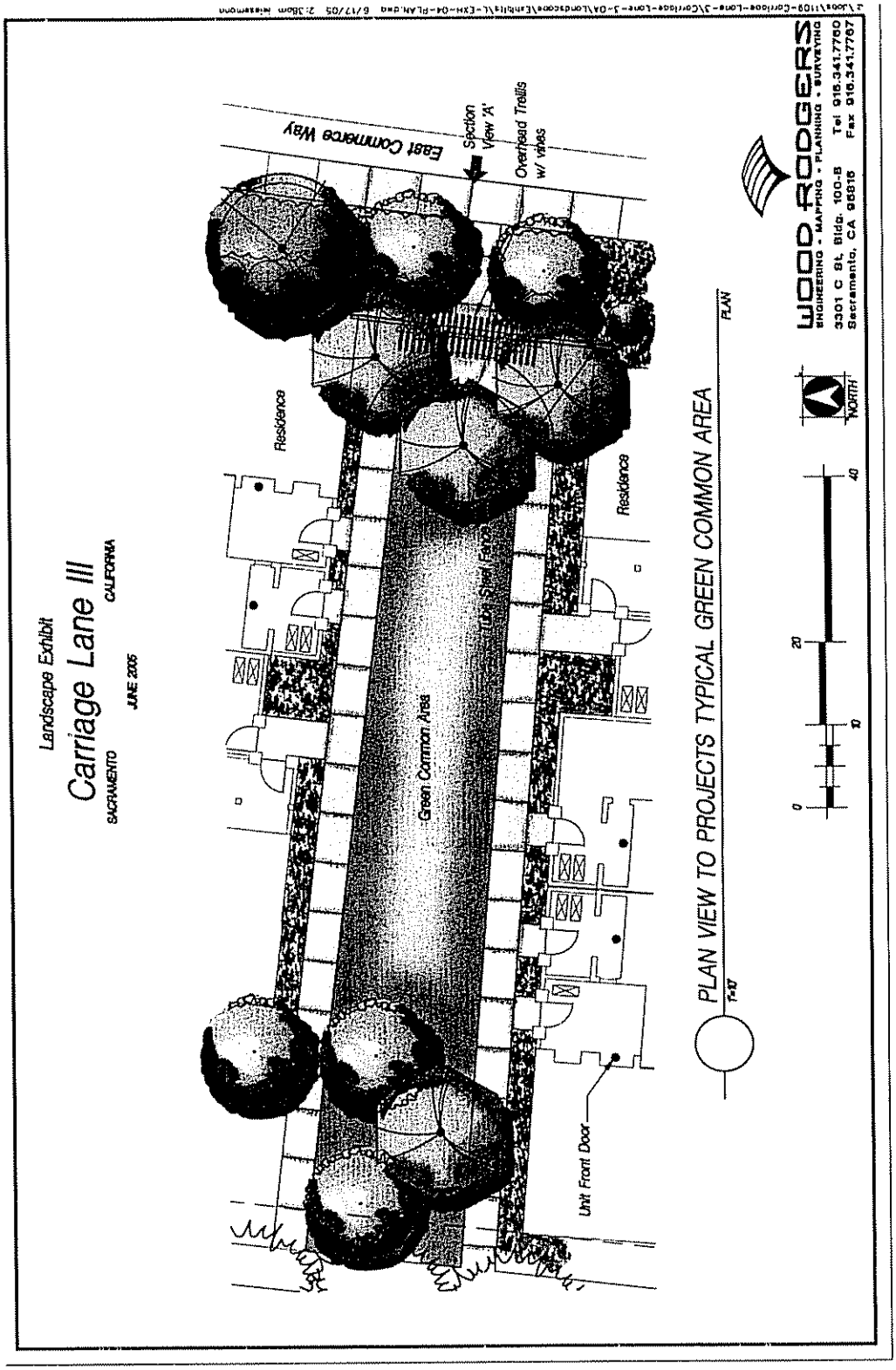
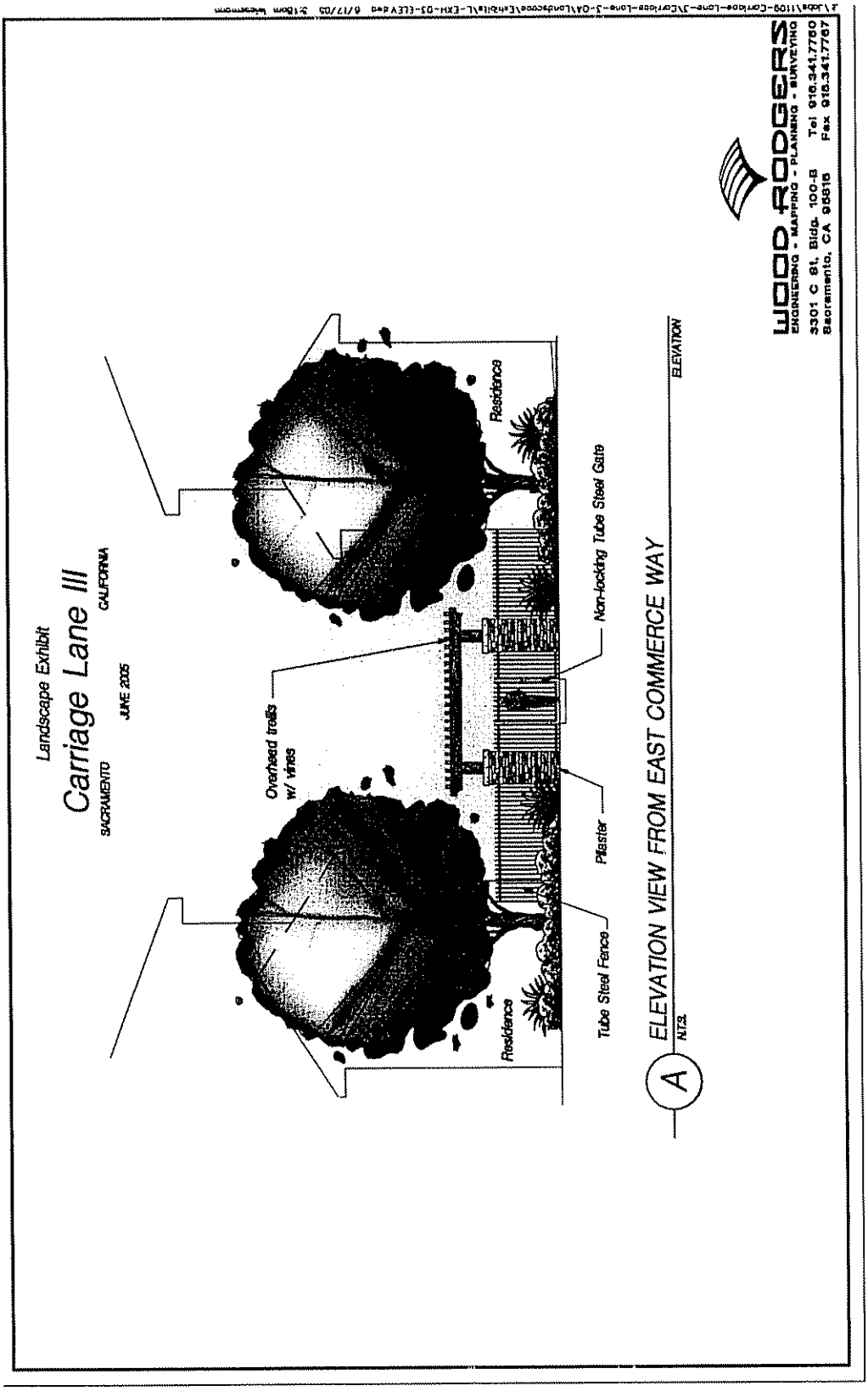
Corbels
Wood Railing
Rear
Right
French 6-Plex Elevations
Carriage Lane III
SACRAMENTO, CALIFORNIA

ATTACHMENT 11 – RECREATION BUILDING



ATTACHMENT 12 – LANDSCAPE EXHIBITS




Landscape Exhibit
Carriage Lane III
SACRAMENTO
CALIFORNIA
JUNE 2005
Overhead trellis w/ vines
Residence
Non-locking Tube Steel Gate
Pilaster
Tube Steel Fence
Residence
A
ELEVATION VIEW FROM EAST COMMERCE WAY
N.T.S.
ELEVATION
WOOD RODGERS
ENGINEERING - MAPPING - PLANNING - SURVEYING
3301 C St. Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

RESOLUTION NO.

Adopted by the Sacramento City Council

Date

A RESOLUTION APPROVING THE ADDENDUM TO A PREVIOUSLY ADOPTED NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING PLAN FOR THE CARRIAGE LANE III PROJECT, LOCATED NORTHWEST OF THE INTERSECTION OF EAST COMMERCE WAY AND SNOWY EGRET BOULEVARD, IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA (APN: 225-1960-015, -016, -017 AND A PORTION OF -014) (P05-079)

BACKGROUND

A. The Environmental Coordinator has prepared an Addendum to a previously adopted Negative Declaration for the above identified project;

B. On October 13, 2005, the City Planning Commission found that a previous Negative Declaration was prepared and ratified by the Sacramento City Council in June 2002 for the Natomas Crossing – Area #3 (P01-028), and that pursuant to the CEQA Guidelines (Section 15162 and 15164) for the reasons set forth below, an Addendum to a previously ratified Negative Declaration is required:

   a. Only minor technical changes or additions are necessary or none of the conditions described in Section 15162 (below) calling for preparation of a subsequent Negative Declaration have occurred:

      a. No substantial changes are proposed to the project, which will require major revisions of the previous Negative Declaration

      b. No substantial changes have occurred with respect to the circumstances under which the project was undertaken which will require major revisions of the previous Negative Declaration;

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

         (1) The project will have one or more significant effects not discussed in the previous Negative Declaration;

         (2) Significant effects previously examined will be substantially more severe than shown in the previous Negative Declaration;

         (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; or

         (4) Mitigation measures which are considerably different from those analyzed in the previous Negative Declaration would substantially reduce one or more significant effects on the environment.

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

Section 1. The City Council ratifies the Addendum to a previously adopted Negative Declaration for Carriage Lane III (P05-079).

Section 2. The City Council approves the Mitigation Monitoring Plan for the Carriage Lane III project (P05-079) based upon the following findings:

1. One or more mitigation measures have been added to the above-identified project;
2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit A.

Table of Contents:

Exhibit A: Mitigation Monitoring Plan – 5 Pages

EXHIBIT A – MITIGATION MONITORING PLAN

CARRIAGE LANE III (P05-079)
MITIGATION MONITORING PLAN

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ NEGATIVE DECLARATION

PREPARED FOR:
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT

DATE:
October 13, 2005

ADOPTED BY:
CITY OF SACRAMENTO
PLANNING COMMISSION

DATE:

_____

ATTEST:

_____

CARRIAGE LANE III
(P05-079)
MITIGATION MONITORING PLAN

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

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Carriage Lane III / P05-079
Owner/Developer- Name: D.R. Horton
Address: 4401 Hazel Avenue, Suite 225
Fair Oaks, CA 95628

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

The subject project is located at the Northwest of the future intersection of East Commerce and Snowy Egret within the North Natomas Community Plan area of the City of Sacramento, Sacramento County (APN: 225-1960-015, -016, -017 and a portion of -014).

Project Description:

The proposed project consists of entitlements to develop 188 condominium units on 13.9± acres Employment Center 50 (EC-50-PUD) Zone in Natomas Crossing – Area #3 PUD. Specific entitlements include: 1) PUD Schematic Plan Amendment to designate 13.9± acres for Multi-Family Development in the Natomas Crossing – Area #3 Planned Unit Development; 2) Lot Line Adjustment to relocate the common property lines between two parcels totaling 9± acres in the Employment Center Planned Unit Development (EC-50-PUD) zone; 3) Tentative Subdivision Map to create one 13.9± acre condominium lot in the Employment Center Planned Unit (EC-50-PUD) zone; and 4) PUD Special Permit to develop a 188 unit condominium complex in the Employment Center Planned Unit Development (EC-50-PUD) zone.

SECTION 2: GENERAL INFORMATION

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

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

CARRIAGE LANE III (P05-079)
MITIGATION MONITORING PROGRAM CHECKLIST

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Biological:					
BR-1. The project applicant/developer shall: (i) comply with all requirements of the NBHCP including pre-construction surveys; (ii) comply with any additional mitigation measures identified in the NBHCP EIR/EIS; and (iii) comply with all conditions in the ITP's issued by the USFWS and CDFG.	Applicant / Developer	City of Sacramento – Development Services Department; California Department of Fish and Game (CDFG), and the U.S. Fish and Wildlife Service (USFWS)	Measures shall be included within the improvement plans and construction specifications indicating the need for pre-construction surveys and report to CDFG and USFWS. Measures shall be implemented in the field prior to, during, and after construction activities, as appropriate.	Prior to the issuance of a Notice to Proceed by Development Services and prior to the issuance of any building permit by the Building Div. Implementation of measures: in field prior to, during, and after construction activities.	
BR-2. The project applicant/developer shall further: (i) comply with all requirements of the 2003 NBHCP, together with any additional requirements specified in the North Natomas Community Plan EIR; (ii) comply with any additional mitigation measures identified in the NBHCP EIR/EIS; and (iii) comply with all conditions in the ITP's issued by the USFWS and CDFG.					

CARRIAGE LANE III (P05-079)
MITIGATION MONITORING PROGRAM CHECKLIST

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Cultural Resources: CR-1. If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues. CR-2. If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.	Applicant / Developer	City Development Services Department	Note shall be included on the Map and within the Standard Construction Specifications Site inspections by the Development Services Department shall inspect for any potential archeological resources during site visits.	Measures shall be implemented in field during grading and construction activities.	
Noise: Noise - 1 STC 32 rated window assemblies should be installed in all second and third floor windows with a direct view of East Commerce Way. Noise - 2 It is recommended that STC rated 30 windows be installed in all first floor windows with a direct view of East Commerce Way in order to provide additional	Applicant / Developer	City Development Services Department	Plans shall indicate mitigation measures.	Measures shall be implemented prior to issuance of a building permit to construct	

CARRIAGE LANE III (P05-079)
MITIGATION MONITORING PROGRAM CHECKLIST

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
acoustical isolation.					
Noise -3 Air conditioning should also be installed in all residences so that windows and doors may remain closed to achieve maximum acoustical isolation.					

RESOLUTION NO.

Adopted by the Sacramento City Council

Date

RESOLUTION AMENDING THE NATOMAS CROSSING (AREA #3) PLANNED UNIT DEVELOPMENT SCHEMATIC PLAN TO DEPICT MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON 10.9± ACRES, LOCATED NORTHWEST OF THE INTERSECTION OF EAST COMMERCE WAY AND SNOWY EGRET BOULEVARD, IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA. (P05-079) (APN: 225-1960-015, -016, -017 AND A PORTION OF -014)

BACKGROUND

A. The City Council conducted a public hearing on December 6, 2005 to consider an amendment to the Natomas Crossing (Area #3) Planned Unit Development. Based on documentary and oral evidence submitted at said public hearing, the Council hereby finds:

1. The PUD amendment conforms to the General Plan and the North Natomas Community Plan; and

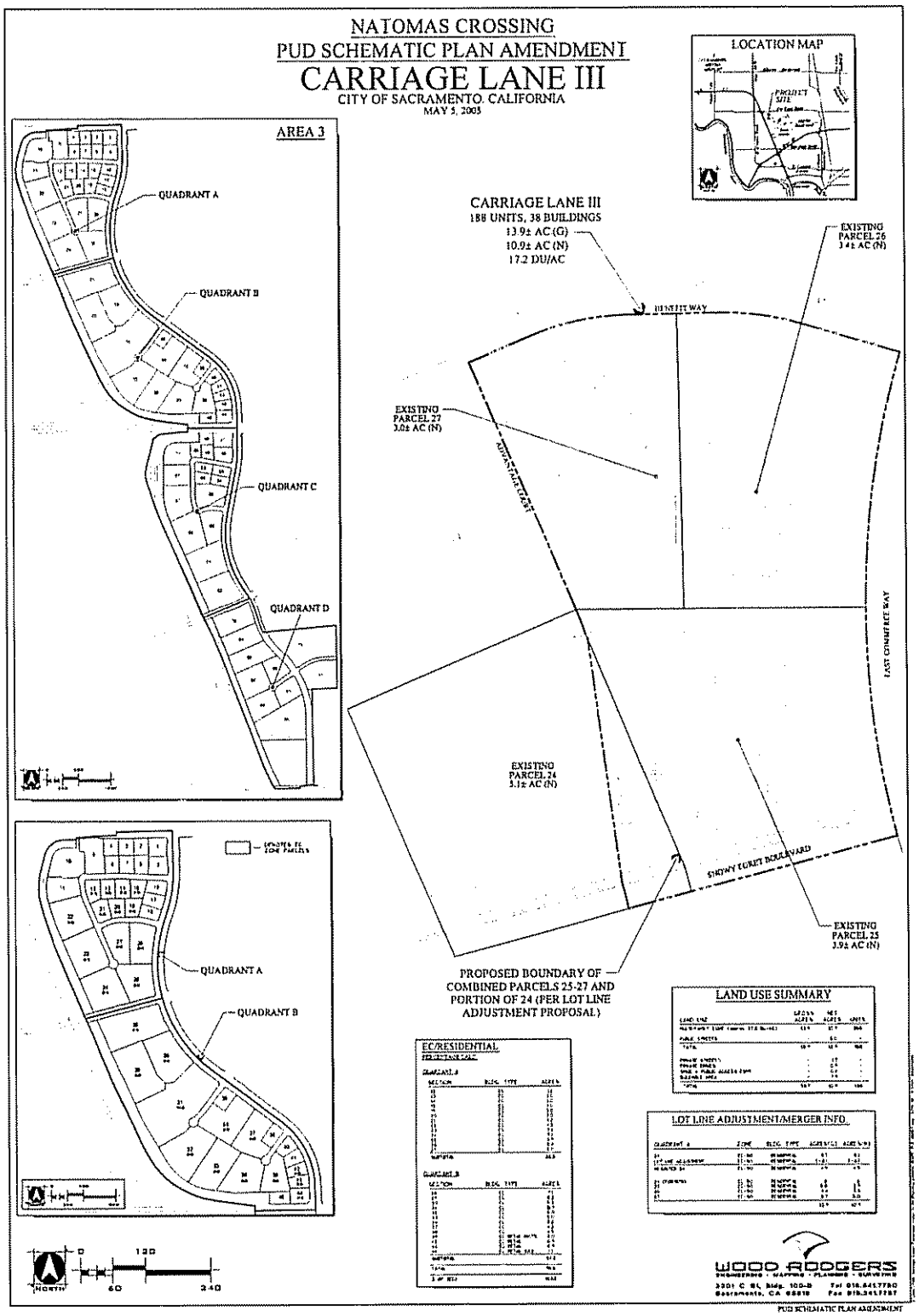
2. The PUD amendment meets the purposes and criteria stated in the City Zoning Ordinance in that the PUD assures that new development is healthy and of long-lasting benefit to the community and the City; and

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

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

Section 1 The City Council of the City of Sacramento, in accordance with the City Code, Chapter 17, that the Natomas Crossing (Area #3) Planned Unit Development Schematic Plan Amendment (as shown on the attached Exhibit A) is hereby approved.

Table of Contents:

Exhibit A: PUD Schematic Plan Exhibit – 1 Page

EXIHIBIT A – PUD SCHEMATIC PLAN AMENDMENT