832 ASHLE CROCKER

P04-236 – NATOMAS FIELD

REQUEST:

A. **Environmental Determination:** Negative Declaration

B. **Mitigation Monitoring Plan**

C. **Development Agreement**

D. **Inclusionary Housing Plan**

E. **General Plan Amendment** to re-designate 98.9± acres from 56.83± acres of Low Density Residential, 26.67± acres of Medium Density Residential, 12.78± acres of Parks-Recreation-Open Space, and 2.62± acres of Community/Neighborhood Commercial & Offices to 50.94± acres of Low Density Residential, 31.20± acres of Medium Density Residential, 13.28± acres of Parks-Recreation-Open Space, and 3.48± acres of Community/ Neighborhood Commercial & Offices.

F. **North Natomas Community Plan Amendment** to re-designate 98.8± acres from 11.95± acres of Low Density Residential, 45.48± acres of Medium Density Residential, 23.89± of High Density Residential, 7.7± acres of Parks/Open Space, 2.03± acres of Neighborhood Community Commercial, 0.05± acres of General Public Facilities, and 7.8± acres of Half Section & Frontage Streets to 50.94± acres of Medium Density Residential, 24.93± acres of High Density Residential, 12.91 acres of Parks/Open Space, 2.38± acres of Neighborhood Community Commercial, and 7.74 acres of Half Section & Frontage Streets;

G. **Rezone** 98.8± acres from 8.29± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD), 11.73± acres of Multi-Family (R-2A), 30.08± acres of Multi-Family Planned Unit Development (R-2A-PUD), 11.63± acres of Manufacturing, Research and Development (MRD-20), and 37.17± acres of Manufacturing, Research and Development Planned Unit Development (MRD-20-PUD) to 33.33± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD), 17.61± acres of Multi-Family Planned Unit Development (R-2B-PUD), 24.93± acres of Multi-Family Planned Unit Development (R-3-PUD), 2.38± acres of Limited Commercial Planned Unit Development (C-1-PUD), 12.91± acres of Agriculture-Open Space Planned Unit Development (A-OS-PUD), and 7.74± acres of Road Half Section;

H. **Planned Unit Development (PUD) Establishment** to establish a Planned Unit Development Schematic Plan and Guidelines for the Natomas Field Planned Unit Development;

I. **Lot Line Adjustment** to adjust the common property lines between two parcels totaling 26.85± acres;

J. **Tentative Master Parcel Map** to subdivide eight (8) parcels into thirteen (13) master parcels;

K. **Tentative Subdivision Map** to subdivide 98.9± acres into 717± parcels;

L. **Subdivision Modification** for alleys;

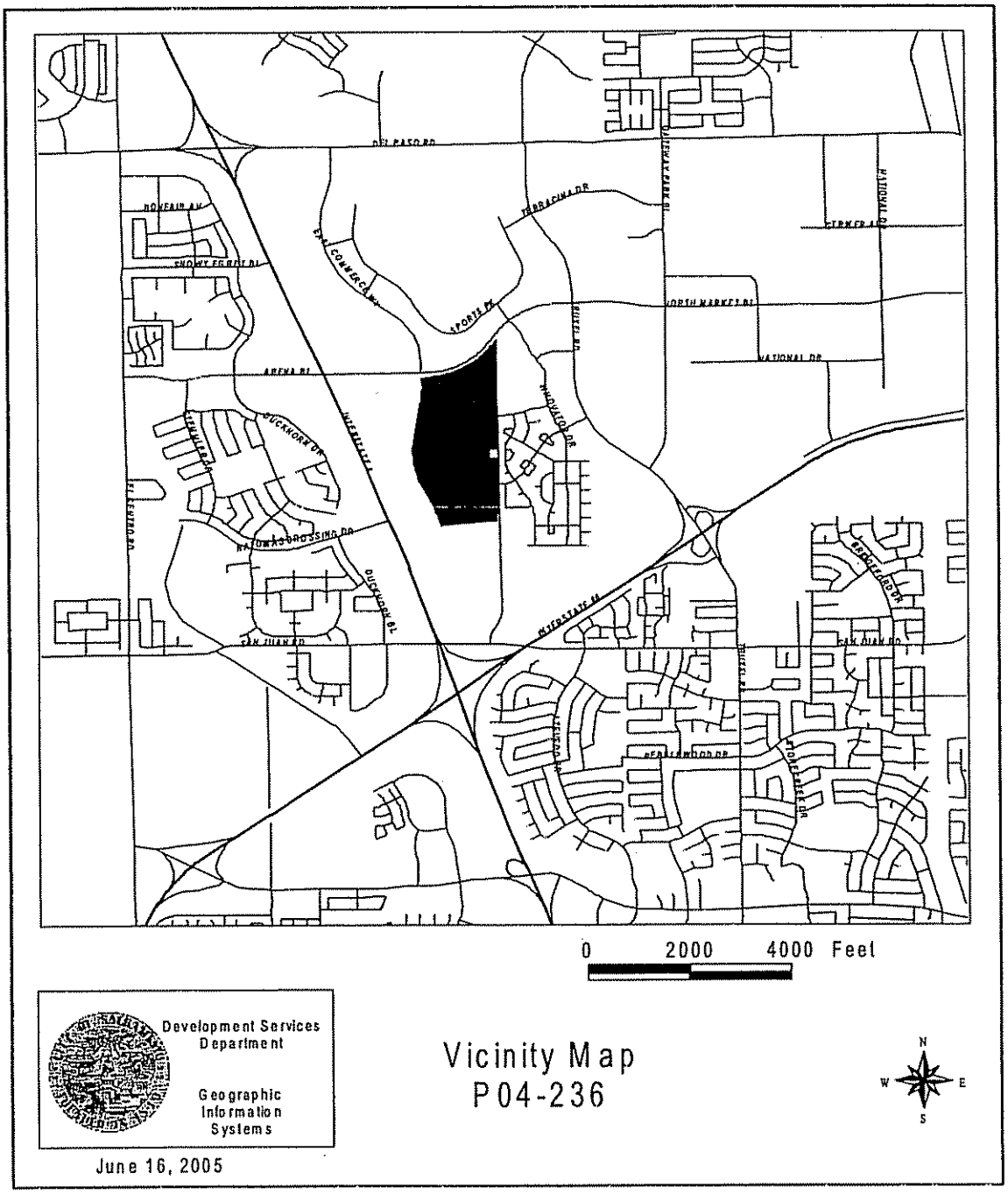
M. **PUD Special Permit** to allow the development of four house plans on 217± 28' x 68' lots in the proposed Multi-Family Planned Unit Development (R-2B-PUD) zone;

N. **PUD Special Permit** to allow the development of four house plans on 179± 35' x 70' lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone;

O. **PUD Special Permit** to allow the development of four house plans on 95± 40' x 90' lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone; and

P. **PUD Special Permit** to allow the development of 216± alternative housing units (town homes) in the proposed Multi-Family Planned Unit Development (R-3-PUD) zone.

LOCATION: Southeast Corner of East Commerce Way and Arena Boulevard
APN: 225-0150-014, -018, -025, -027, -028, -030, -032, and -036
North Natomas Community Plan Area
Natomas Unified School District
Council District 1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APPLICANT:	Tony Meyers, MRO Engineers, Inc., (916) 919-7171 2202 Plaza Drive, Rocklin, CA 95765
OWNER:	JB Management 2101 Evergreen Street, Sacramento, CA 95815
APPLICATION FILED:	November 18, 2004
APPLICATION COMPLETED:	June 16, 2005
STAFF CONTACT:	Arwen Wacht, (916) 808-1964

SUMMARY: The applicant is requesting the necessary entitlements to allow the development of 98.9+/- acres, comprised of approximately 216 townhouse lots, 217 brownstone lots, 179 cottage lots, 95 bungalow lots, and one 9.42 acre high-density residential lot. The proposal also includes a 2.38 acre commercial lot, one neighborhood park lot, two private park lots, and one open space/bikeway corridor lot.

The subject property is not currently under Development Agreement, therefore a Development Agreement is being processed with the project entitlements. A General Plan Amendment, Community Plan Amendment and Rezone are requested in order to accommodate the proposed development. The 98.9± acre project site is located directly adjacent to Natomas Crossing Area #2 and the previously approved Strawberry Field project (P03-134). The proposal also includes the establishment of the Natomas Field Planned Unit Development (PUD) which includes PUD Guidelines and a Schematic Plan for the Natomas Field PUD. The applicant is also requesting PUD Special Permits to develop the townhouse, brownstone, cottage, and bungalow units.

The site is currently vacant, with the exception of the Natomas Airport site, including part of the runway and associated buildings. The Natomas Airport was an agricultural airport, handling flights for commercial pesticide applications for surrounding crop land.

Several issues have been raised by the neighborhood groups and homeowner's associations in the area. The issues are included in this report and may receive testimony at the public hearing. They are as follows:

- Noise, safety, and health concerns for the town homes facing arterial roadways.
- Traffic through the existing and proposed neighborhood.
- Loss of low density housing.
- Remediation of the toxics for the Natomas Airport.

- The connection/extension of Natomas Crossing Drive.
- Parking concerns (garages and on-street).
- More diversity in housing type.
- Concerns about the number of alley-loaded product.
- Concerns about reduced setbacks and small rear yards.

RECOMMENDATION: Staff recommends approval of the project, subject to conditions. This recommendation is based upon the proposal's consistency with the proposed General Plan and Community Plan designations, and the proposed Natomas Field PUD policies. Staff also recommends approval of the project based upon the fact that the project is proposing to add to the mix of housing types available in the North Natomas area by offering five different types of residential development within this PUD.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/ac) Medium Density Residential (16-29 du/ac) Community/Neighborhood Commercial and Offices Parks-Recreation-Open Space
Community Plan Designation:	Low Density Residential (3-10 du/na) Medium Density Residential (7-21 du/na) High Density Residential (11-29 du/na) Neighborhood Convenience Commercial Genera Public Facilities Parks/Open Space
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Single-Family Alternative Planned Unit Development (R-1A-PUD) Multi-Family (R-2A) Multi-Family Planned Unit Development (R-2A-PUD) Manufacturing Research and Development (MRD-20) Manufacturing Research and Development Planned Unit Development (MRD-20-PUD)

Surrounding Land Use and Zoning:

North: Arena Boulevard and Vacant Land; Employment Center Planned Unit Development (EC-40-PUD) zone

South: Vacant Land; Single-Family Alternative Planned Unit Development (R-1A-PUD) zone

East: Multi-Family Residential, Vacant Land, and Single-Family Residential; Multi-Family Plan Review Planned Unit Development (R-2B-R-PUD), Single-Family Alternative Planned Unit Development (R-1A-PUD), and Standard Single-Family Planned Unit Development (R-1-PUD) zone

West: East Commerce Way and Vacant Land; Employment Center Planned Unit Development (EC-50-PUD), Employment Center Planned Unit Development (EC-40-PUD), and Limited Commercial Planned Unit Development (C-1-PUD) zone

Property Dimensions:	Irregular
Property Area:	98.9± gross acres
Density of Development:	
Brownstone (28' x 68')	19.12± dwelling units per net acre
Cottage (35' x70')	14.16± dwelling units per net acre
Bungalow (40' x 90')	10.79± dwelling units per net acre
Town homes	20.63± dwelling units per net acre
Topography:	Flat
Street Improvements:	Existing and To Be Constructed
Utilities:	Existing and To Be Constructed

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

Permit	Agency
Transportation Management Plan	Transportation
Certificate of Compliance	Development Engineering and Finance
Encroachment Permit	Development Engineering and Finance
Driveway Permit	Development Engineering and Finance
Building Permit	Building Division

BACKGROUND INFORMATION: A records search indicates no significant entitlements have been sought for the subject parcels within the past fifteen years. A portion of the project site has historically been used as an agricultural airport, servicing the surrounding agricultural area with commercial flights to administer pesticides. The surrounding area has historically been used predominantly for farming crops such as rice, corn, tomatoes, sugar beets and wheat. The site is relatively flat and is currently developed with a portion of the airport's runway and several airport related buildings. The Natomas Airport is no longer in service.

There is a significant amount of contamination on the airport portion of the site, requiring extensive clean-up efforts by the applicant. All clean-up of the site will be completed prior to construction of the residences.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

Development Agreement

The standard Development Agreement format, approved by the City Council on August 9, 1994, (Resolution No. 94-494), has been used by the applicant and the exhibits have been provided for the specific project. The Ordinance and Development Agreement for this project are included with this staff report (Exhibit 1B). The applicant coordinated with the City Attorney's Office to complete the Development Agreement. Planning staff recommends the Planning Commission recommend approval of the Development Agreement and forward it to the City Council.

Inclusionary Housing Plan

The Natomas Field project is located in North Natomas, which is identified in the City of Sacramento General Plan as a new growth area subject to the requirements of the Mixed Income Housing Ordinance. The City of Sacramento adopted a Mixed Income Housing Policy on June 27, 2000, as part of its Housing Element of the General Plan. That policy was implemented by adoption of a Mixed Income Housing Ordinance on October 3, 2000, that established what is commonly called an Inclusionary Housing Program. (Ordinance No. 2000-039) The purpose of the program is to assist the City to achieve a diverse and balanced community with housing available for households of all income levels. Qualified projects are required to prepare an Inclusionary Housing Plan to provide a percentage of single-family and multi-family residential units for the benefit of low and very low-income levels.

The Natomas Field project is subject to the requirements of the Mixed Income Housing Ordinance. The applicant has coordinated with the Sacramento Housing and Redevelopment Agency (SHRA) and the City to develop an Inclusionary Housing Plan. It is attached to this staff report as Exhibit 1C. All of the required affordable units will be provided within the project site as "rental" and "for sale" units for both low and very low income units. The "rental" units will be located in the High Density Residential parcel on Arena Boulevard (109 units) and the "for sale" units will be distributed throughout the site as Brownstones, Cottages, Bungalows, and Town Homes (27 units). (see Exhibit 1C for additional details)

General Plan

The project site is currently designated as Low Density Residential (4-15 du/ac), Medium Density Residential (16-29 du/na), Community/Neighborhood Commercial and Offices, and Parks-Recreation-Open Space in the General Plan. The applicant is requesting to amend the General Plan to reconfigure and redistribute these same land use designations. (Exhibit 1D The project is in conformance with the proposed General Plan designations. Typical development in the Low Density Residential category includes single-family detached units, duplexes, halfplexes, townhouses, condominiums, zero lot-line units, and cluster houses. Typical development in the Medium Density Residential category includes condominiums, garden apartments, and light density apartment uses. Typical development in the Community/Neighborhood Commercial and Offices category includes shopping centers (less than 200,000 square feet), commercial strips, and smaller office developments which offer goods and services for the daily needs of adjacent residential areas.

Table 1 shows the current and proposed General Plan land use designations: It also shows the number of residential units anticipated under the existing General Plan and proposed General Plan designations. The number of residential units assumed under the existing General Plan designation is based upon the maximum number of units allowed in that designation.

Table 1
Existing and Proposed General Plan Designations

Designation	Existing		Proposed		Difference	
	acres	units	acres	units	acres	units
Low Density Residential (4-15 du/ac)	56.83	852	50.94	764	-5.89	-88
Medium Density Residential (16-29 du/ac)	26.67	773	31.20	905	+4.53	+132
Community/ Neighborhood Commercial and Offices	2.62	N/A	3.48	N/A	+0.86	N/A
Parks-Recreation-Open Space	12.78	N/A	13.28	N/A	+0.05	N/A
TOTAL	98.90	**1,625**	98.90	**1,669**	N/A	+44

The proposed development is consistent with the goals and policies of the General Plan's Housing Element, which directs the City to "encourage the development of a variety of

housing styles and lot sizes to accommodate residents who wish to "move-up" within their community plan area." (p. 3.10-13). The project is also consistent with the following General Plan policies:

- Develop residential land uses in a manner that is efficient and utilizes existing and planned urban resources. (p. 2-15)
- It is the policy of the City that adequate housing opportunities be provided for all income households and that projected housing needs are accommodated. (p. 1-35)
- It is the policy of the City to approve development in the City's new growth areas that promotes efficient growth patterns and public service extensions, and is compatible with adjacent developments. (p. 1-36)
- Ensure that all areas of the City are adequately served by neighborhood/community shopping districts (p. 4-16)
- Provide adequate parks and recreation services in all parts of the City, adopted to the needs and desires of each neighborhood and community. (p. 7-29)
- Encourage private development of recreational facilities that complement and supplement the public recreational system. (p. 7-29)
- Locate community and regional nodal and linear recreation areas on or adjacent to major thoroughfares. (p. 7-29)

Staff supports the applicant's request to re-designate and re-distribute the Low Density Residential (4-15 du/ac), Medium Density Residential (16-29 du/ac), Community/Neighborhood Commercial and Office, and Parks-Recreation-Open Space, in order to provide consistency in the project site's General Plan designations.

North Natomas Community Plan

The North Natomas Community Plan (NNCP) designations for the project site are a combination of Low Density Residential (3-10 du/na), Medium Density Residential (7-21 du/na), High Density Residential (11-29 du/na), Neighborhood Convenience Commercial, General Public Facilities, and Parks/Open Space. The applicant is requesting to amend the North Natomas Community Plan to eliminate the Low Density and General Public Facilities land use designations and re-designate and re-distribute the remaining land use designations. The project offers a mixture of medium density single-family detached residences, town homes, multi-family development, commercial, and open space. The adjacent residential lots to the east are large lot single-family. Staff supports the Community Plan Amendment request.

Table 2 shows the existing and proposed Community Plan land use designations for the project. It also shows the number of residential units anticipated under the existing Community Plan and proposed Community Plan designations. The number of residential units assumed under the existing Community Plan is based upon the maximum number of units allowed in that Community Plan designation in the North Natomas Community Plan (NNCP):

Table 2
Existing and Proposed Community Plan Designations

Designation	Existing		Proposed		Difference	
	acres	units	acres	units	acres	units
Low Density Residential (3-10 du/na)	11.95	98*	0.0	0	-11.95	-98
Medium Density Residential (7-21 du/na)	45.48	812*	50.94	909*	+5.46	+97
High Density Residential (11-29 du/na)	23.89	603*	24.93	629*	+1.04	+26
Neighborhood Convenience Commercial	2.03	N/A	2.38	N/A	+0.35	N/A
General Public Facilities	0.05	N/A	0.000	N/A	-0.05	N/A
Parks/Open Space	7.70	N/A	12.91	N/A	+5.21	N/A
Streets	7.80	N/A	7.74	N/A	-0.06	N/A
TOTAL	98.90	**1,513**	98.90	**1,538**	N/A	+25

* The number of units is calculated by multiplying the net acreage by the maximum number of units allowed in that North Natomas Community Plan (NNCP) land use designation. The net acreage is calculated by using the gross to net factor formula in the NNCP (p. 12). This formula is as follows: Gross Acres – Major Roads Acreage x Gross to Net (Minor Road) Factor = Net Acres.

The proposed development is consistent with the following goals and policies of the North Natomas Community Plan (NNCP):

- Medium Density Residential (MD): Target average density is 12 units per net acre and allowable density range is 7 to 21 units per net acre. Single family petite lot detached, single family attached, townhouse, and condominium units are included in this designation. (p. 6)

- High Density Residential (HD): Target average density is 22 units per net acre and allowable density range is 11 to 29 units per net acre. Condominium units, garden apartments, and conventional apartments are included in this designation. HD designated areas within ¼ mile of a light rail station or bus transit center may have a density of greater than 29 dwelling units per net acre. Also, senior citizen housing may have a density of greater than 29 dwelling units per net acre. (p. 6)
- Neighborhood Convenience Commercial (NCC): The neighborhood convenience commercial, an average of one to two acres, is intended to serve the daily, carry-home goods and service needs of an immediate neighborhood. Uses could include a food market, drug store, coffee shop, service station or other convenient services. (p. 7)
- 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. (p. 13)
- Each neighborhood shall have an elementary school as its focal point located near the center of each area. (p. 13)
- Each dwelling should have convenient access to a commercial center. Convenient access should be provided along a local connection, such as a local street or ped/bike path or residential collector, rather than on an arterial street. (p. 13)
- At least 80 percent of the dwelling units shall be within 880 feet of open space. Open space includes accessible public and private parks and parkways, drainage corridors, agricultural buffers, golf courses, lakes, and other open space opportunities. (p. 13)
- **Balance of Residential Densities in Each Neighborhood:** Each neighborhood shall strive for a balance of residential densities. Neighborhoods located within close proximity to transit and Town Center shall provide a higher overall density than those on the perimeter of the community. The medium density residential can be used as a "linchpin" to help balance the neighborhood. For example, in a neighborhood with primarily low density, the medium density should be designed to reflect a higher density type, i.e. more rental opportunities, smaller lots, etc. Likewise, in a higher density neighborhood, the medium density product type would reflect the low density types, i.e. ownership opportunities and larger lots. (p. 14)
- **Variety of Housing Types:** Because residents vary in their household size, the number of vehicles they own, the number of generations in their home, their willingness to maintain a yard, their tolerance of living near their neighbors, their ability to afford a large or small home, their preference to own or rent a home, their desire for shared recreational facilities and equipment, and their need for privacy, a variety of housing types are needed. Residential developers thrive on economies of scale and would prefer to build a minimal number of housing types. A balance is needed that will provide sufficient housing types so that each resident can be happy living in the community but not too many that the developer cannot provide an affordable product. (p. 14)
- **Noise Conflicts:** Residential land uses shall be allowed if located outside an area with a noise impact of greater than 60dbl CNEL, as measured from the dwelling unit's rear yard. Residential land uses directly related to agriculture will be allowed within the

60dbl CNEL noise contour. The potential noise sources within the community include the Sacrament Metropolitan Airport, I-5, I-80, and other major roadways; the Union Pacific railroad; and the Sports Complex. (p. 16)

- **Residential Streets:** Design residential streets to be as narrow as feasible to decrease the amount of land devoted to paving, to encourage motorists to drive more slowly, and to make a tree canopy easier to provide. Private streets shall be discouraged because they promote inaccessible subdivisions which create barriers to pedestrian and bicycle travel. (p. 16)
- **PUD Designation Required**: All development in the plan area shall be designated as a Planned Unit Development (PUD) and shall include a Schematic Plan and Development Guidelines for the PUD. A Special Permit shall be required for any development in the PUD. (p. 16)
- **Development Guidelines**: Each residential project shall comply with the North Natomas Development Guidelines as well as the specific PUD Development Guidelines. (p. 16)
- Provide commercial facilities that meet the daily and weekly needs of and are convenient to North Natomas residents, workers, and visitors. (p. 25)
- **Neighborhood Convenience Commercial (NCC):** Neighborhood convenience commercial (NCC) is intended to provide the day-to-day, carry-out convenience goods and service to an immediate neighborhood. A typical neighborhood convenience commercial tenant might be a coffee shop/deli, convenience market, grocery store, service station, or dry cleaner/Laundromat. There are twelve neighborhood convenience commercial sites distributed in the North Natomas Community. They range in size up to three acres. Their primary market area is the immediate neighborhood in which they are located. (p. 27)
- Link all land uses with all modes of transportation. (p. 38)
- Connect, don't isolate, neighborhoods and activity centers with a well-designed circulation system. (p. 38)
- Encourage an orderly development pattern through phasing that provides for adequate local circulation resulting in completion of the community-wide circulation system. (p. 38)
- Minimize air quality impacts through direct street routing, providing a support network for zero-emission vehicle, bicycles, and pedestrians, and sizing streets suitable to the distance and speed of the traveler. (p. 38)
- Provide multiple routes and connections to adjacent developments. (p. 38)
- Provide a system of on-street bicycle routes and off-street bicycle paths that connect all residential neighborhoods with activity centers in order to increase the likelihood of a person choosing the bicycle as a commute mode. (p. 46)
- Create pedestrian circulation opportunities and avoid impeding pedestrian or bicycle circulation with private development. (p. 46)
- Provide attractive recreational opportunities for bicyclists and pedestrians. (p. 46)

- **Residential Development:** All new residential development must reduce reactive organic gas emissions by a minimum of 20 percent compared to the single-occupant vehicle baseline. (p. 48)
- Every resident and worker shall have convenient access to active and passive recreational opportunities. (p. 56)
- **Parks and Open Space Access Standard:** Eighty percent of the residential units shall be located within 880 feet of some form of public or private open space element. The 880 foot access standard is calculated based on actual walking routes rather than radius. An open space element includes a public or private park, linear parkway, agricultural buffer area, drainage corridor, and other open space opportunity available to the residents. (p. 56)
- **Community parks** shall range between 6 to 60 acres in size and shall serve residents and workers within a three mile radius. Community parks should be able to accommodate larger recreational activities and a greater variety of uses at its facilities than a neighborhood park. (p. 56)

Although there is a loss of General Public Facilities (-0.05 acres) and Low Density Residential (-11.95 acres), there is an increase in the amount of Parks/Open Space (+5.21 acres), Medium Density Residential (+5.46 acres), High Density Residential (+1.04 acres), and Neighborhood Convenience Commercial (+0.35). In order to increase the amount of parks acreage while maintaining the overall number of units for the project site, the applicant is providing the most significant increase in acreage for Medium Density Residential and not High Density Residential. This allows for additional single-family detached units at the project site. Overall, staff believes the project meets the overall goals and policies of the North Natomas Community Plan (NNCP).

Habitat Conservation Plan (HCP)

The 1994 North Natomas Community Plan required the development and implementation of a Habitat Conservation Plan as mitigation for development in North Natomas. In 1997, the NBHCP was approved by the City of Sacramento, USFWS, and CDFG.

The NBHCP is a conservation plan supporting application for incidental take permits (ITP's) under Section 10(a)(1)(B) of the Endangered Species Act and under Section 2081 of the California Fish and Game Code. The purpose of the NBHCP is to promote biological conservation while allowing urban development and continuation of agriculture within the Natomas Basin. The NBHCP establishes a multi-species conservation program to mitigate the expected loss of habitat values and incidental take of protected species that would result from urban development, operation of irrigation and drainage systems, and rice farming. The goal of the NBHCP is to preserve, restore, and enhance habitat values found in the Natomas Basin.

To support the issuance of an ITP, an Environmental Assessment was prepared by the USFWS for the National Environmental Policy Act requirement and a Negative Declaration was prepared by the City of Sacramento for the California Environmental Quality Act (CEQA) requirement. The USFWS and CDFG issued ITP's to the City of Sacramento. The NBHCP and ITP were subsequently challenged, and on August 15, 2000, the United States District Court, Eastern District, ruled that the ITP was invalid and an EIS was required for the project. Based on this ruling, the City of Sacramento and Sutter County jointly prepared a revised NBHCP and an Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for use by the USFWS and CDFG. The USFWS is the lead federal agency for the preparation of the EIS and the City of Sacramento and Sutter County are co-lead agencies for the preparation of the EIR. The Sacramento City Council adopted the revised NBHCP and EIR/EIS on May 13, 2003. On June 27, 2003 the USFWS issued a new Incidental Take Permit for the NBHCP for development within the Natomas Basin. HCP fees have not been paid for this site.

Smart Growth Principles

Sacramento City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth that is economically sound, environmentally friendly, and supportive of community livability. The Smart Growth Principles encourage:

- Providing a mix of land uses;
- Create a range of housing opportunities and choices with a diversity of affordable housing near employment centers;
- Concentrating new development and targeting infrastructure investments within the urban core of the region;
- Fostering a walkable community;
- Multi-modal transportation and land use patterns that support walking, cycling, and public transit.

The proposed project is designed to incorporate many elements of the Smart Growth Principles listed above. The subdivision will be located in an area designated for urban development. The streets are designed to provide adequate connections for multi-modal transportation and the house plans will contribute to a pedestrian friendly streetscape. The streets will be developed with the City's 53' wide Pedestrian Friendly Street Standards, contributing to an inviting walking environment.

B. Rezone

The project site has five different zoning designations and will need to be rezoned in order to accommodate the proposed development. (Exhibit 1F) The applicant is requesting to rezone the project site from Single-Family Alternative Planned Unit Development (R-1A-PUD), Multi-Family/Multi-Family Planned Unit Development (R-2A/R-2A-PUD), and Manufacturing,

Research and Development/Manufacturing, Research and Development Planned Unit Development (MRD-20/MRD-20-PUD) to Single-Family Alternative Planned Unit Development (R-1A-PUD), Multi-Family Planned Unit Development (R-2B-PUD and R-3-PUD), Limited Commercial Planned Unit Development (C-1-PUD), and Agriculture-Open Space Planned Unit Development (A-OS-PUD). R-1A 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. R-2B is a multi-family residential zone which offers broader density flexibility as a transition from the garden apartment setting to a more traditional apartment setting. R-3 is a multi-family residential zone intended for more traditional types of apartments. C-1 is a limited commercial zone which allows certain office, retail stores, and commercial service establishments which are compatible with residential developments. A-OS is an exclusive agricultural zone designed for the long term preservation of agricultural and open space land.

Table 3 shows the existing and proposed zoning designations for the proposed project. It also shows the number of residential units anticipated under the existing zoning and proposed zoning designations. The number of residential units assumed under the existing zoning is based upon the maximum number of units allowed in that zone in the Zoning Ordinance:

Table 3
Existing and Proposed Zoning Designations

Designation	Existing		Proposed		Difference	
	acres	units	acres	units	acres	units
Single-Family Alternative PUD (R-1A-PUD)	8.29	124	33.33	500	+25.04	+376
Multi-Family (R-2A)	11.73	199	0.00	0	-11.73	-199
Multi-Family PUD (R-2A-PUD)	30.08	511	0.00	0	-30.08	-511
Multi-Family PUD (R-2B-PUD)	0.00	0	17.61	370	+17.61	+370
Multi-Family PUD (R-3-PUD)	0.00	0	24.93	723	+24.93	+723
Limited Commercial PUD (C-1-PUD)	0.00	N/A	2.38	N/A	+2.38	N/A

Manufacturing, Research and Development (MRD-20)	11.63	N/A	0.00	N/A	-11.63	N/A
Manufacturing, Research, and Development PUD (MRD-20-PUD)	37.17	N/A	0.00	N/A	-37.17	N/A
Agriculture-Open Space PUD (A-OS-PUD)	0.0	N/A	12.91	N/A	+12.91	N/A
Streets	0.00	N/A	7.74	N/A	+7.74	N/A
TOTAL	98.90	**834**	98.90	**1,593**	N/A	+759

By using the maximum number of units for the proposed designations, the proposal would result in a significant increase of the number of units for this site. When comparing the maximum number of units shown for the existing NNCP designations to the proposed PUD Schematic Plan for Natomas Field (Exhibit 1G and Table 4 below), there is an increase of only seventy-three (73) units. Staff believes the rezone request is consistent with the proposed General Plan designations and the proposed Community Plan designations for this site, therefore Planning staff supports the rezone request.

C. PUD Schematic Plan and Guidelines

The Natomas Field project site is not currently located within a Planned Unit Development (PUD); therefore the applicant is requesting to establish a PUD Schematic Plan and Guidelines for the Natomas Field Planned Unit Development (PUD). The PUD Guidelines will establish specific development standards, such as lot coverage, setbacks, and additional development criteria in order to ensure orderly development within the PUD for the five proposed housing types (Exhibit 1H). The proposed PUD Schematic Plan and Guidelines are consistent with North Natomas Community Plan policies and the project is consistent with the requirements of the zoning code for PUD Establishment, therefore staff is supportive of the proposed PUD Schematic Plan and Guidelines.

Table 4
PUD Schematic Plan Summary

Land Use	Dwelling Units	Gross Acreage	Net Acreage	Net Density
HDR (Town homes)	216	15.51±	10.47±	20.63±
MDR (Brownstones)	217	18.64±	11.35±	19.12±
MDR (Cottages)	179	18.63±	12.64±	14.16±
MDR (Bungalows)	95	13.67±	8.81±	10.79±
HDR (Apartments)	200	9.42±	8.37±	23.88±
Parks/ Open Space	N/A	12.91±	10.49±	N/A
Commercial	N/A	2.38±	2.02±	N/A
Major Streets	N/A	7.74±	31.94±	N/A
Total	**907**	**98.90±**	**98.90±**	

D. Lot Line Adjustment

A Lot Line Adjustment is being requested to adjust the common property line between parcel 225-0150-036 and the parcel directly adjacent to the south (see Exhibit 1K). The proposed Lot Line Adjustment would realign existing parcel lines between the two projects to enable a more efficient use of the land.

E. Proposed Tentative Master Parcel Map

1. Map Design

According to Title 16 of the City Code, Subdivision Regulations, a Master Parcel Map is a map that subdivides large tracts of land into smaller parcels for the purpose of later selling or otherwise transferring the parcels for further subdivision in accordance with the procedures specified in Title 16, or for the purpose of securing financing, together with planning and construction of infrastructure elements, but not for the purpose of creating either individual residential lots for sale to end-user homeowners, and not for the purpose of allowing construction or other improvements on non-residential parcels. The Tentative Master Parcel Map (Exhibit 1L) subdivides 98.9 acres into 13 master parcels. Master parcels are created so that portions of the project can be sold off to individual builders and so that the associated infrastructure can be phased with individual lot development. Some of the master parcels

(especially the residential lots) may be further subdivided into smaller buildable lots (as is the case with the Tentative Subdivision Map, to be discussed below).

2. Traffic and Transit

Circulation: The thoroughfare that provides primary east-west circulation in this project is Arena Boulevard to the north. East Commerce Way will provide north-south connections to Arena Boulevard.

Transit: Currently, the closest bus transit route is along Truxel Road to the west of this site (Bus Routes 11, 13, and 14 for Sacramento Regional Transit). As the community continues to develop, additional service is foreseeable in North Natomas as the community continues to expand.

The proposed master parcel configuration corresponds with the proposed land use designations and the proposed zoning and is therefore supported by staff.

E. Tentative Map Design

1. Map Design

The applicant is proposing a Tentative Subdivision Map (Exhibit 1M) to subdivide the thirteen (13) master parcels into approximately seven-hundred and seventeen (717) parcels: two-hundred and sixteen (216) town home lots; two-hundred and seventeen (217) brownstone (28' x 68') lots; one-hundred and seventy-nine (179) cottage (35' x 70') lots; ninety-five (95) bungalow (40' x 90') lots; one (1) high density residential lot; four (4) parks/open space lots; and one (1) commercial lot.

2. Traffic and Transit

Circulation: The project site will be served by several facilities currently existing and proposed. A description of these facilities is provided below:

Interstate 5 is a six-lane freeway providing north-south access throughout the Sacramento area.

Arena Boulevard is a four to six-lane arterial providing east-west access to and from the North Natomas area and the county. Currently Del Paso Road extends from El Centro Road (City/County) to the west to Gateway Park Boulevard (City/County) to the east, where it then turns into North Market Drive.

East Commerce is a four to six-lane arterial providing north-south access in the

North Natomas area. Currently East Commerce extends from Elkhorn Boulevard (City/County) to the north and currently ends at Arena Boulevard to the south. East Commerce Way will eventually continue south to San Juan Road.

Natomas Crossing Drive is currently a 2-lane road that will provide east-west access through the project site. Natomas Crossing Drive currently extends from Truxel Road to the east and ends at the eastern edge of the project site. Eventually, Natomas Crossing Drive will connect into El Centro Road to the west.

Prosper Way is currently a 2-lane road that extends from Innovator Drive to the eastern edge of the project site (along the southern property line of the Villagio apartment complex). Prosper will eventually extend from Truxel Road to the east to East Commerce Way to the west.

Endeavor Way is currently a 2-lane road that currently extends from Innovator Drive to the east to the eastern edge of the Strawberry Fields project site (P03-134). Endeavor Way will eventually extend from Truxel Road to the east to Street "7" of this project site.

Streets "A", "B", "D", and "E" will be extensions of roadways that were approved for the Strawberry Fields project and the Machado project. They are 2-lane roads that will continue through the Natomas Fields project site.

Streets "1" through "21" will be two lane roads providing access throughout the Natomas Field project site.

Alleys "1" through "20" will be public alleys providing rear vehicular access to many of the proposed single-family units in the Natomas Field project site.

Transportation Management/Air Quality Plans (TMAQP): The applicant will implement air quality mitigation strategies by complying with the Transportation Systems Management (TSM) Plan Ordinance. The applicant will submit their TSM and Air Quality Plan to the City's Alternative Modes Coordinator for review and approval.

Transit: RT has indicated that a future bus stop will be located in close proximity to the intersection of Club Center Drive and Natomas Boulevard (to the southwest of the project site). As the population of the area increases, the project may benefit from future transit improvements.

Staff recommends the Planning Commission approve the Tentative Subdivision Map for Natomas Field, in that the map is consistent with the 1994 North Natomas Community Plan, General Plan, and the City's Subdivision Ordinance.

F. Subdivision Modification

The applicant is requesting Subdivision Modifications to alleys in the Natomas Field proposal. Development Engineering & Finance staff have reviewed the requested modifications and has found the modifications acceptable, subject to the conditions contained in this staff report.

G. PUD Special Permit for 28' x 68' lots (Brownstones)

The applicant is proposing four (4) house plans to be constructed on the proposed 217 28' x 68' lots in the Multi-Family Planned Unit Development (R-2B-PUD) zone. The house plans range in size from 1,365 square feet to 2,222 square feet and range from two to three bedrooms (see Exhibit 1N).

Project Information

The applicant is proposing four house plans with three elevations each (see Exhibits 1N). The table below shows the square footages for the four proposed house plans.

Table 5
Square Footage of 28' x 68' Lot House Plans

House Plan	Square Footage
Plan 1365	1,365
Plan 1428	1,428
Plan 1664	1,664
Plan 2222	2,222

Height of Buildings: Two to three stories
Exterior Building Materials: Stucco with wood trim, shingles, and/or siding
Roof Materials: Concrete Tile

Setbacks, Lot Coverage, and Height

The proposed house plans meet the proposed setback, lot coverage, and height requirements for the Brownstone District of the Natomas Field PUD:

Front Yard	10'-0"
Side Yard	0'0"/3'-0"
Corner Side Yard	10'-0"
Rear Yard	5'-0" to garage and second floor living space / 10'-0" to living space on first floor
Lot Coverage	Range of 48.5% to 53.5% (maximum of 53.5%)
Maximum Height	37'-0" (3 stories)

Project Evaluation

Staff has evaluated the proposed house plans against the Single Family Design Guidelines, and has provided Table 6 below, with our evaluation and comments:

Table 6
Project Evaluation Table of 28' x 68' Lot House Plans

House Plan	Level of Compliance	Comments
Plan 1365	Compliant	Garage is rear-accessed (recessed). Front door and living space windows (1st and 2nd floor) face the street.
Plan 1428	Compliant	Garage is rear-accessed (recessed). Front door and living space windows (1st and 2nd floor) face the street.
Plan 1664	Compliant	Garage is rear-accessed (recessed). Front door and living space windows (1st and 2nd floor) face the street.
Plan 2222	Compliant	Garage is rear-accessed (recessed). Front door and living space windows (1st, 2nd, and 3rd floor) face the street.

Staff finds that the proposed house plans, as conditioned, comply with all applicable General Plan, Community Plan, the proposed Natomas Field PUD Guidelines, and they are consistent with the Single Family Residential Design Guidelines.

H. PUD Special Permit for 35' x 70' lots (Cottages)

The applicant is proposing four (4) house plans to be constructed on the proposed 179 35' x 70' lots in the Single-Family Alternative (R-1A) Planned Unit Development (PUD) zone. The house plans range in size from 1,291 square feet to 2,073 square feet and range from two to three bedrooms (see Exhibit 1O).

Project Information

The applicant is proposing four house plans with three elevations each (see Exhibits 1O). The table below shows the square footages for the four proposed house plans.

Table 7
Square Footage of 28' x 68' Lot House Plans

House Plan	Square Footage
Plan 1291	1,291
Plan 1610	1,610
Plan 1870	1,870
Plan 2073	2,073

Height of Buildings:	Two stories
Exterior Building Materials:	Stucco with wood trim, shingles, shutters, and/or siding
Roof Materials:	Concrete Tile

Setbacks, Lot Coverage, and Height

The proposed house plans meet the proposed setback, lot coverage, and height requirements for the Cottage District of the Natomas Field PUD:

Front Yard	10'-0" to porch or living area / 18'-0" to garage
Side Yard	0'0"/5'-0"
Corner Side Yard	12'-5"
Rear Yard	10'-0"
Lot Coverage	Range of 40% to 48% (maximum of 48%)
Maximum Height	37'-0" (3 stories)

Project Evaluation

Staff has evaluated the proposed house plans against the Single Family Design Guidelines, and has provided Table 8 below, with our evaluation and comments:

Table 8
Project Evaluation Table of 35' x 70' Lot House Plans

House Plan	Level of Compliance	Comments
Plan 1291	Compliant	Two-car (tandem) garage is recessed behind the front entry. Living space (1st and 2nd floor) has windows to the street.
Plan 1610	Compliant	Two-car (tandem) garage is recessed behind living space and front entry. Living space (1st and 2nd floor) has windows to the street. Useable front porch.
Plan 1870	Compliant	Two-car (tandem) garage is recessed behind living space and front entry. Living space (1st and 2nd floor) has windows to the street.
Plan 2073	Compliant	Two-car (tandem) garage is recessed behind living space and front entry. Living space (1st and 2nd floor) has windows to the street.

Staff finds that the proposed house plans, as conditioned, comply with all applicable General Plan, Community Plan, the proposed Natomas Field PUD Guidelines, and they are consistent with the Single Family Residential Design Guidelines.

I. PUD Special Permit for 40' x 90' lots (Bungalows)

The applicant is proposing four (4) house plans to be constructed on the proposed 95 lots on the 40' x 90' lots in the Single-Family Alternative (R-1A) Planned Unit Development (PUD) zone. The house plans range in size from 1,387 square feet to 2,281 square feet and range from three to four bedrooms (see Exhibit 1P).

Project Information

The applicant is proposing four house plans with three elevations each (see Exhibits 1P). The table below shows the square footages for the four proposed house plans.

Table 9
Square Footage of 28' x 68' Lot House Plans

House Plan	Square Footage
Plan 1387	1,387
Plan 1716	1,716
Plan 2206	2,206
Plan 2281	2,281

Height of Buildings: One to two stories
Exterior Building Materials: Stucco with wood trim, shingles, and/or siding
Roof Materials: Concrete Tile

Setbacks, Lot Coverage, and Height

The proposed house plans meet the proposed setback, lot coverage, and height requirements for the Bungalow District of the Natomas Field PUD:

Front Yard	12'-5"
Side Yard	5'0"
Corner Side Yard	12'-5"
Alley/Rear Yard	5'-0"/10'-0"
Lot Coverage	Range of 41% to 48% (maximum of 48%)
Maximum Height	37'-0" (3 stories)

Project Evaluation

Staff has evaluated the proposed house plans against the Single Family Design Guidelines, and has provided Table 10 below, with our evaluation and comments:

Table 10
Project Evaluation Table of 40' x 90' Lot House Plans

House Plan	Level of Compliance	Comments
Plan 1387	Compliant	Garage is rear-accessed (recessed). Front door and living space windows face the street. Useable front porch.
Plan 1716	Compliant	Garage is rear-accessed (recessed). Front door and living space windows (1st and 2nd floor) face the street. Useable front porch
Plan 2206	Compliant	Garage is rear-accessed (recessed). Front door and living space windows (1st and 2nd floor) face the street. Useable front porch.
Plan 2281	Compliant	Garage is rear-accessed (recessed). Front door and living space windows (1st and 2nd floor) face the street. Useable front porch.

Staff finds that the proposed house plans, as conditioned, comply with all applicable General Plan, Community Plan, the proposed Natomas Field PUD Guidelines, and they are consistent with the Single Family Residential Design Guidelines.

J. PUD Special Permit for alternative housing (town homes)

The applicant proposes to construct two-hundred and sixteen (216) single family alternative units. The Sacramento City Code states that a Special Permit is required for new dwellings that provide for individual ownership in a form other than standard single-family detached dwellings.

Since the proposed project meets the following City Code criteria for such developments and provides additional ownership opportunities within North Natomas, staff supports approval of the requested Special Permit:

a. The proposed site development plan must integrate structures, common and private open spaces, pedestrian and vehicular circulation, parking, and other site features in such a way as to produce a development which provides for all desirable residential features and environmental amenities.

b. Accessory structures and uses designed and constructed for the exclusive use of the residents of the project including service facilities, such as garages, laundry facilities and other similar accessory features.

Site Plan Design

The applicant is proposing two building plans with one elevation each. Each building will have six units with two to three bedrooms. Each unit will have three floors.

Setbacks, Lot Coverage, and Height

The proposed house plans meet the proposed setback, lot coverage, and height requirements for the Town Home District of the Natomas Field PUD:

Front Yard	10'-0"
Side Yard	0'-0"/5'-0" at the ends of the buildings
Corner Side Yard	Per site plan
Alley/Rear Yard	5'-0"
Lot Coverage	Maximum of 80%)
Maximum Height	37'-0" (3 stories)

Parking/Circulation *(Vehicular and Pedestrian)*

The project proposes vehicular access via public alleys. Pedestrian access is provided off of the public streets. Each unit will have a two-car garage and shared parking is provided throughout the Town Home District.

Building Design

Each of the building types are three stories with living space on all three levels. The exteriors of the building will be stucco with shutters, siding, and/or shingles and tile roofing (see Exhibit 1Q).

The proposal meets both the multi-family and the single-family residential design guidelines and is consistent with the General Plan, Community Plan, and the proposed Natomas Field PUD Guidelines.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point

2. The town homes do not provide an adequate sound barrier. There are several 10 car parking lots along the 6-lane arterials (1 ea every 12 town homes). This will allow large amounts of car noise (and pollution?) to enter the neighborhood. There needs to be sound studies made at both the front of town homes as well as at the parking lot locations. The NCA thinks a better sound deterrent and neighborhood design would be use sound walls and berms with large landscaped setbacks. Product types with backyards could be against these sound walls and face the neighborhood. The town homes could be moved along some of the smaller streets and along the park areas. One only needs to look at the lovely European-like promenade along Gateway Park Blvd with walls, landscaped buffers and medians and lots of trees, or drive through Roseville and Laguna to view areas where neighbors have adequate noise protection and a lovely neighborhood.

3. Guest and overflow parking for the town homes is along the 6-lane arterials (as discussed above in item #2). This requires guests to walk along the sidewalk of these roads to enter the front of these homes. We do not think this is safe accessibility for guests with small children, elderly people, etc. What about town home residents that have small children of their own? Living in this location would be extremely dangerous. There is no place for children to play that is not a roadway.

4. Each product type includes a 2-car capacity garage. This is a desirable feature and will help reduce parking problems that have occurred in other neighborhoods with 1-car garages.

5. The parks will be completed "turnkey" by the applicant while the homes are built. This will ensure that residents will have parks much sooner than several other areas have seen.

6. The NCA is concerned with cut-through traffic in this proposed project and the existing Natomas Crossing neighborhood. Motorist will travel along Prosper St. between East Commerce Way and Truxel Blvd. We understand that the City is concerned with a right only entrance and exit being too close to Arena but by allowing Prosper to connect between the two major streets, it will definitely add non-residential traffic to these neighborhoods. The same issue will occur if Natomas Crossing is allowed to connect between these two neighborhoods at some point. Please consider another design that prevents this scenario but also satisfies the City's concerns.

where clearly no significant impacts will occur. These mitigation measures address Water, Air Quality, Biological, Hazards, Noise, and Cultural Resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A).

B. Public/Neighborhood/Business Association Comments

The applicant attended a Natomas Community Association (NCA) meeting on May 9, 2005. Representatives from the North Natomas Alliance, North Natomas Community Association, and Westlake Group were also in attendance. The applicant also hosted a neighborhood meeting on June 1, 2005.

The following neighborhood associations were routed this proposal: Creekside; Environmental Council of Sacramento (ECOS); Natomas Community Association (NCA); Natomas Crossing Community Vision (NCCV); Natomas Crossing HOA (NCHOA); Natomas Journal; North Natomas Alliance (NNA); North Natomas Community Association (NNCA); North Natomas Study Group (NNSG); River Oaks Community Association (ROCA); Sundance Lake HOA (SLHOA); Valley View Acres Community Association (VVACA); WalkSacramento; Westlake Group; West Natomas Community Association (WNCA); Westside Community Association (WCA); Witter Ranch; Jo Anne Whitsett; and Parks Citizen Advisory Committee (PCAC).

The Natomas Community Association (NCA) had the following comments:

> The NCA appreciates the applicant and yourself taking the time to meet with us to review this project. In general, the overall housing density and land uses fit within the North Natomas Community Plan. However, the NCA has some major concerns with this project including the location of town homes facing 6-lane arterial roadways and potential cut-through traffic between East Commerce and Truxel. Our comments can be summarized as follows:
>
> 1. Town homes are facing both East Commerce Way and Arena Blvd., which are both major 6-lane arterial roadways. It is pointed out in the proposal that this design eliminates the need for sound walls. There are approximately 102 town homes facing these roadways that are only 40* from the back of curb to their front door. This is undesirable for residents of these homes and does not build a sense of community with other homes in the proposal. These town homes will have their front door facing these major streets with a garage entrance facing an alley. These residents will be isolated from the rest of the neighborhood and potentially bring an unpleasant element into the neighborhood over time as this product type*s equity appreciates slower than the other types and locations. The NCA likes the town home concept, but only when it faces smaller neighborhood streets.

7. The largest product type (Bungalow) will have 3 feet side offsets between homes and 10 feet deep backyards. Where is the low density housing? North Natomas needs a mix of lot sizes as required in the North Natomas Community Plan (p. 14). There is very little range in the four product types proposed. We need some larger lots in our neighborhoods if we want to keep people living in Natomas long-term. This neighborhood has a significant potential to turn into mainly rental residences over time due to the product types and lot sizes proposed.

8. Most of the residences in this neighborhood should be affordable in comparison to other areas and should count toward the overall Natomas affordable housing goal. The applicant mentioned the 15% goal is achieved, but it seems like this development would be much higher than that goal and could be used towards new developments in other areas of North Natomas as well.

9. There needs to be an anti-speculating clause requiring those who purchase homes to live there for 18 - 24 months. A homeowner*s association should be required which permits residents only on its Board. These requirements are similar to the ones Council Member Pannell recommended, and Council adopted, for Riverdale North.

10. Any remediation for toxics at the old Natomas airport needs to be completed before nearby properties are developed.

The Natomas Crossing Homeowner's Association provided comments on the proposed Natomas Field project (see Attachment 4). The main concerns raised in their letter are as follows:

1) The elimination of Low Density Residential
2) Clarification of the pesticide clean-up
3) The extension of Natomas Crossing Drive and traffic
4) Existing/Increase in the shortage of Police coverage
5) Contamination at the park site
6) Proposed density
7) The proposal is not consistent with the North Natomas Community Plan

The North Natomas Alliance (NNA) had the following comments:

1. The majority of our prior concerns still apply:

   a. All the homes along East Commerce Way and Arena Blvd. face six lane arterial streets, which raises significant concerns for the homeowners

with regards to child and pet safety, noise, and parking. This design also inhibits social interaction between owners, which has a negative impact on community concept. It also contradicts smart growth principals, which provide for environments fostering social interaction. We recommend that homes along these streets be reoriented with well-designed sound walls.

b. Our prior concern that connecting Natomas Crossing Drive directly to East Commerce Way (and ultimately to El Centro Road) will have significant negative impacts on the existing Natomas Crossing community was not addressed.

c. The Multi-Family Building Type II elevation is very ugly and looks like an inner-city "Project" development.

d. The use of tandem instead of side-by-side garages will result in increased street parking because the garages are unlikely to be used for parking more than one vehicle.

The Westlake Group had the following comments:

I have finished my review of the Natomas Field application and I have some significant concerns about this project. Unless major revisions are made to this project, I will actively seek to have this project denied. The most serious problems with this project are as follows:

1. The project proposes to front literally hundreds of houses on major arterial roadways without any noise or air mitigation. This means that the homes will be subject to undesirable and unhealthy levels of noise and air pollution. This is unacceptable. If the City wants to avoid sound walls, then it needs to locate houses in places that do not require sound walls. If the homes are going to be located near freeways and major roadways, sound walls are a must, not only for health reasons, but also because nobody wants to buy a house on a major street. Without exception, houses located on busy arterials do not hold their value and result in residential blight. This is a condition to be avoided, not encouraged. Why would any City knowingly approving a major housing development on a busy roadway?

2. This project needs more diversity in housing type. About 80% of the product being proposed is high-density, entry-level housing. The applicant claims that it wants to develop a community where residences of differing economic levels can live together. This project will not

accomplish that goal. To the contrary, this project will group a large number of entry-level houses into a tightly packed space. This plan is not consistent with the Community Plan and is not conducive to establishing a viable long-term neighborhood. The proposal should be redesigned so that it proposes a more blended array of entry-level homes and move-up housing. Unless the project provides adequate move-up housing, the project guarantees that all of the homebuyers eventually will be forced to move out of the area in search of their next home.

3. The project has far too much alley-loaded product. It appears that the applicant is attempting to evade the City's roadway standards by building alley-loaded product. This should not be allowed. If the site is not large enough to accommodate the City's roadway standards, the applicant should reduce the number of units being proposed so that it can build acceptable infrastructure. There is a place for alley-loaded product in North Natomas, but it is not something that is appropriate for an entire community. This project proposes to build more alleys than streets (probably because alleys are 9 feet narrower than streets and thus maximize the number of houses that can be squeezed onto the site). Most of the alleys need to be eliminated and replaced with traditional streets.

4. The project lacks adequate parking. Particularly troublesome is the proposal for the Cottages to include one car garages and two car tandem parking. Single car garages are unrealistic and lead to parking problems, crime, and disputes among neighbors. In an ideal world, families might have just one car. We do not live in an ideal world. Most families have more than one car and even those that do not appreciate the extra storage space that comes with a two car garage. Tandem parking garages are extremely inconvenient and, for this reason, usually result in only one car being parked in the garage. The product needs to have two car garages, just like every other new house currently being built everywhere else in the State of California.

5. I do not support the reduced setbacks and zero lot lines. Even in higher density developments, there needs to be a reasonable amount of space between units. The setbacks set forth in the City's General and Community Plans should be the bare minimum allowed by the City. There is no good reason to deviate from those setbacks. People buy entry-level homes because they are tired of apartment-style living. If you design homes that look and feel like apartments, who is going to buy them?

6. Most of the units have no rear yards. It is shocking to me that anyone would propose to build single family homes in Sacramento that do not have any usable private yard. A small portion of the market might appreciate the lack of yard maintenance, but the vast majority of homebuyers want usable outdoor living space (for their kids, for their pets, etc.).

7. I fail to see the need for 2.1 acres of Community Commercial space. What need could such a small amount of Community Commercial space possibly serve?

In sum, the application itself shows the major flaw in this project. On a per lot basis, the application indicates the site supports less than 10 dwelling units per acre. However, the applicant is proposing an average density of about 14-15 units per acre. In other words, the applicant is proposing to squeeze 14-15 units per acre onto a site that supports only 10. As currently proposed, I believe this is going to be the worst residential development in all of North Natomas. I strongly recommend that the applicant reconsider its proposal.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. **Building:** Comments provide have been incorporated as conditions of approval and/or advisory notes.

2. **County Sanitation District 1 (CSD-1):** Comments provided have been incorporated as conditions of approval and/or advisory notes.

3. **Development Engineering and Finance:** Comments provided have been incorporated as conditions of approval and/or advisory notes.

4. **Fire:** Comments provided have been incorporated as conditions of approval and/or advisory notes.

5. **Natomas Mutual Water Company:** Our records indicate there is no Natomas Mutual Water Company stock issued to that property, therefore, the property owner, JB Management, is not a shareholder in this Company. For this property, there is no severance requirement.

Due to the fact that Natomas Mutual Water Company has historically served water to the properties that surround the subject property, there is a possibility that Natomas may own easements on the subject property. Should a title report show a Natomas easement, the landowner can contact the Company to proceed with the quitclaim process.

6. **Pacific Gas and Electric (PG&E):** PG&E has no comments at this time other than gas service should be available to this project.

7. **Parks Planning and Development Division (PPDD):** Comments provided have been incorporated as conditions of approval and/or advisory notes.

8. **Sacramento Area Council of Governments/Airport Land Use Commission (SACOG/ALUC):** The project does not lie within the Influence Area for Sacramento International Airport, and is not subject to that airport's Comprehensive Land Use Plan. The ALUC does not have standing in the review of this project.

9. **Sacramento Metropolitan Air Quality Management District (SMAQMD):** Because of the size of this project, District staff believes it may generate construction air quality impacts which could be in excess of the established thresholds of significance, especially for precursors of ozone. An air quality assessment should be done in conjunction with the environmental analysis to determine the air quality impacts.

   When performing that analysis, please note that the District has published new guidance on air quality assessment entitled "Guide to Air Quality Assessment in Sacramento County." July 2004. That guide replaces our 1994 "Air QualityThresholds of Significance" document and can be found on our website, www.airquality.org , under Plans & Rules/CEQA & Mitigation. Relative to the construction impacts, if they are significant , we recommend our standard construction mitigation measures. These measures can also be found on the District website at the location listed above.

   The project will also be subject to District Rule 403 which provides procedures for dealing with fugitive dust. That rule can also be found on our website.

   If you have questions, please contact me at 874-4887 or asmith@airquality.org.

10. **Sacramento Municipal Utility District (SMUD):** Comments provided have been incorporated as conditions of approval and/or advisory notes.

11. **Solid Waste:** Comments provided have been incorporated as conditions of approval and/or advisory notes.

12. **State of California – Department of Transportation (Caltrans):** Comments provided have been attached to this staff report (see Attachment 5).

13. **Transportation – Engineering Services – Electrical Section:** Comments provided have been incorporated as conditions of approval and/or advisory notes.

D. Subdivision Review Committee Recommendation

On June 1, 2005, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed Tentative Map subject to the conditions of approval in the attached Notice of Decision.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the (I) Lot Line Adjustment, (J) Tentative Master Parcel Map, (K) Tentative Subdivision Map, (L) Subdivision Modification, (M) PUD Special Permit, (N) PUD Special Permit, (O) PUD Special Permit, and (P) PUD Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action. Items (C) Development Agreement, (D) Inclusionary Housing Plan, (E) General Plan Amendment, (F) North Natomas Community Plan Amendment, (G) Rezone, and (H) Planned Unit Development (PUD) Establishment require City Council approval.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

A. Adopt the attached Notice of Decision and Findings of Fact ratifying the **Negative Declaration**;

B. Adopt the attached Notice of Decision and Findings of Fact approving the **Mitigation Monitoring Plan**;

C. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the **Development Agreement**;

D. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the **Inclusionary Housing Plan**;

E. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the **General Plan Amendment** to re-designate 98.9± acres from

56.83± acres of Low Density Residential, 26.67± acres of Medium Density Residential, 12.78± acres of Parks-Recreation-Open Space, and 2.62± acres of Community/Neighborhood Commercial & Offices to 50.94± acres of Low Density Residential, 31.20± acres of Medium Density Residential, 13.28± acres of Parks-Recreation-Open Space, and 3.48± acres of Community/ Neighborhood Commercial & Offices;

F. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the **North Natomas Community Plan Amendment** to re-designate 98.8± acres from 11.95± acres of Low Density Residential, 45.48± acres of Medium Density Residential, 23.89± of High Density Residential, 7.7± acres of Parks/Open Space, 2.03± acres of Neighborhood Community Commercial, 0.05± acres of General Public Facilities, and 7.8± acres of Half Section & Frontage Streets to 50.94± acres of Medium Density Residential, 24.93± acres of High Density Residential, 12.91 acres of Parks/Open Space, 2.38± acres of Neighborhood Community Commercial, and 7.74 acres of Half Section & Frontage Streets;

G. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the **Rezone** 98.8± acres from 8.29± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD), 11.73± acres of Multi-Family (R-2A), 30.08± acres of Multi-Family Planned Unit Development (R-2A-PUD), 11.63± acres of Manufacturing, Research and Development (MRD-20), and 37.17± acres of Manufacturing, Research and Development Planned Unit Development (MRD-20-PUD) to 33.33± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD), 17.61± acres of Multi-Family Planned Unit Development (R-2B-PUD), 24.93± acres of Multi-Family Planned Unit Development (R-3-PUD), 2.38± acres of Limited Commercial Planned Unit Development (C-1-PUD), 12.91± acres of Agriculture-Open Space Planned Unit Development (A-OS-PUD), and 7.74± acres of Road Half Section;

H. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the **Planned Unit Development (PUD) Establishment** to establish a Planned Unit Development Schematic Plan and Guidelines for the Natomas Field Planned Unit Development;

I. Adopt the attached Notice of Decision and Findings of Fact approving the **Lot Line Adjustment** to adjust the common property lines between two parcels totaling 26.85± acres;

J. Adopt the attached Notice of Decision and Findings of Fact approving the **Tentative Master Parcel Map** to subdivide eight (8) parcels into thirteen (13) master parcels;

K. Adopt the attached Notice of Decision and Findings of Fact approving the **Tentative Subdivision Map** to subdivide 98.9± acres into 717± parcels;

L. Adopt the attached Notice of Decision and Findings of Fact approving the **Subdivision Modification** for alleys;

M. Adopt the attached Notice of Decision and Findings of Fact approving the **PUD Special Permit** to allow the development of four house plans on 217± 28' x 68' lots in the proposed Multi-Family Planned Unit Development (R-2B-PUD) zone;

N. Adopt the attached Notice of Decision and Findings of Fact approving the **PUD Special Permit** to allow the development of four house plans on 179± 35' x 70' lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone;

O. Adopt the attached Notice of Decision and Findings of Fact approving the **PUD Special Permit** to allow the development of four house plans on 95± 40' x 90' lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone; and

P. Adopt the attached Notice of Decision and Findings of Fact approving the **PUD Special Permit** to allow the development of 216± alternative housing units (town homes) in the proposed Multi-Family Planned Unit Development (R-3-PUD) zone.

Report Prepared By,

Arwen Wacht

Arwen Wacht, Associate Planner

Report Reviewed By,

Gregory Bitter, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	Development Agreement Ordinance
Exhibit 1C	Inclusionary Housing Plan
Exhibit 1D	General Plan Amendment

Exhibit 1E	Community Plan Amendment
Exhibit 1F	Rezone Ordinance
Exhibit 1G	Natomas Field PUD Schematic Plan
Exhibit 1H	Natomas Field PUD Guidelines
Exhibit 1I	880 Foot Walking Map
Exhibit 1J	Product Acreage Exhibit
Exhibit 1K	Lot Line Adjustment
Exhibit 1L	Tentative Master Parcel Map
Exhibit 1M	Tentative Subdivision Map
Exhibit 1N	Brownstone (28' x 68') Elevations, Floor Plans, and Plot Plans
Exhibit 1O	Cottage (35' x 70') Elevations, Floor Plans, and Plot Plans
Exhibit 1P	Bungalow (40' x 90') Elevations, Floor Plans, and Plot Plans
Exhibit 1Q	Townhouse Elevations, Floor Plans, and Plot Plans
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map
Attachment 4	Comments from Natomas Crossing HOA
Attachment 5	Comments from Caltrans dated April 26, 2005

NOTICE OF DECISION AND FINDINGS OF FACT FOR NATOMAS FIELD, LOCATED AT THE SOUTHEAST CORNER OF ARENA BOULEVARD AND EAST COMMERCE WAY, SACRAMENTO, CALIFORNIA IN THE PROPOSED SINGLE-FAMILY ALTERNATIVE PLANNED UNIT DEVELOPMENT (R-1A-PUD), MULTI-FAMILY PLANNED UNIT DEVELOPMENT (R-2B-PUD), MULTI-FAMILY PLANNED UNIT DEVELOPMENT (R-3-PUD), LIMITED COMMERCIAL PLANNNED UNIT DEVELOPMENT (C-1-PUD), AND AGRICULTURE-OPEN SPACE PLANNED UNIT DEVELOPMENT (A-OS-PUD) ZONE. (P04-236)

At the regular meeting of June 23, 2005, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

A. **Environmental Determination: Negative Declaration;**

B. **Approved the Mitigation Monitoring Plan;**

C. **Recommended approval of the Development Agreement;**

D. **Recommended approval of the Inclusionary Housing Plan;**

E. **Recommended approval of the General Plan Amendment to re-designate 98.9± acres from 56.83± acres of Low Density Residential, 26.67± acres of Medium Density Residential, 12.78± acres of Parks-Recreation-Open Space, and 2.62± acres of Community/Neighborhood Commercial & Offices to 50.94± acres of Low Density Residential, 31.20± acres of Medium Density Residential, 13.28± acres of Parks-Recreation-Open Space, and 3.48± acres of Community/ Neighborhood Commercial & Offices;**

F. **Recommended approval of the North Natomas Community Plan Amendment to re-designate 98.8± acres from 11.95± acres of Low Density Residential, 45.48± acres of Medium Density Residential, 23.89± of High Density Residential, 7.7± acres of Parks/Open Space, 2.03± acres of Neighborhood Community Commercial, 0.05± acres of General Public Facilities, and 7.8± acres of Half Section & Frontage Streets to 50.94± acres of Medium Density Residential, 24.93± acres of High Density Residential, 12.91 acres of Parks/Open Space, 2.38± acres of Neighborhood Community Commercial, and 7.74 acres of Half Section & Frontage Streets;**

G. Recommended approval of the Rezone 98.8± acres from 8.29± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD), 11.73± acres of Multi-Family (R-2A), 30.08± acres of Multi-Family Planned Unit Development (R-2A-PUD), 11.63± acres of Manufacturing, Research and Development (MRD-20), and 37.17± acres of Manufacturing, Research and Development Planned Unit Development (MRD-20-PUD) to 33.33± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD), 17.61± acres of Multi-Family Planned Unit Development (R-2B-PUD), 24.93± acres of Multi-Family Planned Unit Development (R-3-PUD), 2.38± acres of Limited Commercial Planned Unit Development (C-1-PUD), 12.91± acres of Agriculture-Open Space Planned Unit Development (A-OS-PUD), and 7.74± acres of Road Half Section;

H. Recommended approval of the Planned Unit Development (PUD) Establishment to establish a Planned Unit Development Schematic Plan and Guidelines for the Natomas Field Planned Unit Development;

I. Approved the Lot Line Adjustment to adjust the common property lines between two parcels totaling 26.85± acres;

J. Approved the Tentative Master Parcel Map to subdivide eight (8) parcels into thirteen (13) master parcels;

K. Approved the Tentative Subdivision Map to subdivide 98.9± acres into 717± parcels;

L. Approved the Subdivision Modification for alleys;

M. Approve the PUD Special Permit to allow the development of four house plans on 217± 28' x 68' lots in the proposed Multi-Family Planned Unit Development (R-2B-PUD) zone;

N. Approved the PUD Special Permit to allow the development of four house plans on 179± 35' x 70' lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone;

O. Approved the PUD Special Permit to allow the development of four house plans on 95± 40' x 90' lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone; and

P. Approved the PUD Special Permit to allow the development of 216± alternative housing units (town homes) in the proposed Multi-Family Planned Unit Development (R-3-PUD) zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

A. Negative Declaration: The City Planning Commission approves the Negative Declaration (the Negative Declaration is approved), based upon the following findings:

1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;

2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;

3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.

B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is approved based upon the following findings of fact:

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 1A;

3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.

4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.

I. Lot Line Adjustment: The **Lot Line Adjustment** to adjust the common property lines between two parcels totaling 26.85± acres is **approved** based on the following findings of fact:

1. The Lot Line Adjustment is consistent with the proposed General Plan category which designates the site for Medium Density Residential;

2. The Lot Line Adjustment will not result in the abandonment of any street or utility easement of record. If the Lot Line Adjustment will result in the transfer of property from one owner to another owner, the deed to the subsequent owner expressly reserves any street or utility easement of record;

3. The Lot Line Adjustment will not result in the elimination or reduction in size of the access way to any resulting parcel, or that the application is accompanied by new easements to provide access which meet all of the City requirements regarding access to parcels in the location and of the size as those proposed to be created; and

4. The proposed project, as conditioned, conforms to the requirements of the Subdivision Ordinance, Chapter 16, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.

J. Tentative Master Parcel Map: The **Tentative Master Parcel Map** to subdivide eight (8) parcels into thirteen (13) master parcels 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;

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City. The proposed City General Plan designations for the subject site are Low Density Residential, Medium Density Residential, Parks-Recreation-Open Space, and Commercial/Neighborhood Commercial and Offices.

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; and

K. Tentative Subdivision Map: The **Tentative Subdivision Map** to subdivide 98.9± acres into 717± parcels 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;

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City. The proposed City General Plan designations for the subject site are Low Density Residential, Medium Density Residential, Parks-Recreation-Open Space, and Commercial/Neighborhood Commercial and Offices.

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; and

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

L. Subdivision Modification: The **Subdivision Modification** for alleys is approved based on the following findings of fact:

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

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

4. 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.

M. PUD Special Permit: The **PUD Special Permit** to allow the development of four house plans on 217± 28' x 68' lots in the proposed Multi-Family Planned Unit Development (R-2B-PUD) zone is approved based on the following findings of fact:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed use will not adversely affect the peace and general welfare of the surrounding residential neighborhood;

2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project is required to build in conformance with Building Codes and PUD Guidelines;

3. The proposed project is consistent with the proposed City of Sacramento General Plan and North Natomas Community Plan designations, the Natomas Crossing PUD, and the requirements of the Multi-Family Planned Unit Development (R-2BA-PUD) zone.

N. PUD Special Permit: The **PUD Special Permit** to allow the development of four house plans on 179± 35' x 70' lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone is approved based on the following findings of fact:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed use will not adversely affect the peace and general welfare of the surrounding residential neighborhood;

2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project is required to build in conformance with Building Codes and PUD Guidelines;

3. The proposed project is consistent with the proposed City of Sacramento General Plan and North Natomas Community Plan designations, the Natomas Crossing PUD, and the requirements of the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.

O. PUD Special Permit: The **PUD Special Permit** to allow the development of four house plans on 95± 40' x 90' lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone is approved based on the following findings of fact:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed use will not adversely affect the peace and general welfare of the surrounding residential neighborhood;

2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project is required to build in conformance with Building Codes and PUD Guidelines;

3. The proposed project is consistent with the proposed City of Sacramento General Plan and North Natomas Community Plan designations, the Natomas Crossing PUD, and the requirements of the Single Family Alternative Planned Unit Development (R-1A-PUD) zone.

P. PUD Special Permit: The **PUD Special Permit** to allow the development of 216± alternative housing units (town homes) in the proposed Multi-Family Planned Unit Development (R-3-PUD) zone is approved based on the following findings of fact:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed use will not adversely affect the peace and general welfare of the surrounding residential neighborhood;

2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project is required to build in conformance with Building Codes and PUD Guidelines;

3. The proposed project is consistent with the proposed City of Sacramento General Plan and North Natomas Community Plan designations, the Natomas Crossing PUD, and the requirements of the Multi-Family Planned Unit Development (R-3-PUD) zone.

CONDITIONS OF APPROVAL

I. The **Lot Line Adjustment** to adjust the common property lines between two parcels totaling 26.85± acres (Exhibit 1K) is hereby approved subject to the following conditions of approval:

I1) The applicant shall file an application for a Certificate of Compliance with the Development Engineering and Finance Division. The applicant must submit all documents required by the submittal requirements checklist and pay the necessary fees.

I2) The applicant must file for a Waiver of Parcel Map.

I3) The applicant shall pay off or segregate existing assessments.

J. The **Tentative Master Parcel Map** to subdivide eight (8) parcels into thirteen (13) master parcels is hereby approved subject to the following conditions of approval:

NOTE: **These conditions shall supersede any contradictory information shown on the Tentative Master Parcel Map or any contradictory provisions in the PUD guidelines approved for this project (P04-236). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.**

The applicant shall satisfy each of the following conditions prior to filing the Parcel 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:

SEQUENCE: Order of Approval

J1) Prior to the recordation of the Master Parcel Map, the Lot Line Adjustment associated with this project shall be recorded.

J2) All abandonments required for the development of the area covered by this Tentative Map shall be obtained prior to the recordation of the Master Parcel Map.

GENERAL: All Projects

J3) In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments, Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments, Zoning changes, and the Development Agreement;

J4) The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, as amended from time to time, and shall execute any and all agreements which may be required in order to implement this condition;

J5) Execute a Development Agreement to the satisfaction of the City of Sacramento and comply with and meet all the requirements of the Agreement;

J6) Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P04-236) to the satisfaction of the Planning Director and Development Services Department;

J7) Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement;

J8) Obtain and comply with abandonment clearance letters for any abandonment proposed on the Tentative Map. Only letters executed by the appropriate recipients are acceptable. Letters shall be provided to the Development Engineering and Finance Division.

J9) The applicant must apply for and obtain approval of all abandonments required

for the development of the area covered by this Tentative Map. The applicant shall supply any required clearance letters from the owners of any easements and rights-of-way to be abandoned with the map, and shall satisfy any required conditions of the abandonments, to the satisfaction of the Development Services Department.. Abandonments shall be approved and/or successfully obtained to the satisfaction of the Development Engineering & Finance Division.

J10) Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.

J11) Place the following note prominently on the master parcel map:

"THIS MASTER PARCEL MAP DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENT ON THE LAND SUBJECT TO THE MAP; PRIOR TO ANY IMPROVEMENT OR CONSTRUCTION, ALL REQUIRED LAND USE ENTITLEMENTS, INCLUDING BUT NOT LIMITED TO A SPECIAL PERMIT, MUST BE APPLIED FOR AND APPROVED, AND ALL APPLICABLE CONDITIONS OF APPROVAL MUST BE SATISFIED"

J12) Show all existing and proposed/required easements on the Parcel Map;

J13) 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, or secured in a manner acceptable to the City, and to the satisfaction of the Departments of Utilities, Development Services and Transportation.

DEVELOPMENT ENGINEERING: Streets

J14) 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;

J15) Streets shall be sized, dedicated, and constructed as follows (the PUD Guidelines shall be consistent with these requirements):

Street	from	to	Lanes	R/W	Min. Face Face/curb
Arena Blvd	E Commerce Way	Eastern Boundary	6	68' (Half-street)	54' (F/C to CL)
Street "B"	Street "21"	Prosper Street	2	53'	30'
Prosper Street	East Commerce Way	Street "5"	2	59'	36'
Prosper Street	Street "5"	Eastern Boundary	2	53'	30'
East Commerce Way	Arena Blvd	Natomas Crossing Drive	6	68' (Half-Street) Full Median & Additional Travel Lane are required	54' (F/C to CL)
East Commerce Way	Natomas Crossing Drive	Southern Boundary	4	50' (Half-Street) Full Median & Additional Travel Lane are required	37' (F/C to CL)
Street "1"	E Commerce Way	200' east of East Commerce Way	2+ (min)	59' (min), To be a Signalized Intersection	36' (min) Expanded Intersection May be Required
Street "1"	200' east of East Commerce Way	Eastern Boundary	2	53'	30'
Natomas Crossing Drive	East Commerce Way	Eastern Boundary	2+	83' – 89'	60'
Street "7"	Street '1'	Street '11'	2	53'	30'
Street "8"	Street '11'	Street '14'	2	53' (Modified 59' section, w/ attached sidewalk adjacent to park).	36'

Street "14"	Street '8'	Street '15'	2	53' (Modified 59' section, w/ attached sidewalk adjacent to park).	36'
Street "15"	Street '14'	Natomas Crossing Drive	2	53' (Modified 59' section, w/ attached sidewalk adjacent to park).	36'
Street "5"	Prosper Street	Arena Blvd	2	53' – 59' (Less R/W req'd if on-street parking is restricted)	30' – 36' (Less width req'd if on-street parking is restricted)

NOTES: Dedication and construction of all streets shall be as required elsewhere in these conditions. Landscaped planters may be omitted adjacent to parks and schools, as determined by the City. The minimum right-of-way for any street not mentioned above shall be 53'. The City will determine off-site improvement requirements prior to filing each subsequent map or phase. All roadways may require additional dedication at intersections for turn lanes. On street bike lanes shall be provided along East Commerce Way, Arena Boulevard, and Natomas Crossing Drive.

J16) Multiple access points will be required for all phases of the Final Parcel Map to the satisfaction of the Development Services Department. Dead end streets must be less than 500' in length and must include a turn-around approved by the Development Services and Fire Departments. Certain exceptions may be considered by the Development Services and the Fire Departments on a case-by-case basis;

J17) Provide additional right-of-way for expanded intersections at intersections to be signalized and other locations specified by the Development Services Department;

J18) Prosper Street, Street "6", Street "1", Street "19", and Street "B" Street shall be dedicated upon filing the first phase of the Master Parcel Map. Provide Irrevocable Offers of Dedication (I.O.D.) for said streets as required by, and to the satisfaction of the Development Services Department;

J19) 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 Services Department. The center lines of such streets shall be aligned;

J20) 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 and Finance Division;

J21) Developer is required to install permanent street signs to the satisfaction of the Development Services Department;

J22) Improvements shall be designed and constructed to City standards in place at the time that each subsequent final map is recorded, or secured in a manner acceptable to the City. Improvements required for subsequent maps will be determined by the City for each of those maps;

J23) Streets adjacent to schools and parks shall have a minimum 53 foot right-of-way, and vertical curb as determined by the Development Engineering and Finance Division. Streets adjacent to parks shall be constructed to a modified 59-foot commercial street section. This modified street section shall eliminate the landscaped planter adjacent to the park, which reduces the right-of-way dedication to 53-feet;

J24) The applicant shall make provisions for bus stops, shelters, transit centers, turn-arounds, etc. to the satisfaction of RT and the Development Services Department;

J25) Construct traffic signals at the following intersections to the satisfaction of the Development Engineering and Finance Division (if not already secured or in place):

a) East Commerce Way and Street "1"
b) East Commerce Way and Natomas Crossing Drive
c) Arena Boulevard and Street "20"
d) Arena Boulevard and East Commerce Way (Modify to accommodate 4th Leg of intersection to be built with this project, if necessary)

NOTE: Signals shall be constructed as part of the public improvements for the map. Signal design and construction shall be to the satisfaction of the Development Services and Transportation Departments. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of the Department of Transportation. The signals at East Commerce & Natomas Crossing Drive and Arena Boulevard & East Commerce Way are reimbursable per the North Natomas Financing Plan, however the

other signals are not. Therefore, the applicant shall be required to enter into an agreement with the City stating that the City will use its best efforts to obtain a fair share contribution from future development projects within the area around the signals equivalent to 50% of the actual cost of the signals. Said contributions, if obtained, shall be used to reimburse the applicant. Alternatively, if the signal is already in place the applicant shall pay a fair share contribution equivalent to 50% of the actual cost of the signals, which shall be used, for reimbursement. (NOTE: Construction of signals a, and b, as noted above, are currently required as conditions of approval for the Natomas Crossing Area 3 project, P01-028. The requirement for fair share and/or construction of these signals may be dependant upon the timing in which development occurs for project P01-028 and the implementation of said conditions).

J26) The applicant shall submit a signal design concept report (SDCR) per section 15.18 of the City's Design and Procedures Manual to the Development Engineering & Finance Division for review and approval prior to the submittal of any improvement plans involving traffic signal work. The SDCR provides crucial geometric information for signal design and should be started as early as possible to avoid delays during the plan check process.

J27) Access to parcels shall be restricted as outlined in the North Natomas Street Sizing Guidelines;

J28) Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Development Services Department, Plan Check Engineer at 808-7915 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible;

SMUD:

J29) Dedicate 12.5-feet adjacent to Parcel 8 as a public utility easement for underground facilities and appurtenances.

FINANCE PLAN:

J30) Provide, without cost to the City, in the form of an Irrevocable Offer of Dedication (IOD), all public land covered in the North Natomas Financing Plan Land Acquisition Program;

CITY UTILITIES:

J31) An assessment district, community facilities district or other financing mechanism approved in writing by the City must be formed for the purpose of construction of all common drainage facilities within detention basin areas 5 and 6 and any additional drainage capacity or facilities required to accommodate development of the subject area in accordance with the drainage master plan for Basins 5 and 6 and other applicable drainage plans and criteria for North Natomas. For this purpose, "other financing mechanism" includes but in not limited to a fully executed agreement approved as to form by the City Attorney, which provides for funding and construction of the said facilities, and which provides for posting or depositing with the City unconditional security for performance of the landowner's obligations, which security is adequate in the sole and exclusive discretion of the City, and which is in a form acceptable to the City Attorney.

J32) The applicant and/or any successor shall fully participate in any financing mechanism, including but not limited to assessment districts, or community facilities districts formed for the purpose of financing the facilities specified in the previous condition, and any such mechanism formed for the purpose of financing the drainage facilities required under the North Natomas Comprehensive Drainage Plan. For this purpose, "fully participate" requires that the applicant and/or any successor shall, notwithstanding the provisions of Articles XIIIC and/or XIIID of the California Constitution, or any other applicable federal or state law, rule or regulation, waive and relinquish any right to protest or vote against the formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; actively participate in a positive manner in the proceedings for formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; and pay all taxes, assessments and/or fees levied pursuant thereto.

J33) Execute a drainage agreement with the City for the construction of common drainage facilities per the approved drainage plan. The drainage agreement shall be to the satisfaction of the Department of Utilities and the City Attorney.

J34) A drainage master plan for this site must be completed by the applicant and approved by the Department of Utilities. The 10-year and 100-year HGL=s for this study shall be calculated using the City's SWMMM model. The drainage study shall be developed using the Master Drainage Plan for Basins 5 and 6. Drain inlets shall be 6- inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the local controlling overland flow release elevation, whichever is higher. All

drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City=s Design Procedures Manual. The drainage master plan is required to show the sizes of all common trunk lines in the street right-of-ways. A phasing plan for drainage infrastructure, if appropriate, shall be approved by the Department of Utilities and included in the final master drainage plan report.

J35) A water master plan for this entire area must be completed by the applicant and approved by the Department of Utilities. This study shall also determine if the existing water distribution system infrastructure is adequate to supply fire flow demands resulting from developing this project. All water mains shall be placed within the asphalt section of public street right-off-ways as per the City's Design and Procedures Manual.

J36) A sanitary sewer master plan for this project must be completed by applicant and approved by Sacramento County Sanitation District No. 1 prior to recordation of the final master parcel map. The sewer master plan shall be provided to the Department of Utilities to assure that no conflicts with water or drainage facilities exist within the streets or easements. All sewer lines shall be placed within the asphalt section of public street right-of-ways as per the City's Design and Procedures Manual, unless otherwise approved by the Department of Utilities and Sacramento County Sanitation District No. 1.

J37) Properly abandon under permit, from the County Environmental Health Division, any well or septic system located on the property.

J38) All existing easements and all existing right-of-ways shall be shown on the Final Master Parcel Map.

J39) Dedicate all necessary easements, right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements. Easements shall be dedicated for the off-site water and storm drain main extensions. Street right-of-way shall be dedicated for common drainage pipes identified in the master drainage plan. All dedications shall be at no cost to the City and shall be to the satisfaction of the DOU.

J40) The proposed development is located within the Reclamation District 1000 (RD 1000). The applicant shall comply with all RD 1000 requirements and pay all required fees.

J41) Obtain approval from RD 1000 (or other governing agencies) for the abandonment and/or relocation of the existing canals.

PPDD: Parks

J42) Prior to the recordation of a Parcel Map which creates a park parcel the applicant shall enter into an Agreement (Standard Public Improvement Agreement) for Construction of Public Improvements with the City stating that the developer shall construct all public improvements deemed necessary for the City's acceptance of the Park Site prior to the recordation of any Final Map adjacent to said park site. The Developer shall maintain (weed abatement) on said park site for two years after the acceptance by the City of the public improvements or until construction of said park site is complete (whichever is less). The two-year period shall begin following the issuance of a notice of completion by the City for the public improvements.

J43) The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Parcel Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager)

SPECIAL DISTRICTS: Assessment Districts

J44) With each phase of the Final Master Parcel Map dedicate to the City those areas identified on that phase of the Tentative Master Parcel Map as Landscape Corridors, Freeway Buffers, and Open Space areas. Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping and irrigation in dedicated easements or rights of way, to the satisfaction of the Development Services Department and Parks Planning, Design and Development (PPDD). Acceptance of the required landscaping and irrigation by the City into the Landscape Maintenance District shall be coordinated with the Development Services Department (Special Districts and Development Engineering) and PPDD. The Developer shall maintain the landscaping and irrigation for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping and irrigation;

MISCELLANEOUS:

J45) Prior to approval of improvement plans, the applicant shall submit to the Planning Director landscape plans for landscape corridors, open space areas and other public landscape areas (including designs for walls and fences) for review and approval by the Planning Director. Landscape plans shall comply with the PUD Guidelines. Final landscape plans for landscape areas shall be reviewed and approved by the Planning Director;

J46) City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Section requirements;

K. The **Tentative Subdivision Map** to subdivide 98.9± acres into 717± parcels is hereby approved subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P04-236). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

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:

SEQUENCE: Order of Approval

K1) Prior to the recordation of the Final Subdivision Map(s), the Master Parcel Map associated with this project shall be recorded.

GENERAL:

K2) In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments, Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments, Zoning changes, and the Development Agreement;

K3) The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated by Resolution No. 2002-373 on June 11, 2002, and shall execute any and all agreements, which

may be required in order to implement this condition;

K4) Execute a Development Agreement to the satisfaction of the City of Sacramento. Comply with and meet all requirements of said agreement;

K5) Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento;

K6) Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P04-236) to the satisfaction of the Planning Director and Development Engineering and Finance Division;

K7) The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard;

K8) Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement;

K9) Show all existing and proposed/required easements on the Final Map;

K10) 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;

K11) Obtain and comply with abandonment clearance letters for any abandonment proposed on the Tentative Map. Only letters executed by the appropriate recipients are acceptable. Letters shall be provided to the Development Engineering and Finance Division.

K12) The applicant must apply for and obtain approval of all abandonments required for the development of the area covered by this Tentative Map. The applicant shall supply any required clearance letters from the owners of any easements and rights-of-way to be abandoned with the map, and shall satisfy any required conditions of the abandonments, to the satisfaction of the Development Services Department.. Abandonments shall be approved and/or successfully obtained to the satisfaction of the Development Engineering & Finance Division.

K13) Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments,

encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City;

K14) 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 and Finance Division after consultation with the U.S. Postal Service;

K15) Provide, without cost to the City, in the form of an IOD, all public land covered in the North Natomas Financing Plan Land Acquisition Program;

K16) 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, or secured in a fashion acceptable to the City, and to the satisfaction of the Departments of Utilities, and Development Services.

K17) Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Development & Finance Division Plan Check Engineer at 808-7915 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible;

Development Engineering and Finance Division: Streets

K18) 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;

K19) All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the map shall be designed and constructed to City standards;

K20) Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the city code and standards adopted in and for the North Natomas Community Plan. Improvements required shall be determined by the City, but at a minimum, streets shall include half-streets and at least one travel lane in each direction. Costs associated with offsite or overwidth improvements may be subject to reimbursement, per the development agreement;

K21) Improvements shall be designed and constructed to City standards in place at the time that each subsequent final map is recorded, or secured in a manner acceptable to the City. Improvements required for subsequent maps will be determined by the City for each of those maps;

K22) Unless otherwise specified or noted in these conditions, dedicate and construct all residential streets to City Standard 53-foot cross-sections.

K23) Dedicate and construct all alley ways & drive aisles in accordance with the cross-sections (not structural section) shown on the Tentative Map. Improvements shall include concrete pavement and lighting, to the satisfaction of the Development Services Department. Parking within the alleys shall be restricted, which shall include the placement of appropriate signage/striping.

K24) To facilitate maintenance of any alleys and/or drive aisles which are not paved with concrete, if accepted by the City, the applicant shall provide a funding mechanism acceptable to the City to fully cover the cost of maintaining the alleys and street lighting adjacent to the alleys in perpetuity.

K25) Dedicate a 5' Public Utility Easement (PUE) adjacent to both sides of the alleys and install City Standard Ornamental Street lighting inside the PUE's to the satisfaction of the Development Services Department.

K26) Sidewalk on Arena Boulevard shall be removed and relocated to provide a landscaped planter between the curb & sidewalk. To facilitate the relocation of the sidewalk, a pedestrian easement adjacent to the existing right-of-way or additional right-of-way dedication on Arena Boulevard shall be required.

K27) The applicant shall landscape the center-island median on Arena Boulevard, to the satisfaction of the Development Services Department. Costs associated with this requirement are programmed for reimbursement, per the North Natomas Finance Plan, pending available reimbursement resources as determined by the City.

K28) East Commerce Way, north of Natomas Crossing Drive, is to be a 6-lane facility and shall be dedicated and constructed to a 68-foot half street with a full, landscaped median, plus one-travel lane in the opposite direction.

K29) East Commerce Way, south of Natomas Crossing Drive, is to be a 4-lane facility and shall be dedicated and constructed to a 50-foot half street with a full, landscaped median, plus one-travel lane in the opposite direction.

K30) Dedicate and construct Natomas Crossing Drive to an 83-foot major collector street-section, which shall include a full landscaped median. The sidewalk and landscaped planter strip may be widened, as proposed in the 89-foot cross-section shown on the tentative map, as determined by the City. Said street shall be designed and constructed to the satisfaction of the Development Services Department.

K31) At the intersection of Prosper Street and East Commerce Way, a City Standard 59' right-of-way is required on Prosper Street for a minimum of 200'. After the 200' Prosper Street may transition to a City Standard 53' right-of-way. Prosper Street shall transition to the existing portion of said street at the east end of the project boundary. The design and construction of said street and the above noted transitions shall be the satisfaction of the Development Services Department.

K32) The applicant shall dedicate sufficient right-of-way and construct a roundabout at the intersection of Natomas Crossing Drive and Street '18' to the satisfaction of the Development Services and Transportation Departments. The applicant shall be responsible for acquiring all right-of-way necessary for the construction of the roundabout;

K33) The applicant shall be responsible for obtaining an easement from the adjacent property owner(s) for the necessary rights-of-way along Street 18, Street A, and the proposed roundabout, if not already dedicated or obtained.

K34) At the intersections of Street '5' and Arena Boulevard, a City Standard 59' right-of-way is required on Street '5' for a minimum of 100'. After the 100' Street '5' may transition to a City Standard 53' right-of-way. **Or,** as an alternative, on-street parking may be restricted on Street '6' along the entire frontage of the

commercial parcel and for a minimum distance of 100' along the residential parcel. The street transition, or parking restriction, shall be to the satisfaction of the Development Engineering and Finance Division;

K35) At the intersection of Street '20' with Arena Boulevard, a City Standard 59' right-of-way is required on Street '20' for a minimum of 100'. After the 100' Street '20' may transition to a City Standard 53' right-of-way. **Or,** as an alternative, on-street parking may be restricted along the portions of Street '20' which would require widening, as described above. The street transition, or parking restriction, shall be to the satisfaction of the Development Engineering and Finance Division;

K36) Streets adjacent to schools and parks shall have a minimum 53-foot right-of-way, and vertical curb as determined by the Development Engineering and Finance Division. Streets adjacent to parks shall be constructed to a modified 59-foot commercial street section, to eliminate the landscaped planter between the sidewalk and curb, which produces the right-of-way dedication of 53-feet. The elimination of the landscaped planter between the walk and curb shall not apply to frontage of the public park adjacent to Natomas Crossing Drive, which may maintain a separated sidewalk, to the satisfaction of the Development Services & Parks Departments.

K37) Streets adjacent to schools, detention basins, canals and other open spaces shall include a post and cable (or similar) barrier or vertical curb, to the satisfaction of the Development Engineering and Finance Division. Vertical curb and sidewalk shall be provided along park frontages;

K38) Unless signalized, access to streets that intersect East Commerce Way and/or Arena Boulevard shall be restricted to right-in/right-out turn movements only.

K39) Left-turns onto Street '15' from Natomas Crossing Drive shall require construction of left-turn pockets to the satisfaction of the Development Services Department.

K40) Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Development Engineering and Finance Division 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 Finance Division and Fire Department. Certain exceptions may be considered by the Development Engineering and Finance Division and the Fire Department on a case-by-case basis;

K41) The City may, at its discretion, require the inclusion of traffic calming devices

along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, traffic circles, intersection portals, chicanes, speed humps, additional 4-way intersections, etc. Speed humps, or other traffic calming devices, will be required on certain streets adjacent to school/park combinations, as determined by the Development Engineering and Finance Division;

K42) 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 and Finance Division;

K43) Provide additional right-of-way for expanded intersections at intersections to be signalized and other locations specified by the Development Engineering and Finance Division;

K44) Right-turn deceleration lanes may be required on East Commerce at the intersection of Prosper Street, and on Arena Boulevard at the intersections of Street '5' and Street '20'. The applicant shall dedicate any additional right-of-way, if necessary, and construct said turn lanes the satisfaction of the Development Services Department.

K45) Developer is required to install permanent street signs to the satisfaction of the Development Engineering and Finance Division;

K46) 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 and Finance Division. The center lines of such streets shall be aligned;

K47) The design and construction of the required signals and the first 200' of those streets to be signalized (measured from the signalized intersection) shall be at the discretion of and to the satisfaction of the Development Services and Transportation Departments. Approaches to the signals shall be constructed to provide sufficient turn lanes and stacking distances to safely facilitate anticipated vehicle movements at those intersections. An analysis of these intersections and the projected vehicle volumes shall be provided to the City as part of the design review process. This analysis will be used in determining the ultimate design of these intersections.

K48) Construct traffic signals at the following intersections to the satisfaction of the Development Engineering and Finance Division (if not already secured or in place):

a) East Commerce Way and Street "1"
b) East Commerce Way and Natomas Crossing Drive
c) Arena Boulevard and Street "20"
d) Arena Boulevard and East Commerce Way (Modify to accommodate 4th Leg of intersection to be built with this project, if necessary)

NOTE: Signals shall be constructed as part of the public improvements for the map. Signal design and construction shall be to the satisfaction of the Development Services and Transportation Departments. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of the Department of Transportation. The signals at East Commerce Way & Natomas Crossing Drive and at Arena Boulevard & East Commerce Way are reimbursable per the North Natomas Financing Plan, however the other signals are not. Therefore, the applicant shall be required to enter into an agreement with the City stating that the City will use its best efforts to obtain a fair share contribution from future development projects within the area around the signals equivalent to 50% of the actual cost of the signals. Said contributions, if obtained, shall be used to reimburse the applicant. Alternatively, if the signal is already in place the applicant shall pay a fair share contribution equivalent to 50% of the actual cost of the signals, which shall be used, for reimbursement. (NOTE: Construction of signals a, and b, as noted above, are currently required as conditions of approval for the Natomas Crossing Area 3 project, P01-028. The requirement for fair share and/or construction of these signals may be dependant upon the timing in which development occurs for project P01-028 and the implementation of said conditions).

K49) The applicant shall submit a signal design concept report (SDCR) per section 15.18 of the City's Design and Procedures Manual to the Development Engineering & Finance Division for review and approval prior to the submittal of any improvement plans involving traffic signal work. The SDCR provides crucial geometric information for signal design and should be started as early as possible to avoid delays during the plan check process.

K50) The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit;

K51) 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 and Finance Division.

PRIVATE/PUBLIC UTILITIES:

SMUD:

K52) Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public street rights of ways, excepting where building and structures are located;

K53) Dedicate 5.00 feet adjacent to the alleys as a public utility easement for underground facilities and appurtenances.

K54) Dedicate the Landscape corridors adjacent to East Commerce Way as public utility easements for underground facilities and appurtenances;

CSD-1:

K55) Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.

K56) Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system. On site collection systems may be required on commercial and multiple residential properties (common interest residential only).

K57) CSD-1 shall require an approved sewer study prior to the approval of the Final Map or submittal of improvement plans for plan check to CSD-1, which ever comes first.

K58) In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required. All sewer lines with discharges from more than one building shall be 8-inch (min) collectors in public easements (excepting apartment rental properties).

K59) Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.

K60) CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance.

K61) The subject project owner(s) of on site sewer collectors shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of street and drives within these easements damaged by District maintenance and repair operations. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be the responsibility of the successor in interest in future land divisions and by language approved by the District.

K62) CSD-1 requires their sewers to be located away from parallel utilities (water, drain, electrical, etc.), to the satisfaction of the CSD-1. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

K63) All structures along private drives, in District Easements, shall have a minimum 10-foot setback, or other CSD-1 accepted setback distance, so that CSD-1 can properly maintain sewer services.

K64) Private drives shall have structural street sections that meet County of Sacramento Improvement Standards. This will prevent pavement damage by CSD-1 maintenance and repair operations.

K65) Construction of private collector sewer will be required for a portion of this project. The private sewer shall be for any sewer in the concrete alleyways. Provision for on-site collector sewer maintenance shall be contained in a street maintenance agreement for the project. The District will provide maintenance only in easements dedicated to CSD-1, or public right-of-ways.

K66) CSD-1 shall review and approve of the language in the homeowners street maintenance agreement prior to approval.

K67) Public collector sewer shall be installed in East Commerce Way to serve the lots fronting East Commerce Way.

MISCELLANEOUS:

K68) Prior to recordation of the Final Map, Natomas Central Mutual Water Company shall be notified of map processing. Also, all assessments due on the property shall be paid and if the land use is other than agricultural, severance from the

company is required. Pursuant to Company by-laws, severance from the Company requires execution of a stock cancellation agreement with Natomas Central Mutual Water Company, and severance fees must be paid (if any).

CITY UTILITIES:

K69) An assessment district, community facilities district or other financing mechanism approved in writing by the City must be formed for the purpose of construction of all common drainage facilities within detention basin areas 5 and 6 and any additional drainage capacity or facilities required to accommodate development of the subject area in accordance with the drainage master plan for Basin 5 and 6 and other applicable drainage plans and criteria for North Natomas. For this purpose, "other financing mechanism" includes but in not limited to a fully executed agreement approved as to form by the City Attorney, which provides for funding and construction of the said facilities, and which provides for posting or depositing with the City unconditional security for performance of the landowner's obligations, which security is adequate in the sole and exclusive discretion of the City, and which is in a form acceptable to the City Attorney.

K70) The applicant and/or any successor shall fully participate in any financing mechanism, including but not limited to assessment districts, or community facilities districts formed for the purpose of financing the facilities specified in the previous condition, and any such mechanism formed for the purpose of financing the drainage facilities required under the North Natomas Comprehensive Drainage Plan. For this purpose, "fully participate" requires that the applicant and/or any successor shall, notwithstanding the provisions of Articles XIIIC and/or XIIID of the California Constitution, or any other applicable federal or state law, rule or regulation, waive and relinquish any right to protest or vote against the formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; actively participate in a positive manner in the proceedings for formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; and pay all taxes, assessments and/or fees levied pursuant thereto.

K71) Execute a drainage agreement with the City for the construction of common drainage facilities per the approved drainage plan. The drainage agreement shall be to the satisfaction of the Department of Utilities and the City Attorney.

K72) Prior to submittal of improvement plans, prepare a project specific drainage study for review and approval by the Department of Utilities (DOU). The 10-year and 100-year HGL=s for this study shall be calculated using the City's SWMMM model. The drainage study shall be developed using the Master

Drainage Plan for Basins 5 and 6. Drain inlets shall be 6-inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the local controlling overland flow release elevation, whichever is higher. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City=s Design Procedures Manual. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage which crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the Department of Utilities. 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. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project.

K73) All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.

K74) Street and gutter flow line elevations shall be designed so that runoff from the development overland releases to Basins 5 and 6.

K75) Prior to the submittal of improvement plans, prepare a project specific water study for review and approval by the Department of Utilities. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) 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, (2) 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 water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. Contact the Department of Utilities for the pressure boundary conditions to be used in the water study.

K76) A minimum of two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.

K77) All water connections shall comply with the City of Sacramento's Cross

connection Control Policy.

K78) If adequate fire flow and pressure cannot be obtained by connecting to the existing water system in Arena Boulevard and Tanzanite Drive, then a 12-inch water line shall be constructed in the future East Commerce Way from the south boundary of the development to San Juan Road. The construction shall be to the satisfaction of the Department of Utilities. The applicant is responsible for obtaining all necessary permits, easements and approvals from federal, state and local agencies, and private land owners for the construction of this water line. The easements shall be granted to the City, at no cost to the City, and shall be to the satisfaction of the DOU.

K79) Construct water pipes and appurtenances, construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in Arena Boulevard, East Commerce Way, Natomas Crossing Drive, Prosper Street, Endeavor Way, Streets A through E, Streets 1 through 22 and Loop 1 Street. The construction shall be to the satisfaction of the DOU and County Sanitation District 1 (CSD1).

K80) Construct storm drain lines from East Commerce Way to the existing drainage canal adjacent to Interstate 5. The construction shall be to the satisfaction of the DOU. The applicant is responsible for obtaining all necessary permits, easements and approvals from federal, state and local agencies, and private land owners for the construction of this water line. The easements shall be granted to the City, at no cost to the City, and shall be to the satisfaction of the DOU (unless these properties are constructed by Alleghany Properties, filed under P01-028).

K81) Construct storm drain and sanitary sewer stubs and water taps, meters and RP's for Lots P1, P2, P3 and P4. The construction shall be to the satisfaction of the Department of Utilities.

K82) The proposed development is located within the Reclamation District 1000 (RD 1000). The applicant shall comply with all RD 1000 requirements and pay all required fees.

K83) Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks.

K84) Place a 2-inch (minimum) sleeve under the sidewalks for each single family lot along all streets with separated curb and sidewalk for irrigation of the landscape planter. Sleeves shall be placed prior to construction of sidewalks.

K85) Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities.

K86) Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps may need to be larger the 1-inch depending on the length of the house service, number of fixtures units, etc.).

K87) Public and private streets with City maintained water or drainage facilities and CSD1 maintained sewer facilities shall have a minimum paved width of 25-feet from lip of gutter to lip of gutter.

K88) Alleys or Drive Aisles with City maintained water or drainage facilities and CSD1 maintained 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 in these Alleys and Drive Aisles shall be constructed to City Standards for residential streets. Alley 18 and a portion of Alleys 17 and 18 shall be constructed as a Drive Aisle (width 28.33') unless otherwise approved by the DOU.

K89) Surface and subsurface drainage facilities located within Alleys or Drive Aisles not constructed to City standards and with a width of less than 25 feet from lip of gutter to lip of gutter, shall be private facilities maintained by a homeowners association (HOA) or a privately funded maintenance district. Private easements shall be dedicated for these facilities. The responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the Department of Utilities and the City Attorney.

K90) The proposed development is located within County Sanitation District No. 1 (CSD1). Satisfy all CSD1 requirements.

K91) Provide standard subdivision improvements per Section 16.48.110 of the City Code. Construct water, sewer, and drainage facilities to the satisfaction of the Department of Utilities. Off-site main extensions may be required. If the Machado Subdivision (P04-114) is not constructed prior to construction of this project, the applicant shall construct off-site water and storm drain lines connecting to the existing 12-inch water line and existing 60-inch storm drain line in Tanzanite Drive.

K92) Properly abandon under permit, from the County Environmental Health Division, any well or septic system located on the property.

K93) 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.

K94) Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area that is served by a regional water quality control facility (Basins 5 & 6), only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. 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 edition of the "Guidance Manual for On Site Stormwater Quality Control Measures", for appropriate source control measures.

K95) This project is greater than 1 acre, 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 from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

K96) 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.

K97) Dedicate all necessary easements, right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage,

water and sewer studies, per each approving agency requirements. Easements shall be dedicated for the off-site water and storm drain main extensions. All dedications shall be at no cost to the City and shall be to the satisfaction of the DOU.

K98) The applicant shall enter into and record a Hold Harmless Agreement, in a form acceptable to the City Attorney, for all lots within the subdivision regarding the placement of water meters within driveways, walkways, hardscape and concrete or asphalt concrete (AC) flat work.

K99) If required by the Department of Utilities, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage, water and sanitary sewer at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book____, Page____)."

PPDD: Parks - Dedication

K100) The Applicant shall comply with City Code 16.64 (Parkland Dedication) by:

a) Dedication of park site:

i) Applicant shall dedicate to the City the park site identified on the tentative subdivision map as Lot P1. The park site shall be dedicated as two parcels as shown on the map. The first parcel (Parcel A) shall include all of the land within Lot P1 that is not subject to or otherwise affected by the on-going site remediation effort being conducted under the authority and direction of the Central Valley Regional Water Qualify Control Board. The second parcel (Parcel B) shall include the land within Lot P1 that is subject to or otherwise affected by the on-going site remediation. Subdivider shall provide to City a separate irrevocable offer of dedication of fee title (IOD) for Parcel A and for Parcel B with the final map.

ii) At the time of acceptance of fee title by City of either or both Parcel A or Parcel B, the land shall be free and clear of all physical conditions and defects and all title encumbrances that would interfere with its use as a public park. The IOD for Parcel B shall not be accepted by the City until all mandated remediation is complete and the site is clean to residential standards.

iii) Prior to filing a final map, the applicant shall provide the City with a Letter of Credit, or other authorized security in a form approved by the City Attorney and in an amount equal in value to Parcel B to secure the dedication of Parcel B for the final map. The Letter of Credit shall be released by the City upon acceptance by City of fee title to Parcel B as required by this condition. If this tentative map is superseded or expires without the dedication of Lot B, the City may call the Letter of Credit and use the funds for park and recreational purposes.

iv) At the time of acceptance by City of fee title to either or both Parcel A or Parcel B the applicant shall provide to City, at applicant's cost, a title report and title insurance with the City as named beneficiary, assuring the conveyance of clear title to City for Parcel A and Parcel B.

b) Payment of in-lieu fees:

i) The applicant shall pay in-lieu fees in the amount determined pursuant to Chapter 16.64 to be equal in value to 1.77 acres to complete compliance with City Code 16.64 based on the tentative subdivision map identifying 491 single family units and 416 multi-family units. Should the unit count change the amount of in-lieu fee to be paid shall be adjusted accordingly.

K101) Prior to the recordation of a Final Subdivision Map which creates a park parcel the applicant shall enter into an Agreement (Standard Public Improvement Agreement) for Construction of Public Improvements with the City stating that the developer shall construct all public improvements deemed necessary for the City's acceptance of the Park Site prior to the recordation of any Final Map adjacent to said park site. The Developer shall maintain (weed abatement) on said park site for two years after the acceptance by the City of the public improvements or until construction of said park site is complete (whichever is less). The two-year period shall begin following the issuance of a notice of completion by the City for the public improvements.

K102) The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special

benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager)

DESIGN:

K103) When parkland is dedicated the applicant must submit a site plan and electronic file showing the location of all utilities on site to the PPDD for review and approval. As per City Code, the Applicant shall provide the following on a dedicated park site: Full street improvements including but not limited to curbs, gutters, accessible ramps, street paving, street lights, and sidewalks; and improved surface drainage through the site. The applicant shall include the following list of potential park site amenities in the environmental document for Natomas Field; community gardens, sitting areas, tables, hardscape, public art, basic landscaping/ irrigation/turf/trees; site furniture/walkways/ entry improvements/signage/drinking fountains, children's play area (tot lot and adventure area), picnic area with shade structure, sport court, sports fields, a neighborhood/community Skate Park, restroom, on-site parking, bicycle trail, a nature area, a dog park, lighted sport fields or sport courts, and a water play area.

K104) The Applicant shall install a six foot high masonry wall on property lines separating public park and designated open space areas from adjacent private uses or provide an acceptable alternative as approved by the City PPDD in the Park Improvement Agreement for Lot P1.

K105) The Applicant shall, at his expense and as per City Code, install a concrete walkway and vertical curb along all street frontages that open onto a park. The sidewalk shall be contiguous to the curb (attached) on Streets 8, 11, 14, and 15 and separated from the curb (detached) on Natomas Crossing Drive adjacent to Lot P1, unless otherwise approved by PPDD.

K106) The Applicant shall provide a twelve inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at the proposed park site at a location approved by PPDD for future service. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post or stamped on curb face indicating stub or service location.

K107) The Applicant shall install water taps for irrigation, water taps for drinking fountains, and electrical and telephone service to the proposed park site, quantity, size and location as approved by PPDD. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post

indicating stub or service location.

K108) The Applicant shall install a ten-foot (10') wide driveway into the park at a location approved by PPDD. The driveway is to provide future maintenance access to the park.

K109) The Applicant shall rough grade the proposed park as required by City Code to provide positive drainage as approved by PPDD and addressed in the Park Improvement Agreement.

K110) The Applicant shall ensure all dedicated park acres are free and clear of any wetland mitigation and/or development restrictions. The Applicant shall be responsible for any required mitigation costs or measures associated with the park site.

K111) The Applicant must coordinate with PPDD to identify the appropriate location of any appurtenances to be placed within any portion of the PUE on any park lots prior to submitting plans for approval of the Department of Parks and Recreation.

MULTI-USE TRAIL:

K112) The applicant shall be required to dedicate and provide funding for the multi-use trail and landscaping for Lot P4 planned in conjunction with the adjacent Villagio Apartment complex in the north-east corner of the Natomas Field project extending south from Arena Blvd. to the first east-west street crossing.

K113) The entire multi-use trail and adjacent landscaping shall be constructed as specified below and in compliance with the PPDD "Multi-Use Trail Design Guidelines" available by contacting PPDD. PPDD will provide the improvement plans and construction documents. The applicant will pay a prorated share of the cost for preparation of the improvement plans and construction documents.

K114) The proposed multi-use trail is to be a total of 16' wide including 12' of asphalt pavement with a 2' wide decomposed granite shoulder on each side.

K115) Trails shall be 3" asphaltic concrete over 6" min of Aggregate base, with a centerline stripe, refer to PPDD Trail detail and specification.

K116) Fold-Down Bollards shall be placed at the entrance to all access points to the trail; refer to PPDD fold-down bollard detail and specification.

K117) The applicant shall disclose the location of the planned multi-use trail to all future owners of parcels within the subdivision.

TURN KEY PARK:

K118) The Applicant shall enter into an agreement with City providing for the design and construction of first phase park improvements on Lot P1 in a form approved by City and to the satisfaction of the City's PPDD prior to filing a final map. The Applicant may receive credit from the City for the construction of the park against this subdivision's required Park Impact Fee as approved by the City in the park improvement agreement. Timing of first phase park construction shall be stipulated in the development agreement as approved by PPDD.

K119) The Applicant shall maintain all improvements to be accepted into the park maintenance financing district for a minimum of two years and until a minimum of 50% of the residential units to be served by the park have received occupancy permits -unless the City agrees to accept park maintenance into the District at an earlier date. The two-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

SPECIAL DISTRICTS: Assessment Districts

K120) Dedicate to the City those areas identified on the Tentative Subdivision Map as Landscape Corridors, Freeway Buffers, and Open Space areas. Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping, irrigation and masonry walls or wood fences in dedicated easements or rights of way, to the satisfaction of the Development Engineering and Finance Division, and the Planning Division. Acceptance of the required landscaping, irrigation and walls or fences by the City into the Landscape Maintenance District shall be coordinated with the Development Engineering and Finance Division. The Developer shall maintain the landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls or fences;

FIRE DEPARTMENT:

K121) All turning radii for fire access shall be designed as 35' inside and 55' outside.

K122) Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or City accepted hammerhead).

K123) Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.

K124) Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided.

MISCELLANEOUS:

K125) City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Section requirements;

L. The **Subdivision Modification** for alleys is hereby approved subject to the following conditions of approval:

L1) The applicant shall comply with the conditions of approval of the Tentative Subdivision Map (P04-236).

L2) Dedicate and construct all alley ways & drive aisles in accordance with the cross-sections (not structural section) shown on the Tentative Map. Improvements shall include concrete pavement and lighting, to the satisfaction of the Development Services Department. Parking within the alleys shall be restricted, which shall include the placement of appropriate signage/striping.

L3) To facilitate maintenance of any alleys and/or drive aisles which are not paved with concrete, if accepted by the City, the applicant shall provide a funding mechanism acceptable to the City to fully cover the cost of maintaining the alleys and street lighting adjacent to the alleys in perpetuity.

L4) Dedicate a 5' Public Utility Easement (PUE) adjacent to both sides of the alleys and install City Standard Ornamental Street lighting inside the PUE's to the satisfaction of the Development Services Department.

M. The **PUD Special Permit** to allow the development of four house plans on 217± 28' x 68' lots in the proposed Multi-Family Planned Unit Development (R-2B-PUD) zone is hereby approved subject to the following conditions of approval:

M1) Plans shall be consistent with the elevations shown on Exhibits 1N.

M2) All of the house plans submitted and approved with this Special Permit shall be actively marketed and offered for sale within the subdivision/villages covered by

this approval.

M3) Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.

M4) All building elevations submitted to the Planning and Building Department shall demonstrate compliance with roof pitch and enhancement requirements of the Natomas Field PUD Guidelines.

M5) Two plot plans, consistent with the approved Final Map, shall be submitted to Building Division demonstrating compliance with setbacks and lot coverage.

M6) Setbacks, lot coverage, and building heights shall comply with the Natomas Field Planned Unit Development Guidelines.

M7) Enhanced side and rear elevations shall be required whenever either of those elevations faces a public street, school, park, canal, or other public space. This includes the street side elevation on all corner lots in the subdivision. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house, or other appropriate door and window trim features; and a four foot return of materials on the side or rear elevations, as appropriate. On enhanced side and rear elevations, window treatments, rooflines, and materials shall match the front façade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.

M8) None of the same house plans may be placed on more than two adjacent/consecutive lots, and shall be different elevations when adjacent. The applicant shall provide the Building Division with a map that indicates plan and elevation on adjacent lots.

M9) On corner lots, the driveway shall be located away from the intersections of streets.

M10) On corner lots, fencing shall start at or near the rear corner of the house.

M11) Roofing shall be as shown on plans.

M12) Prior to building permit issuance for lots with zero lot lines, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a five (5) foot private access and maintenance easement shall be conveyed to and reserved for the lot adjacent to the zero lot line, at no cost, at the time of sale or other conveyance of either parcel.

M13) The applicant shall comply with the final approved Natomas Field TSMAQ Plan for residential development.

M14) Install two 15-gallon trees per lot frontage, with the average spacing of 25' on center, as measured along the entire length of the street.

M15) Front landscaping and irrigation shall be provided and consistent with the PUD Guidelines.

M16) On corner lots, the builder shall provide special landscaping treatments by providing accent trees and shrubs along the side yard fence.

M17) All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.

M18) Walls and fences shall be consistent with the PUD Guidelines and shall conform to City standards for sight line requirements at the intersections and driveways.

M19) Driveways shall comply with maximum paved area as permitted in the PUD Guidelines and Title 17 of the City Code.

M20) Garages: Each house shall provide at least one garage space with minimum inside dimensions of 10 feet wide by 20 feet long, as required by Title 17 of the City Code.

M21) Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Complex Special Permit.

M22) The applicant shall comply with the approved Mitigation Monitoring Plan (P04-236).

M23) This approval is for 217 lots within the proposed Natomas Field project (P04-236). Any increase in the number of lots or any modification to the location of the lots specified for these house plans shall be reviewed by the Planning Director and may require additional entitlements.

M24) The applicant shall obtain all necessary building permits prior to the commencement of construction and building permits shall not be issued unless the Final Map has been approved.

M25) Prior to the issuance of the 150th building permit for the project known as Natomas Field (P04-236), or the first certificate of occupancy of final building

permit for the project known as Natomas Field (P04-236), whichever comes first, the applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district. The purpose of the district is to equitably spread the cost of neighborhood parks maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon a hearing report, which specifies the tax rate and method or apportionment.

DEVELOPMENT ENGINEERING AND FINANCE:

M26) Construct standard public improvements as noted in these conditions pursuant to section 18.04.020 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 and Finance Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards.

M27) All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering and Finance Division.

M28) The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A standards.

M29) The applicant shall record the Final Map associated with this project, and satisfy all applicable conditions related to public improvements to the satisfaction of the Development Services Department, prior to obtaining any Building Permits.

N. The **PUD Special Permit** to allow the development of four house plans on 179± 35' x 70' lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone is hereby approved subject to the following conditions of approval:

N1) Plans shall be consistent with the elevations shown on Exhibits 1O.

N2) All of the house plans submitted and approved with this Special Permit shall be actively marketed and offered for sale within the subdivision/villages covered by this approval.

N3) Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.

N4) All building elevations submitted to the Planning and Building Department shall demonstrate compliance with roof pitch and enhancement requirements of the Natomas Field PUD Guidelines.

N5) Two plot plans, consistent with the approved Final Map, shall be submitted to Building Division demonstrating compliance with setbacks and lot coverage.

N6) Setbacks, lot coverage, and building heights shall comply with the Natomas Field Planned Unit Development Guidelines.

N7) Enhanced side and rear elevations shall be required whenever either of those elevations faces a public street, school, park, canal, or other public space. This includes the street side elevation on all corner lots in the subdivision. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house, or other appropriate door and window trim features; and a four foot return of materials on the side or rear elevations, as appropriate. On enhanced side and rear elevations, window treatments, rooflines, and materials shall match the front façade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.

N8) None of the same house plans may be placed on more than two adjacent/consecutive lots, and shall be different elevations when adjacent. The applicant shall provide the Building Division with a map that indicates plan and elevation on adjacent lots.

N9) On corner lots, the driveway shall be located away from the intersections of streets.

N10) On corner lots, fencing shall start at or near the rear corner of the house.

N11) Roofing shall be as shown on plans.

N12) Prior to building permit issuance for lots with zero lot lines, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a five (5) foot private access and maintenance easement shall be conveyed to and reserved for the lot adjacent to the zero lot line, at no cost, at the time of sale or other conveyance of either parcel.

N13) The applicant shall comply with the final approved Natomas Field TSMAQ Plan for residential development.

N14) Install two 15-gallon trees per lot frontage, with the average spacing of 25' on

center, as measured along the entire length of the street.

N15) Front landscaping and irrigation shall be provided and consistent with the PUD Guidelines.

N16) On corner lots, the builder shall provide special landscaping treatments by providing accent trees and shrubs along the side yard fence.

N17) All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.

N18) Walls and fences shall be consistent with the PUD Guidelines and shall conform to City standards for sight line requirements at the intersections and driveways.

N19) Driveways shall comply with maximum paved area as permitted in the PUD Guidelines and Title 17 of the City Code.

N20) Garages: Each house shall provide at least one garage space with minimum inside dimensions of 10 feet wide by 20 feet long, as required by Title 17 of the City Code.

N21) Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Complex Special Permit.

N22) The applicant shall comply with the approved Mitigation Monitoring Plan (P04-236).

N23) This approval is for 217 lots within the proposed Natomas Field project (P04-236). Any increase in the number of lots or any modification to the location of the lots specified for these house plans shall be reviewed by the Planning Director and may require additional entitlements.

N24) The applicant shall obtain all necessary building permits prior to the commencement of construction and building permits shall not be issued unless the Final Map has been approved.

N25) Prior to the issuance of the 150th building permit for the project known as Natomas Field (P04-236), or the first certificate of occupancy of final building permit for the project known as Natomas Field (P04-236), whichever comes first, the applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district. The purpose of the district is to equitably spread the cost of neighborhood parks maintenance on the basis

of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon a hearing report, which specifies the tax rate and method or apportionment.

DEVELOPMENT ENGINEERING AND FINANCE:

N26) Construct standard public improvements as noted in these conditions pursuant to section 18.04.020 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 and Finance Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards.

N27) All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering and Finance Division.

N28) The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.

N29) The applicant shall record the Final Map associated with this project, and satisfy all applicable conditions related to public improvements to the satisfaction of the Development Services Department, prior to obtaining any Building Permits.

O. The **PUD Special Permit** to allow the development of four house plans on 95± 40' x 90' lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone is hereby approved subject to the following conditions of approval:

O1) Plans shall be consistent with the elevations shown on Exhibits 1P.

O2) All of the house plans submitted and approved with this Special Permit shall be actively marketed and offered for sale within the subdivision/villages covered by this approval.

O3) Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.

O4) All building elevations submitted to the Planning and Building Department shall demonstrate compliance with roof pitch and enhancement requirements of the Natomas Field PUD Guidelines.

O5) Two plot plans, consistent with the approved Final Map, shall be submitted to

Building Division demonstrating compliance with setbacks and lot coverage.

O6) Setbacks, lot coverage, and building heights shall comply with the Natomas Field Planned Unit Development Guidelines.

O7) Enhanced side and rear elevations shall be required whenever either of those elevations faces a public street, school, park, canal, or other public space. This includes the street side elevation on all corner lots in the subdivision. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house, or other appropriate door and window trim features; and a four foot return of materials on the side or rear elevations, as appropriate. On enhanced side and rear elevations, window treatments, rooflines, and materials shall match the front façade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.

O8) None of the same house plans may be placed on more than two adjacent/consecutive lots, and shall be different elevations when adjacent. The applicant shall provide the Building Division with a map that indicates plan and elevation on adjacent lots.

O9) On corner lots, the driveway shall be located away from the intersections of streets.

O10) On corner lots, fencing shall start at or near the rear corner of the house.

O11) Roofing shall be as shown on plans.

O12) Prior to building permit issuance for lots with zero lot lines, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a five (5) foot private access and maintenance easement shall be conveyed to and reserved for the lot adjacent to the zero lot line, at no cost, at the time of sale or other conveyance of either parcel.

O13) The applicant shall comply with the final approved Natomas Field TSMAQ Plan for residential development.

O14) Install two 15-gallon trees per lot frontage, with the average spacing of 25' on center, as measured along the entire length of the street.

O15) Front landscaping and irrigation shall be provided and consistent with the PUD Guidelines.

O16) On corner lots, the builder shall provide special landscaping treatments by providing accent trees and shrubs along the side yard fence.

O17) All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.

O18) Walls and fences shall be consistent with the PUD Guidelines and shall conform to City standards for sight line requirements at the intersections and driveways.

O19) Driveways shall comply with maximum paved area as permitted in the PUD Guidelines and Title 17 of the City Code.

O20) Garages: Each house shall provide at least one garage space with minimum inside dimensions of 10 feet wide by 20 feet long, as required by Title 17 of the City Code.

O21) Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Complex Special Permit.

O22) The applicant shall comply with the approved Mitigation Monitoring Plan (P04-236).

O23) This approval is for 217 lots within the proposed Natomas Field project (P04-236). Any increase in the number of lots or any modification to the location of the lots specified for these house plans shall be reviewed by the Planning Director and may require additional entitlements.

O24) The applicant shall obtain all necessary building permits prior to the commencement of construction and building permits shall not be issued unless the Final Map has been approved.

O25) Prior to the issuance of the 150th building permit for the project known as Natomas Field (P04-236), or the first certificate of occupancy of final building permit for the project known as Natomas Field (P04-236), whichever comes first, the applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district. The purpose of the district is to equitably spread the cost of neighborhood parks maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon a hearing report, which specifies the tax rate and method or apportionment.

DEVELOPMENT ENGINEERING AND FINANCE:

O26) Construct standard public improvements as noted in these conditions pursuant to section 18.04.020 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 and Finance Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards.

O27) All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering and Finance Division.

O28) The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.

O29) The applicant shall record the Final Map associated with this project, and satisfy all applicable conditions related to public improvements to the satisfaction of the Development Services Department, prior to obtaining any Building Permits.

P. The **PUD Special Permit** to allow the development of 216± alternative housing units (town homes) in the proposed Multi-Family Planned Unit Development (R-3-PUD) zone is hereby approved subject to the following conditions of approval:

P1) General:

a. The applicant shall obtain all building permits prior to commencing construction.

b. The project shall substantially conform to the approved plans as shown on the attached exhibits, except as conditioned in this approval (P04-236). Any modification to the project shall be subject to the review and approval of Planning staff (and may require additional entitlements) prior to the issuance of building permits.

c. The project shall participate in the North Natomas Financing Plan.

d. All mechanical equipment shall be located within the structure or enclosed in cabinets or screened by either landscaping or screens/fencing, where landscaped areas are of insufficient width to accommodate adequate landscaping. Final designs of landscaping and/or screening shall be shown on the final landscaping plan.

e. The applicant shall paint all electrical meters/cabinets, telephone connection boxes, and other utility appurtenances to match the building to which they are attached.

f. Pedestrian connections shall be provided from the buildings along the public streets, to the satisfaction of Development Services, Planning Division.

P2) The applicant shall comply with the Mitigation Monitoring Plan for this proposal (P04-236).

P3) The Final Map (P04-236) shall be completed prior to issuance of building permits.

P4) Landscaping:

a. Landscaping plans shall be submitted to the Building Division – Site Conditions Unit for review and approval by the Site Conditions Unit and the Landscape Architecture Section. The scope of this review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met.

b. Continuous 6" high, 6" wide concrete curbing shall be provided around all planter areas within or adjacent to parking lots and driveways.

c. Screening shrubbery shall be planted where parking lots and garages are adjacent to public streets as determined by the Planning Director.

d. Landscaping shall be provided to screen ground-mounted mechanical equipment, backflow preventers, transformers, and other similar appurtenances to the satisfaction of the Planning Director.

P5) Fencing:

a. The proposed masonry/cinderblock portion of the fencing along the East Commerce Way and Arena Boulevard shall have a plaster/stucco finish comparable to the color/finish of the proposed buildings. There shall also be pedestrian access points every twenty-five feet.

b. Any other fencing along the streetscapes shall be located between the buildings, not in front of the buildings, and will require pedestrian access points.

P6) Exterior Lighting:

a. 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.

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

b. Lighting shall be provided between the entrances to each garage, to the satisfaction of the Planning Director.

c. Each building address number shall be illuminated;

P7) Windows, which do not have a trim or sill element, shall be enhanced with window treatments such as a sill or enhanced trim, to the satisfaction of the Planning Director.

P8) The homeowner's association shall establish and conduct a regular program of routine maintenance for the property. Such a program shall include common areas and scheduled repainting, replanting and other similar activities that typically require attention at periodic intervals but not necessarily continuous. Owner/Operator shall repaint or re-treat all painted or treated areas at least once every 8 years; provided that the Planning Director may approve less frequent painting or retreatment upon a determination that less frequent repainting or retreatment is appropriate, given the nature of the materials used or other factors. The program shall be subject to review and approval by the Planning Director.

P9) The homeowner's association shall maintain landscaping and irrigation in a healthily and serviceable condition.

P10) The applicant shall comply with the final approved Natomas Field TSMAQ Plan for residential development.

P11) Prior to the issuance of the 150th building permit for the project known as Natomas Field (P04-236), or the first certificate of occupancy of final building permit for the project known as Natomas Field (P04-236), whichever comes first, the applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district. The purpose of the district is to equitably

spread the cost of neighborhood parks maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon a hearing report, which specifies the tax rate and method or apportionment.

DEVELOPMENT ENGINEERING AND FINANCE:

P12) Construct standard public improvements as noted in these conditions pursuant to section 18.04.020 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 and Finance Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards.

P13) All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering and Finance Division.

P14) The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.

P15) The applicant shall record the Final Map associated with this project, and satisfy all applicable conditions related to public improvements to the satisfaction of the Development Services Department, prior to obtaining any Building Permits.

ADVISORY NOTES:

1) Comply with Ch. 16.32.160 of the City Code regarding Master Parcel Map, Ordinance No.95-013, Dated March 1995;

2) If a lifting and/or pumping station is required to serve this project, the applicant shall submit a Hazardous Materials Plan (HMP) to CSD-1. The HMP shall satisfy state and CSD-1 requirements, and shall be approved by CSD-1 prior to acceptance of the facility.

3) If a lifting and/or pumping station is required to serve this project, the applicant shall install all necessary infrastructure (electrical power and wiring, telemetry, piping, manholes, wells, gates, etc.) for the complete operation of the facility at full development and final maximum service capacity as identified in applicable approved sewer studies. The only exception to this requirement is the pump size, which shall be installed in accordance with the initial designed service capacity.

4) In interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the applicant shall be responsible for the cost to CSD-1, to decommission, and abandon such interim seer infrastructure. The mechanism to capture these costs shall be approved and accepted by CSD-1 prior to the recordation of the Final Map or approval of Improvement Plans for plan check to the CSD-1, which ever comes first.

5) Trunk sewer design and construction may be reimbursed by CSD-1 under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify for reimbursement under the terms of a Collector Sewer Reimbursement Agreement. Prior to initiating design of any sewer facility, contact CSD-1 for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate CSD-1 staff prior to any design. Failure to strictly comply with the provisions of the CSD-1 Ordinances may jeopardize all sewer reimbursement.

6) Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, which ever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

7) Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. 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 the appropriate SRCSD fees.

8) Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water, and floods control improvements shall be in place, fully functioning, and a notice of completion shall be issued by Development Services Department.

9) Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.

10) This subdivision is located within an AEvacuation Area@. This project shall

comply with the policies set forth in the City of Sacramento Comprehensive Flood Management Plan, dated February, 1996.

11) Subject property must complete annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County or execute a sanitary sewer service agreement with Sacramento Regional County Sanitation District and County Sanitation District No. 1 prior to issuance of building permits.

12) Depending upon project phasing and the construction pace of surrounding development, developers in North Natomas may be required to construct water transmission mains (pipes greater that 12-inches). In such cases, reimbursement agreements between the City and developers will be negotiated.

13) As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres".

14) Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy- saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.

_____
CHAIRPERSON

ATTEST:

_____
SECRETARY TO CITY PLANNING COMMISSION

_____
DATE (P04-236)

Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	Development Agreement Ordinance
Exhibit 1C	Inclusionary Housing Plan
Exhibit 1D	General Plan Amendment
Exhibit 1E	Community Plan Amendment
Exhibit 1F	Rezone Ordinance
Exhibit 1G	Natomas Field PUD Schematic Plan
Exhibit 1H	Natomas Field PUD Guidelines
Exhibit 1I	880 Foot Walking Map
Exhibit 1J	Product Acreage Exhibit
Exhibit 1K	Lot Line Adjustment
Exhibit 1L	Tentative Master Parcel Map
Exhibit 1M	Tentative Subdivision Map
Exhibit 1N	Brownstone (28' x 68') Elevations, Floor Plans, and Plot Plans
Exhibit 1O	Cottage (35' x 70') Elevations, Floor Plans, and Plot Plans
Exhibit 1P	Bungalow (40' x 90') Elevations, Floor Plans, and Plot Plans
Exhibit 1Q	Townhouse Elevations, Floor Plans, and Plot Plans

Exhibit 1A – Mitigation Monitoring Plan

NATOMAS FIELD PROJECT (P04-236)
MITIGATION MONITORING PLAN

FOR

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

PREPARED FOR:
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT

DATE:
May 3, 2005

ADOPTED BY:
CITY OF SACRAMENTO
PLANNING COMMISSION

DATE:

_____

ATTEST:

_____

NATOMAS FIELD PROJECT (P04-236)
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, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Natomas Field Project (P04-236)
Owner/Developer- Name: JB Management
Address: 2101 Evergreen Street
Sacramento, CA 95815

Project Location / Legal Description of Property (if recorded):
The proposed project site is located at south of Arena Boulevard, east of East Commerce Way, and west of Airport Road on APNs 225-0150-014, -025, -027, -028, -030, and -036 in the North Natomas Community Plan area.

Project Description:
The proposed project consists of the entitlements to allow the development of the project site for commercial, medium- and high-density residential, and park use.

SECTION 2: GENERAL INFORMATION

The Plan includes mitigation for Water, Air Quality, Biological, 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 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 with the MMP. The City of Sacramento will be responsible for ensuring compliance.

NATOMAS FIELD PROJECT (P04-236)
MITIGATION MONITORING PLAN

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	**Implementing Responsibility**	**Monitoring Responsibility**	**Compliance Standards**	**Timing**	**Verification of Compliance (Initials/Date)**
Water: W-1: A Waste Discharge Requirements Permit shall be obtained. The groundwater beneath the project site shall be tested for contaminants as specified by the California Regional Water Quality Control Board. If the results of the testing indicate the groundwater beneath the site is a threat to human health, then remediation shall be completed.	Developer	City Development Services Department	Submittal of copy of Waste Discharge Requirements Permit. Submittal of groundwater testing results and letter from CRWQCB agreeing to results. Submittal of letter from CRWQCB that groundwater has been remediated (if human health hazard).	Measures shall be implemented in field during grading on APN 225-0150-030 and portions of APNs 225-0150-014 and 225-0150-028.	

NATOMAS FIELD PROJECT (P04-236)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Air Quality:					
<u>Mitigation Measures for Operational Emissions</u> AQ-1: The Project Applicant/Developer shall submit an Air Quality Mitigation Plan to the SMAQMD for review and approval. The Project Applicant/Developer shall coordinate with the SMAQMD concerning the details of this Air Quality Mitigation Plan.	Applicant/Developer	City of Sacramento and SMAQMD	Submission of TMA.	Prior to receipt of building permit for construction.	
AQ-2: The Project Applicant/Developer shall implement the following list of items or a list of items as determined through coordination with the SMAQMD: • Install only natural gas fireplaces. • Exceed Title 24 Energy standards for cooling energy by 25% or comply with SMUD Advantage (Tier II) energy standards.	Applicant/Developer	City Development Services Department and SMAQMD	Submission of plan showing items.	Prior to receipt of building permit for construction.	
AQ-3: <u>Category 1: Reducing NOx emissions from off-road diesel powered equipment</u> The project shall provide a plan for approval by the lead agency, in consultation with SMAQMD, demonstrating that the heavy duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average at time of construction; and The project representative shall submit to the lead agency and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be	Developer	City Development Services Department and SMAQMD	Submission of an inventory of construction equipment that reduce NOx emissions.	Measures shall be implemented in field during grading and construction activities.	

NATOMAS FIELD PROJECT (P04-236)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. and: AQ-4: Category 2: Controlling visible emissions from off-road diesel powered equipment The project shall ensure that exhaust emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the lead agency and SMAQMD shall be notified within 48 hours identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.	Developer	City Development Services Department and SMAQMD	Monthly summary of the visual survey results.	Measures shall be implemented in field during grading and construction activities.	

NATOMAS FIELD PROJECT (P04-236)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
AQ-5: Prior to the approval of improvement plans or the issuance of grading permits, the Applicant will submit proof that the off-site air quality mitigation fee of $3,082.00 has been paid to SMAQMD (or another fee as estimated by SMAQMD), and that the construction air quality mitigation plan has been approved by SMAQMD and the lead agency.	Developer	City Development Services Dept. and SMAQMD	Submittal of mitigation fee to SMAQMD.	Prior to the issuance of grading permits.	
AQ-6: Mitigation Measures AQ-1 and AQ-2 shall be followed for the construction phases of the project.	Developer	City Development Services Dept. and SMAQMD	Submission of an inventory of construction equipment that reduce NOx emissions. Monthly summary of the visual survey results.	Measures shall be implemented in field during grading and construction activities.	
AQ-7: The Developer shall pay an air quality mitigation fee as determined by SMAQMD or a fee of $42,307.00 for Phase I of construction, $26,967.00 Phase II of construction, $27,420.00 for Phase III of construction, and $7,540.00 for Phase IV of construction.	Developer	City Development Services Dept. and SMAQMD	Submittal of mitigation fee to SMAQMD.	Prior to the issuance of grading permits.	

NATOMAS FIELD PROJECT (P04-236)
MITIGATION MONITORING PLAN

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, together with any additional requirements specified in the North Natomas Community Plan EIR; (ii) comply with any additional mitigation measures identified in the Natomas Basin HCP EIR/EIS; and (iii) comply with all conditions in the ITPs that were issued by the USFWS and CDFG.	Developer	City of Sacramento, Development Services Dept., CA Dept. of Fish and Game, USFWS, and US Army Corps of Engineers	Submittal of construction plans with mitigation measures identified. Implementation of mitigation measures prior, during, and after construction. Consultation with the appropriate agencies.	Prior to the issuance of a grading permit.	
BR-2: The Developer shall receive a verification from the U.S. Army Corps of Engineers as to the jurisdictional status of the drainage swale. If the drainage swale is considered Waters of the U.S., then the Developer shall obtain a Section 404 permit, Section 401 Water Quality Certification, and a 1601 Fish and Game Agreement. The Developer shall follow all components of the permits.	Developer	City of Sacramento, Development Services Dept., CA Dept. of Fish and Game, USFWS, and US Army Corps of Engineers	Submittal of construction plans with mitigation measures identified. Implementation of mitigation measures prior, during, and	Prior to the issuance of a grading permit.	

NATOMAS FIELD PROJECT (P04-236)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
			after construction. Consultation with the appropriate agencies.		

LEGISLATIVE INTENT SERVICE (800) 666-1917

			VERIFICATION OF COMPLIANCE		
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Hazards: H-1: The Project Developer shall work with the California Regional Water Quality Control Board (CRWQCB) to develop a remediation plan for the project site. The project site's soils on APNs 225-0150-030, and the contaminated portions of -014, and –028 shall be remediated to a level commensurate with residential health standards. If groundwater is encountered and is considered a threat to human health, remediation of the groundwater shall also be completed. Remediation must be completed to the satisfaction of the CRWQCB before issuance of any permits related to any construction activities, excluding grading, on contaminated areas (APNs 225-0150-030 and portions of -014, and –028) begin. Evidence that the remediation on contaminated areas has been completed to the satisfaction of the CRWQCB must be submitted to the City's Development Services Department, Building Division prior to the start of construction activities, excluding grading. The Project Developer may begin construction activities (excluding grading) in areas that are considered clean (APNs 225-0150-025, -027, and –036 and portions of APNs –014 and –028) with the submittal of a map and letter from the CRWQCB indicating which areas are clean enough to conduct project construction activities (excluding grading). The Project Developer shall cordoned off the contaminated areas prior to beginning grading activities on the clean areas.	Developer	City Development Services Dept., CA Regional Water Quality Control Board	Submittal of remediation plan and evidence that remediation has been completed. Submittal of map (with evidence of CRWQCB approval) showing the clean areas.	Prior to issuance of a grading permit.	

NATOMAS FIELD PROJECT (P04-236)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Noise:					
N-1: A minimum of STC 32 rated windows shall be installed on all second and third floors of residences that face Arena Boulevard.	Developer	City Development Services Department	Note shall be included building plans.	Measures shall be implemented in field during grading and construction activities.	
N-2: Air conditioning shall be provided at all residences to allow the ability to close windows.	Developer	City Development Services Department	Note shall be included building plans.	Measures shall be implemented in field during grading and construction activities.	

NATOMAS FIELD PROJECT (P04-236)
MITIGATION MONITORING PLAN

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	**Implementing Responsibility**	**Monitoring Responsibility**	**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.	Developer	City Development Services Department	Note shall be included on the Map and within the Standard Construction Specifications	Measures shall be implemented in field during grading and construction activities.	

Exhibit 1B - Development Agreement Ordinance

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE RELATING TO THE APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND BEAZER HOMES HOLDINGS CORP., A DELAWARE CORPORATION, FOR PROPERTY LOCATED SOUTHEAST OF THE INTERSECTION OF ARENA BOULEVARD AND EAST COMMERCE WAY, IN NORTH NATOMAS, SACRAMENTO, CA.

(APNs: 225-0150-014, -018, -025, -027, -028, -030, -032, AND -036)
(P04-236)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

This Ordinance incorporates, and by this reference makes part hereof, that certain Development Agreement, by and between the City of Sacramento and Beazer Homes Holdings Corp., A Delaware Corporation, a copy of which is attached hereto.

SECTION 2

The City Council finds:

1. The agreement is consistent with the city general plan and the goals, policies, standards and objectives of any applicable specific or community plan;

2. The project should be encouraged in order to meet important economic, social, environmental or planning goals of any applicable specific or community plan;

FOR CITY CLERK USE ONLY

ORDINANCE NO.:_____

DATE ADOPTED:_____

3. The project would be unlikely to proceed in the manner proposed in the absence of a development agreement;

4. The landowner will incur substantial costs in order to provide public improvements, facilities or services from which the general public will benefit;

5. The landowner will participate in all programs established and/or required under the general plan or any applicable specific or community plan and all of its approving resolutions (including any mitigation monitoring plan), and has agreed to financial participation required under any applicable financing plan and its implementation measures, all of which will accrue to the benefit of the public;

6. The landowner has made commitments to a high standard of quality and has agreed to all applicable land use and development regulations.

SECTION 3

The Development Agreement attached hereto is hereby approved, and the Mayor is authorized to execute after the effective date of this Ordinance said Development Agreement on behalf of the City of Sacramento. This approval and authorization is based upon the Negative Declaration and Mitigation Monitoring Plan which is the subject of a separate resolution adopted by City Council prior to or concurrent with the adoption of this Ordinance.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

_____
MAYOR

ATTEST:

_____
CITY CLERK

P04-236

FOR CITY CLERK USE ONLY

ORDINANCE NO.:_____

DATE ADOPTED:_____

A copy of the Development Agreement
is available for Review at:

City of Sacramento
Planning Division
1231 I Street, Room 300
Sacramento, CA 95814
(916) 808-5381

8 a.m. - 5 p.m.
Monday through Friday

FOR CITY CLERK USE ONLY

ORDINANCE NO :_____

DATE ADOPTED:_____

Exhibit 1C - Inclusionary Housing Plan

INCLUSIONARY HOUSING PLAN
for the
NATOMAS FIELD PROJECT
July 26, 2005

Introduction

JB Management is the owner of Natomas Field in the City of Sacramento on which it is proposed to construct a mixed-income development including both for-sale and rental residential units ("Residential Project"). Beazer Homes is the developer representing the for-sale portion of this project and USA Properties is the developer representing the rental unit portion of this project. The for-sale portion of this project consists of four housing products totaling 707 lots. The rental portion of this project consists of one 200 unit apartment complex containing one and two bedroom income restricted senior housing units. This Inclusionary Housing Plan shall bind and the benefits shall inure to the Owners, its successors in interest and assignees.

Both the for-sale and rental components will be constructed on-site within the Natomas Field development. The developer will convey a 9+ acre parcel within this project to USA Properties for development of a rental site which blends through both architecture and landscaping with the for-sale component of the site.

The Mixed Income Housing Policy adopted in the City of Sacramento Housing Element and required by the City's Mixed-Income Housing Ordinance ("Ordinance"), City of Sacramento City Code Chapter 17.190, requires that ten percent (10%) of the units in a Residential Project be affordable to very low income households and five percent (5%) to low income households (the "Inclusionary Requirement" and "Inclusionary Units").

Pursuant to the City Code section 17.190.110 (B), an Inclusionary Housing Plan ("Plan") must be approved prior to or concurrent with the approval of legislative entitlements for the Development Project. City Code section 17.190.110 (A) sets forth the number, unit mix, location, structure type, affordability and phasing of the Inclusionary units in the Residential Project. This document constitutes that Plan, and, as supplemented and amended from time to time, is intended to begin implementation of the Inclusionary Requirement. All future approvals for the Development Project, including tentative maps, subsequent tentative maps, planned development permits, special permits, site development plans, and plan review shall be consistent with this Inclusionary Housing Plan.

The Inclusionary Requirement for the Residential Project will be set forth in more detail in the Inclusionary Housing Agreement(s) executed by the Developer and the Sacramento Housing and Redevelopment Agency ("SHRA") and recorded against all the residential land in the Development Project including the rental parcel under development by USA Properties. The Inclusionary Housing Agreement will describe

with particularity the site and building schematics and the phasing requirements linking the affordable and market rate units, pursuant to Section 17.90.110 C.

Number of Inclusionary Units

The Developer, or its successors and assignees, shall construct or cause to be constructed a number of dwelling units affordable to Low Income Households ("Low Income Units") equal to five percent (5%) and Very Low Income Households ("Very Low Income Units") equal to ten percent (10%), as defined in the Sacramento City Code section 17.190.020, of the total number of housing units approved for the Project. Based upon current project proposals of 907 residential units, the Inclusionary Requirement is ninety-one (91) Very Low Income Units and forty-five (45) Low Income Units, for a total of one hundred thirty-six (136) inclusionary units required for the Residential Project. This obligation will be met through 27 for-sale units on the project and one hundred and nine (109) units in the apartment project currently under development by USA Properties within the Natomas Field site.

If the project approvals are amended to increase the number of units in the Project, this Plan will be amended to reflect a number equal to five percent (5%) Low Income Units and ten percent (10%) Very Low Income Units of the increased total units in the amended entitlements. If the project approvals are amended to decrease the number of units in the Project, this Plan will be amended to reflect a number equal to five percent (5%) of Low Income Units and ten percent (10%) Very Low Income Units of the decreased total residential units in the amended entitlement. However, after a building permit has been issued for a structure or Master Parcel which contains Inclusionary Units, those Units will be constructed and maintained as Inclusionary Units pursuant to the terms of Chapter 17.190 of the City Code, regardless of any subsequent reduction in the number of approved total residential units.

Tenure

The Inclusionary Housing Units shall consist of both for-sale units and rental apartment units on-site within the Natomas Field project. The apartment site will contain an affordable senior complex. The Inclusionary Housing Units will be a mixture of two and three bedroom units throughout the four for sale housing product lines and one and two bedroom rental units in the on-site apartment complex.

Size and Bedroom Count

For-Sale Inclusionary Units

The for-sale Inclusionary Housing units shall be both two and three bedroom units. The Inclusionary Housing Agreement(s) will include the following units at the designated affordability levels for each of the four housing product lines offered at this community. The specific lot designations for the inclusionary units are shown on the project tentative map in Exhibit A to this Plan, the "Affordable For Sale Exhibit"

TABLE 1 – For Sale Inclusionary Housing Units

Model	Total Units in Residential Project	Inclusionary Units			Size (Sq. Ft.)	Number of Bedrooms
		VLI	LI	Total		
Brownstones (detached)	217	0	7	7	1365	3
Cottages (detached)	179	0	6	6	1291	3
Bungalows (detached)	95	0	6	6	1387	3
Town Homes (attached)	216	0	8	8	1151	2
TOTAL	**707**	**0**	**27**	**27**		

All for-sale inclusionary units will be Elevation "A".

The balance of the Inclusionary Housing Requirement will be met with one and two bedroom senior rental units in the on-site apartment complex. The Inclusionary Housing Agreement(s) will include the following units at the designated affordability levels in Table 2.

TABLE 2 – Rental Inclusionary Housing Units

Model	Total Units in Residential Project	Inclusionary Units			Size (Sq. Ft.)	Number of Bedrooms
		VLI	LI	Total		
Model A	120	60	12	72	Avg. 582	1
Model B	80	31	6	37	Avg. 750	2
TOTAL	**200**	**91**	**18**	**109**		

Location of Inclusionary Units

The Inclusionary Units shall be located throughout both the for-sale and rental portions of the Development Project consistent with the units reflected in Tables 1 and 2. Specific lot designations for the for sale portion are identified in the tentative map attached to this plan as Exhibit A, and subject to revisions pursuant to Section 17.190.110 of the Mixed Income Ordinance.

Affordability Requirements

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

shall have gross incomes that do not exceed fifty percent (50%) of the Sacramento area median income adjusted for family size.

Monthly Affordable Rents (including utility allowances) of the rental Inclusionary Units shall be restricted to Low Income Households and Very Low Income Households. A unit whose occupancy is restricted to a Low Income Household has a monthly rent that does not exceed one-twelfth of thirty percent (30%) of eighty percent (80%) of the Sacramento area median income, adjusted for family size. A unit whose occupancy is restricted to a Very Low Income Household has a monthly rent that does not exceed one-twelfth of thirty percent (30%) of fifty percent (50%) of the Sacramento area median income, adjusted for family size. Median income figures are those published annually by the United States Department of Housing and Urban Development.

The for-sale Inclusionary Units 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 eighty percent (80%) of the Sacramento area median income, adjusted for family size. The sale price of the units will be set so that low income households can qualify for the purchase of the for-sale units. The sales price will be set such that no more than thirty-five percent (35%) of the gross annual household income of the given income group will be allocated to housing costs. As part of the Inclusionary Housing Agreement, SHRA will provide the Developer with a schedule of maximum sales prices affordable to income ranges.

Sales prices of units will be outlined in the Inclusionary Housing Agreement. The units will be sold initially at an affordable housing price to a low income household with a first time home buyer. An SHRA 30-year note will govern the home's resale, allowing SHRA one hundred twenty days to refer an income-eligible buyer after notification of the owners, intent to sell. If an income-eligible purchaser is not found, the home may be resold, provided that SHRA recaptures the difference between the home's market value and its affordable housing price as well as any other City or SHRA contributions. The owner occupant will receive his or her initial equity in the home and a portion of the home's appreciated value. The terms of this arrangement will be outlined in the Inclusionary Housing Agreement between SHRA and the Developer. The process by which the for-sale units are to be priced, sold and monitored are detailed in the "Guidelines for the Sale of Inclusionary Housing", adopted by the City Council on April 29, 2004.

Phasing of Development of the Inclusionary Units

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

MARKET RATE HOUSING / INCLUSIONARY HOUSING LINKAGES

Market Rate Activity	Inclusionary Approval Linkage
Approval of legislative entitlements and project-level applications submitted with Legislative entitlements.	Approval of Inclusionary Housing Plan
Approval of first final map for Residential Project.	Execution of Inclusionary Housing Agreement by Beazer Homes
Recordation of first final map for Residential Project.	Recordation of Inclusionary Housing Agreement by Beazer Homes AND transfer of Lot A to affordable housing developer
Issuance of building permits in excess of 65% of single family for sale units in Residential Project.	Issuance of building permits for 100% of the Inclusionary Housing Units

Amendment and Administration of this Housing Plan

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

Exhibit A

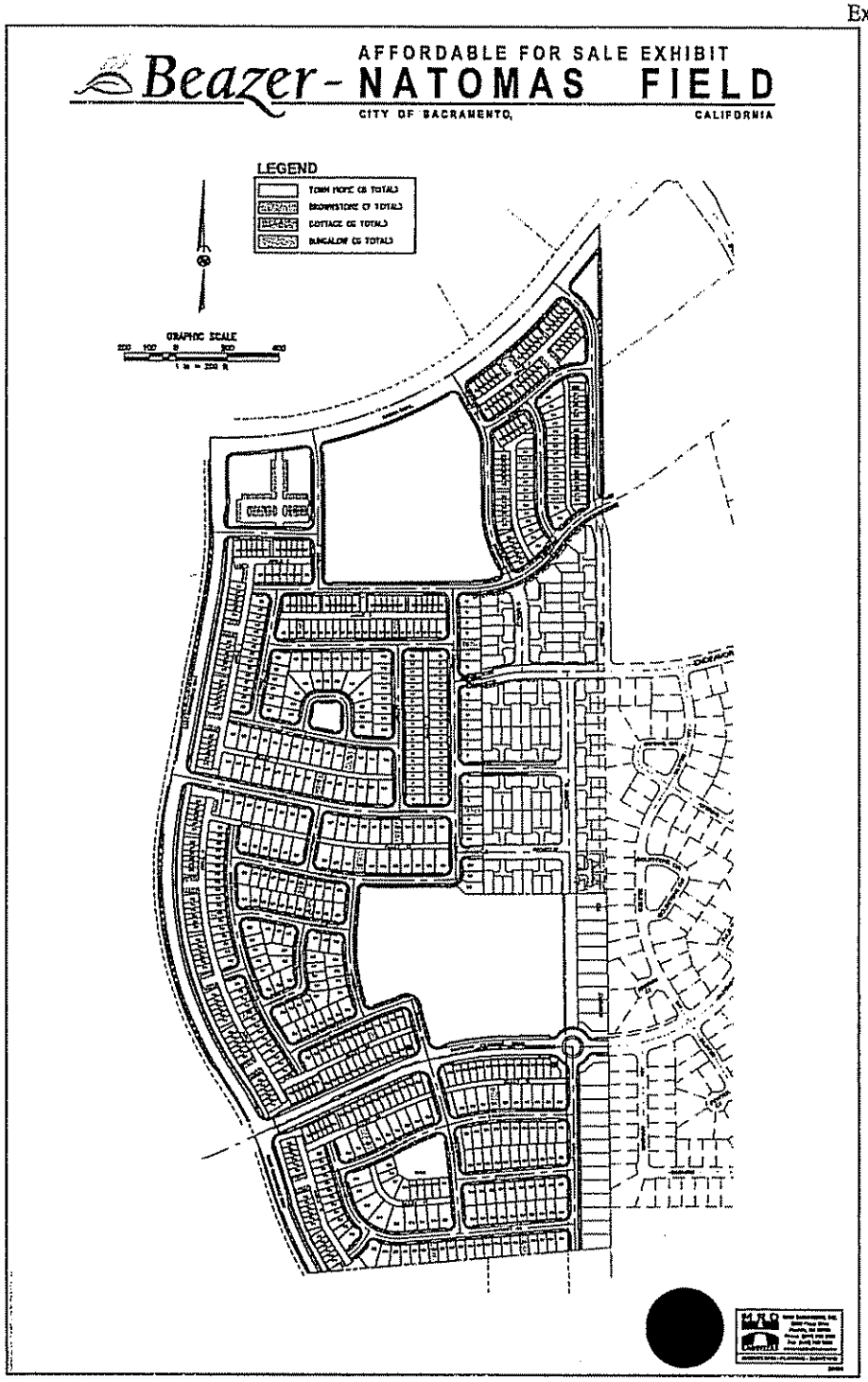
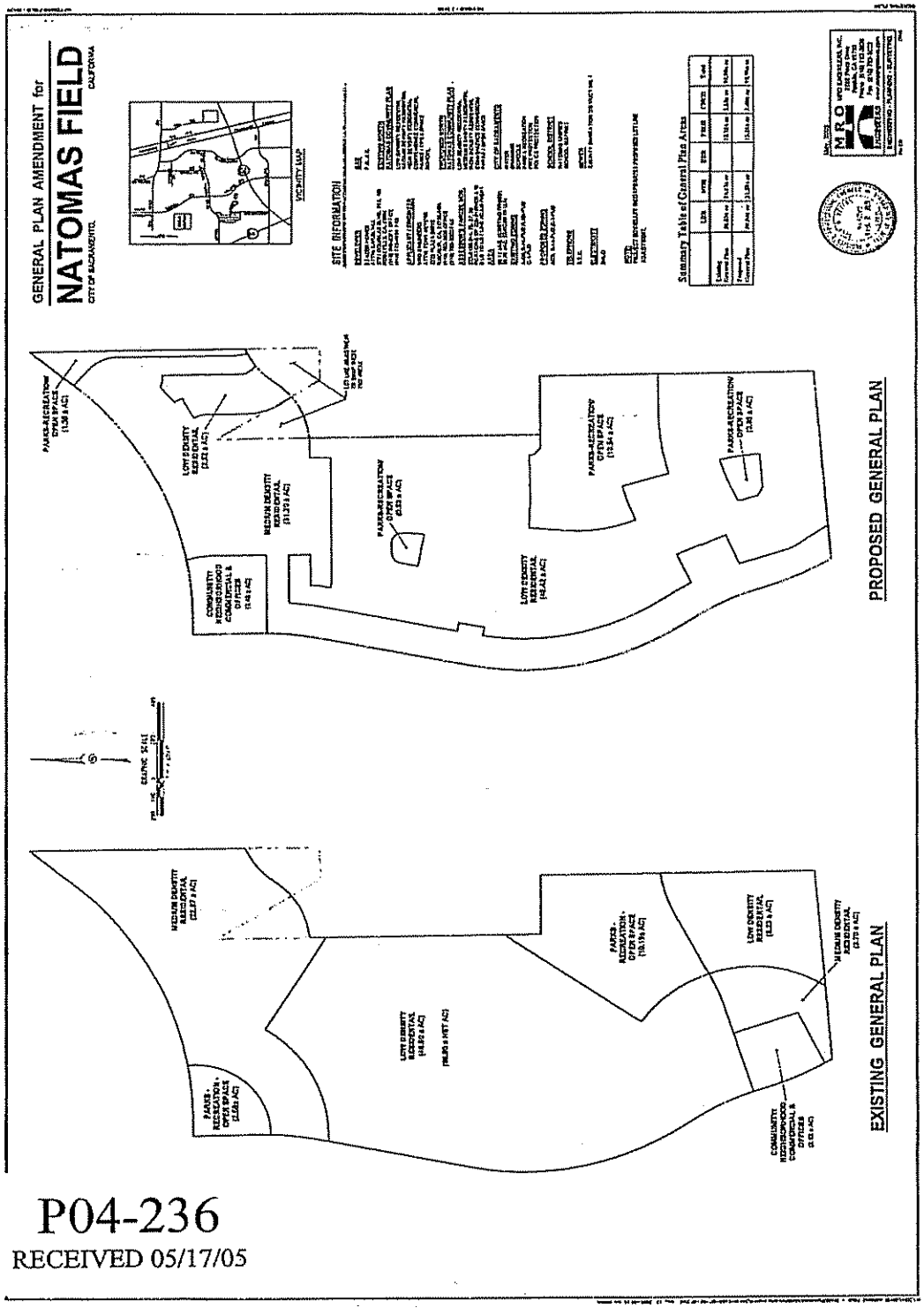

AFFORDABLE FOR SALE EXHIBIT
Beazer - NATOMAS FIELD
CITY OF SACRAMENTO, CALIFORNIA
LEGEND
GRAPHIC SCALE

Exhibit 1D - General Plan Amendment



P04-236

RECEIVED 05/17/05

Exhibit 1E - Community Plan Amendment

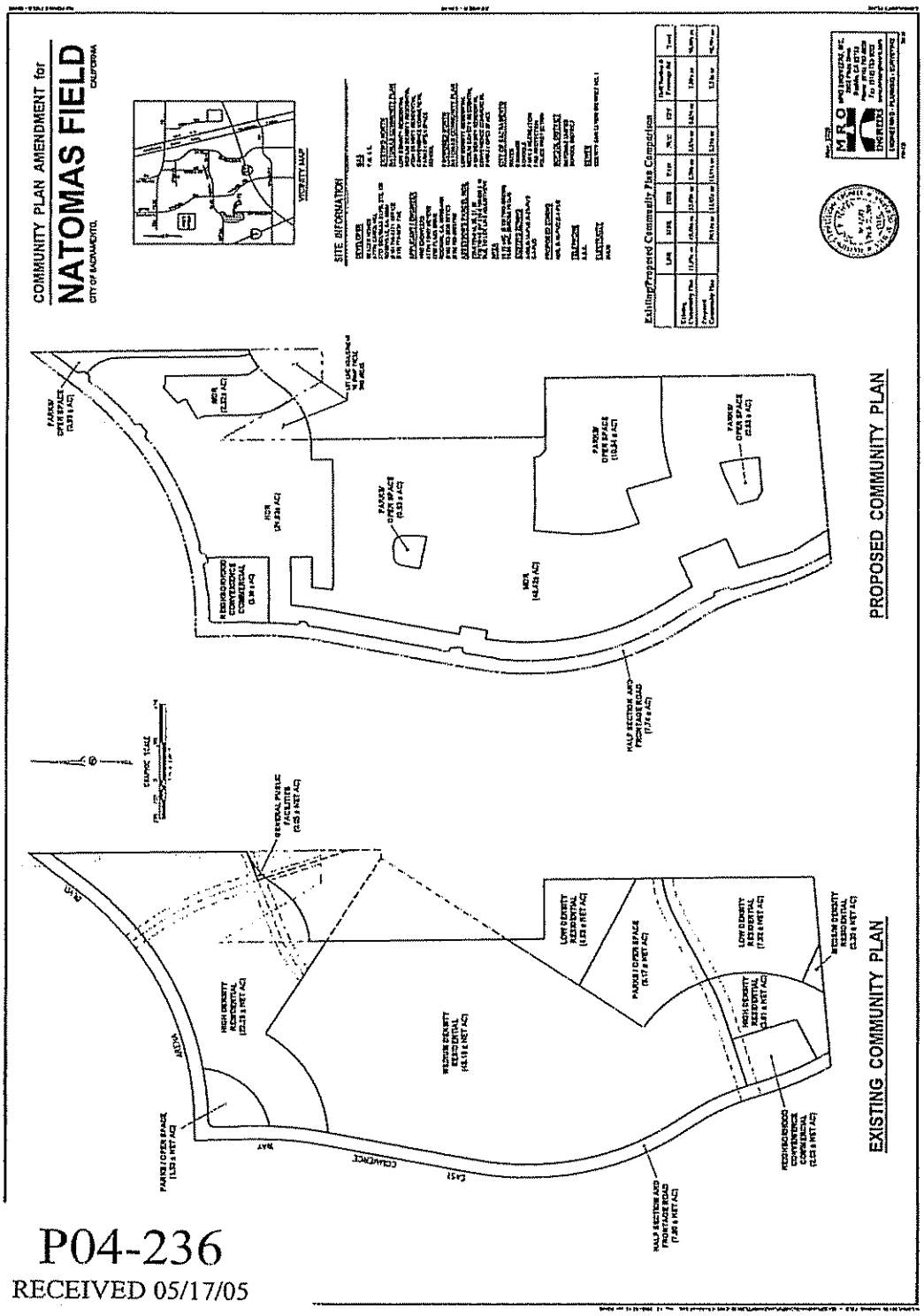


Exhibit 1F - Rezone

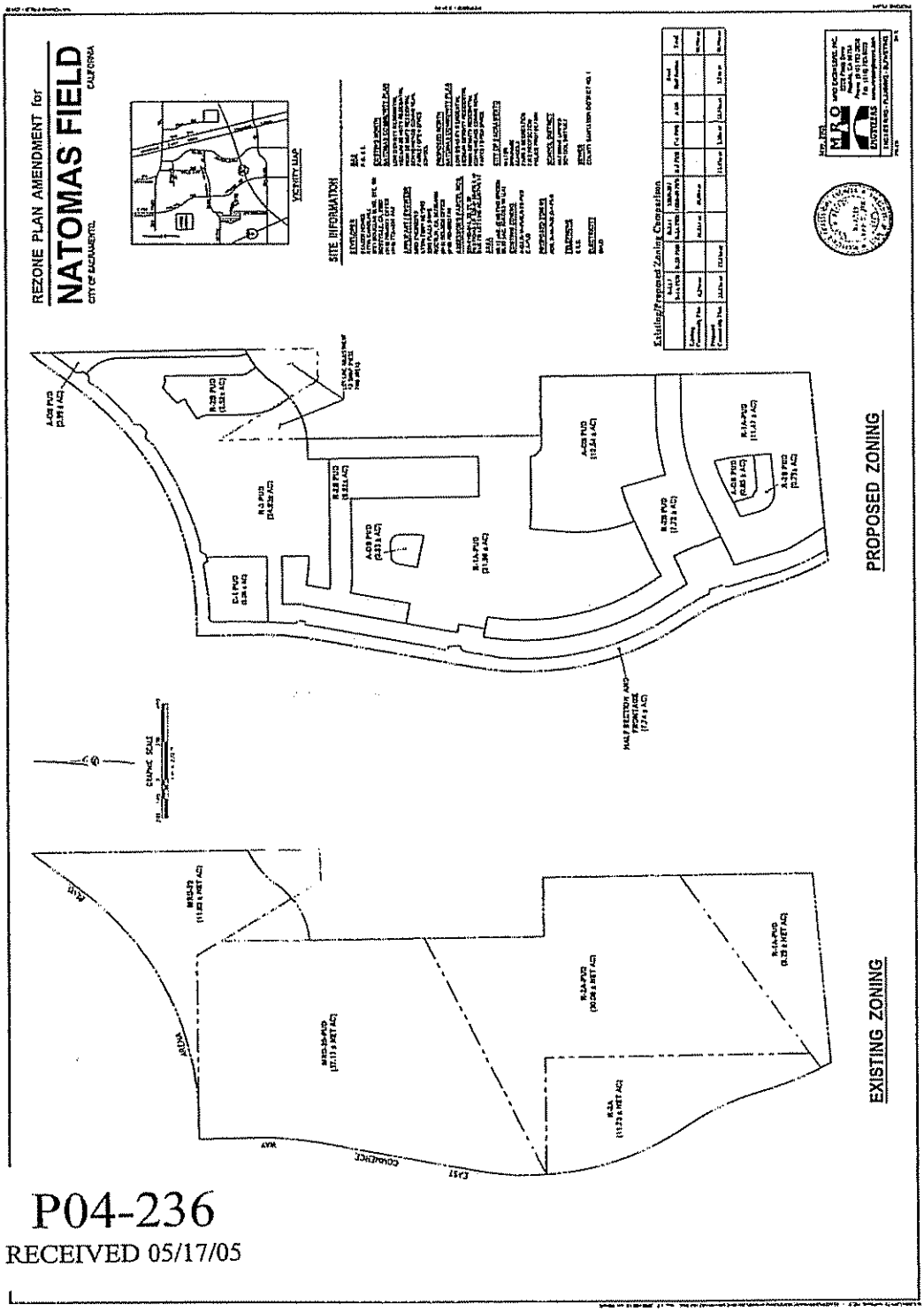
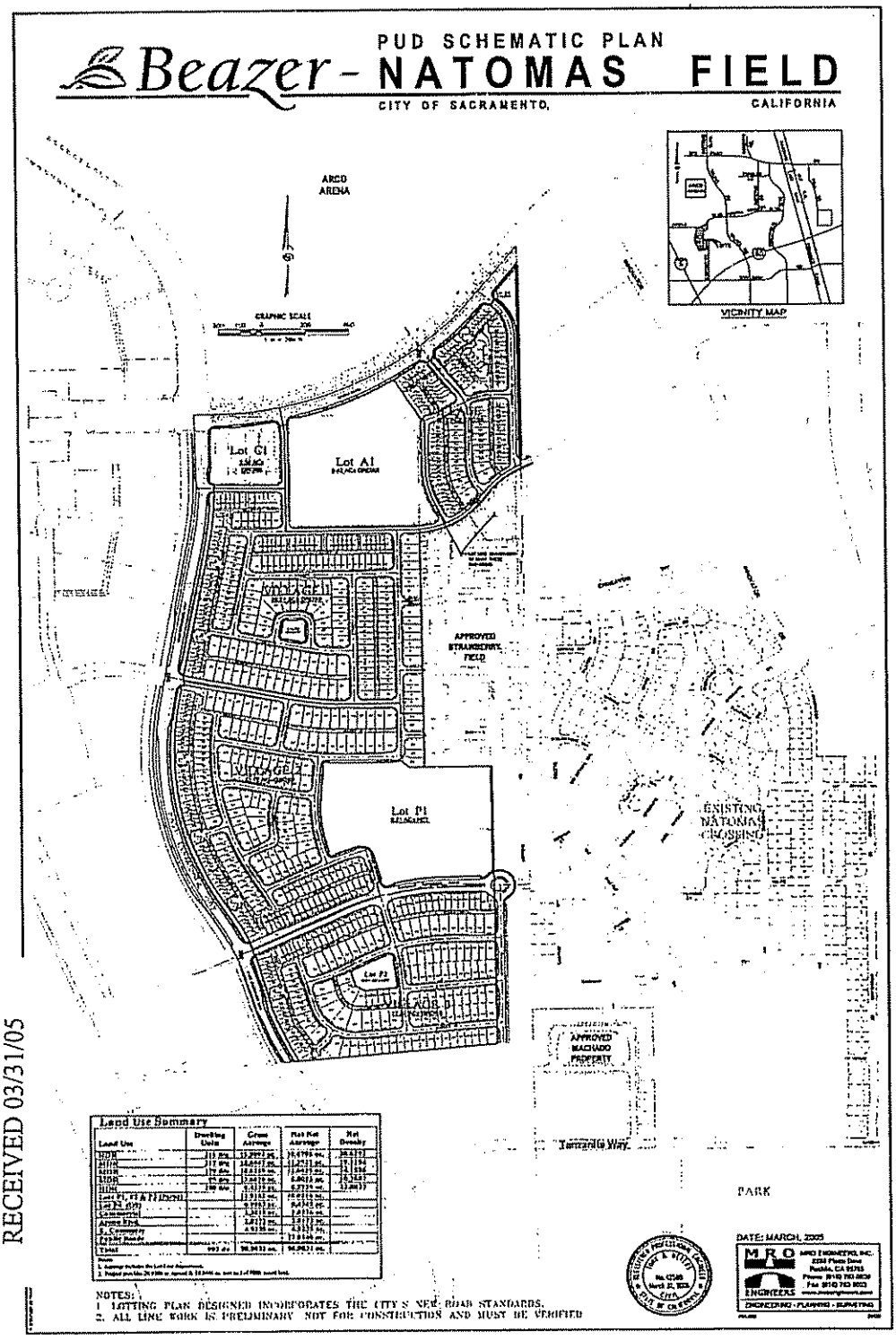


Exhibit 1G - Natomas Field PUD Schematic Plan



P04-236
RECEIVED 03/31/05

Exhibit 1H - Natomas Field PUD Guidelines

A COPY OF THE PUD GUIDELINES IS AVAILABLE FOR REVIEW AT:

CITY OF SACRAMENTO
PLANNING DIVISION
1231 I STREET, SUITE 300
SACRAMENTO, CA 95814
(916) 808-5381

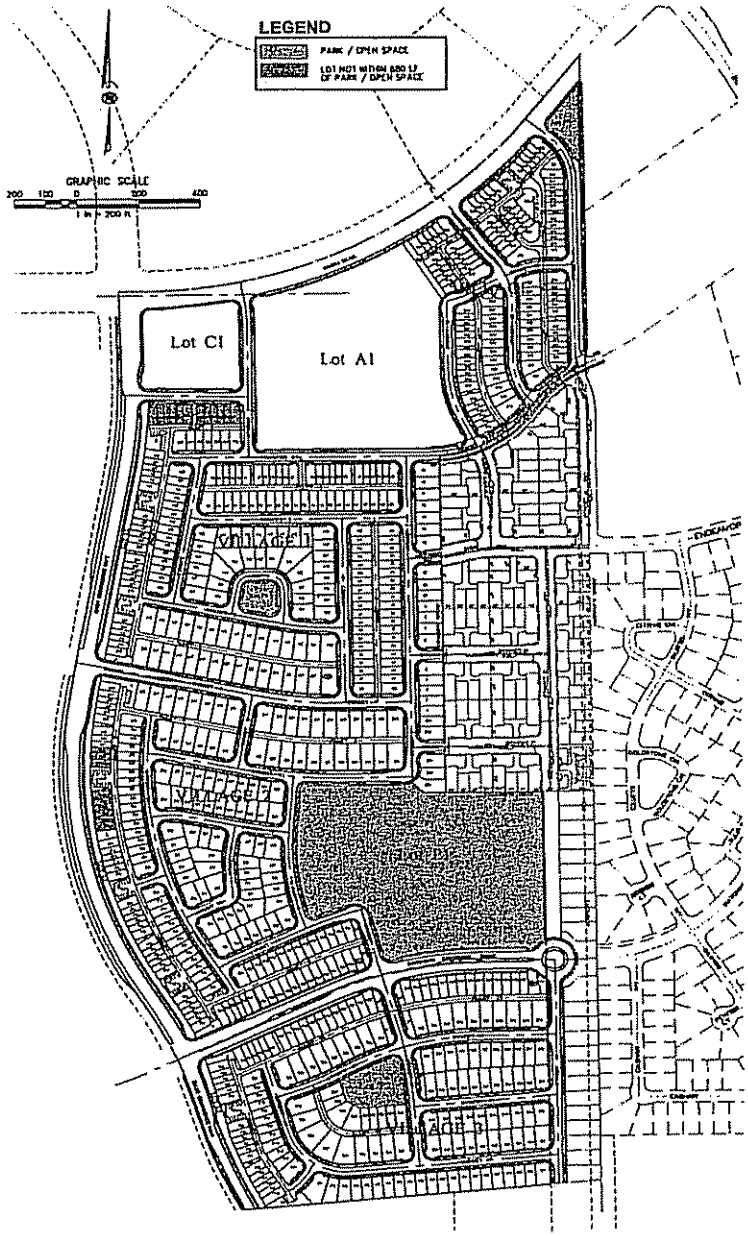
8 AM - 5 PM MONDAY THROUGH FRIDAY

Exhibit 1l - 880 Foot Walking Map

80% 880 FOOT WALKING PLAN

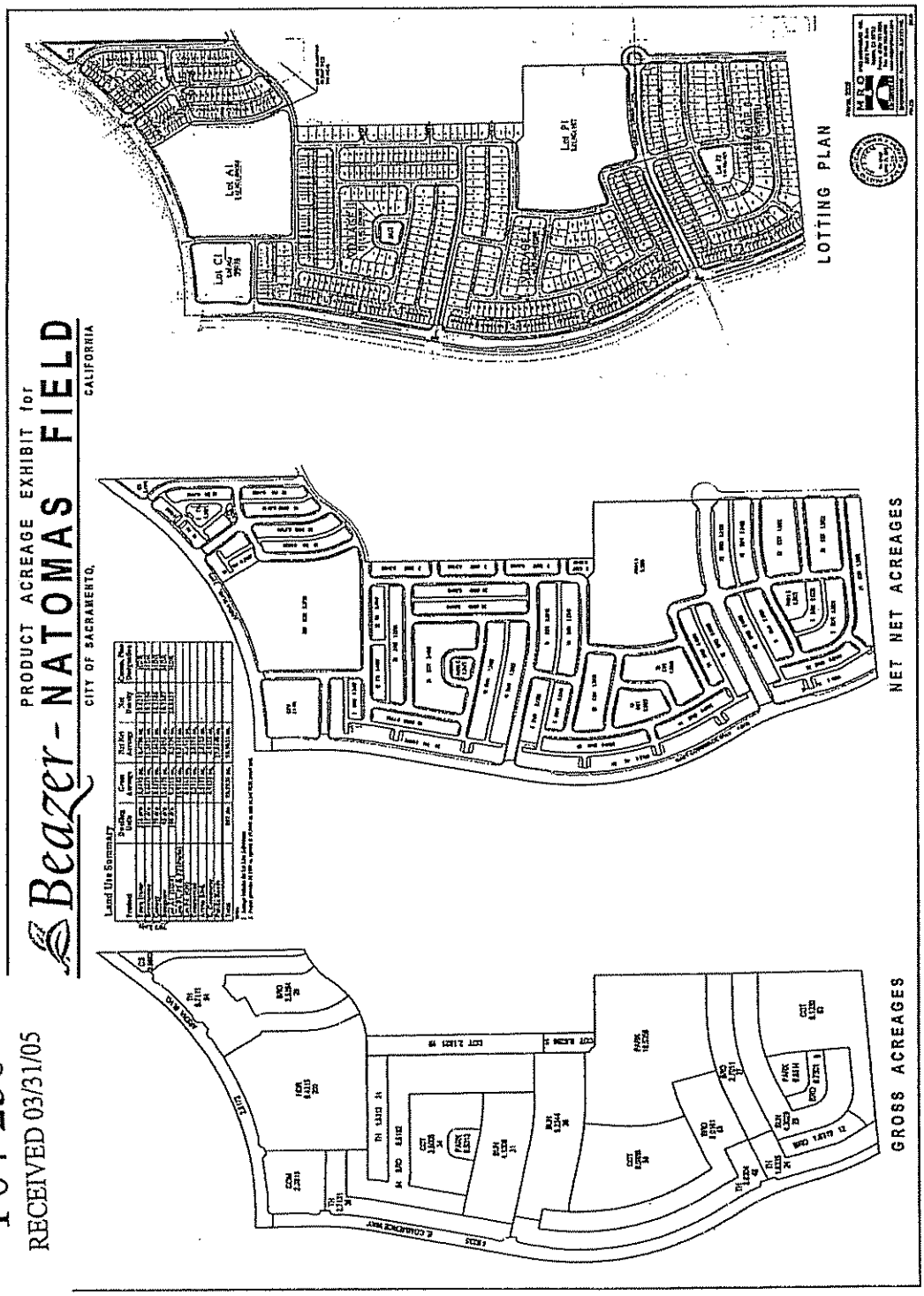
Beazer - NATOMAS FIELD

CITY OF SACRAMENTO, CALIFORNIA



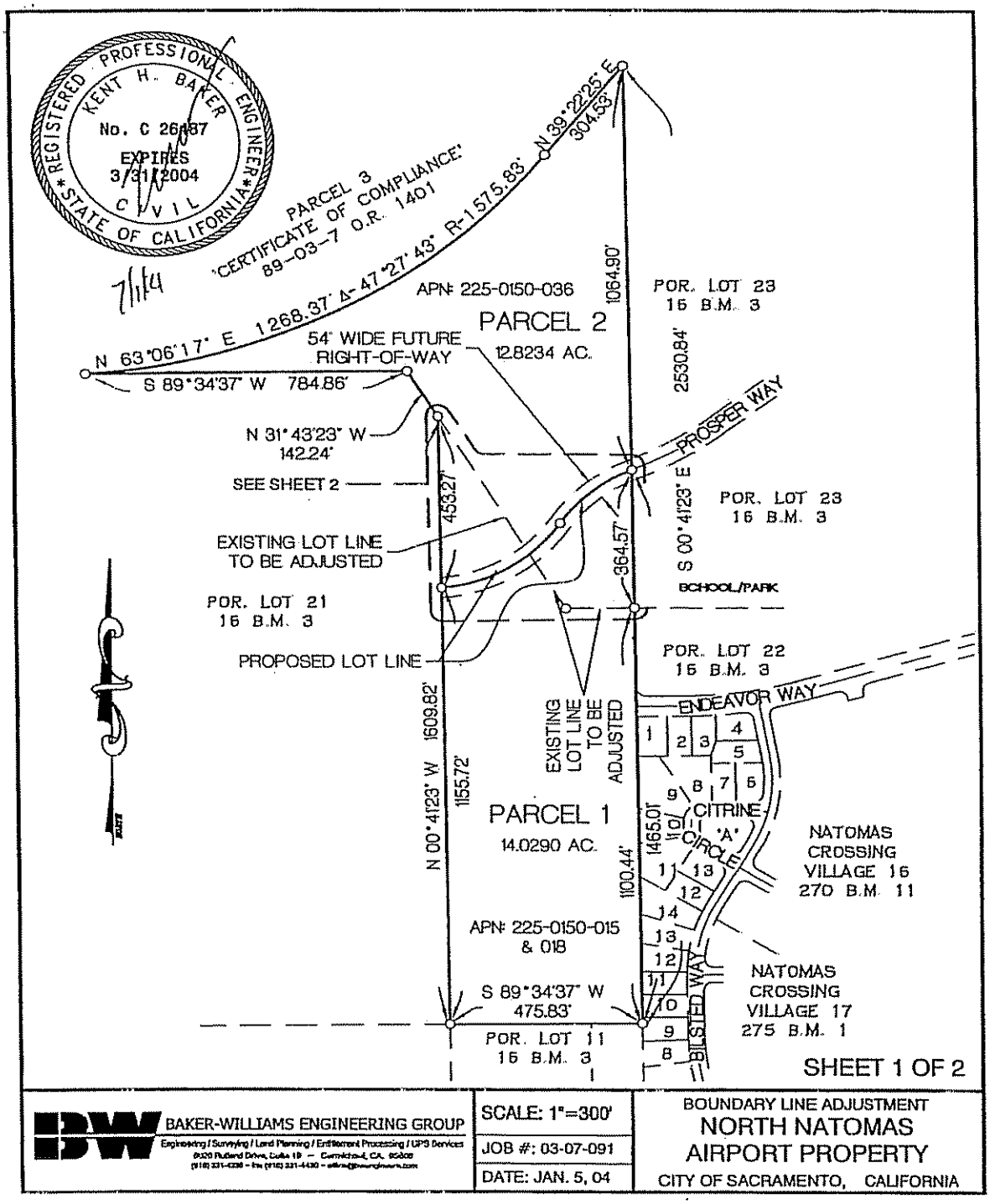
P04-236
RECEIVED 03/31/05

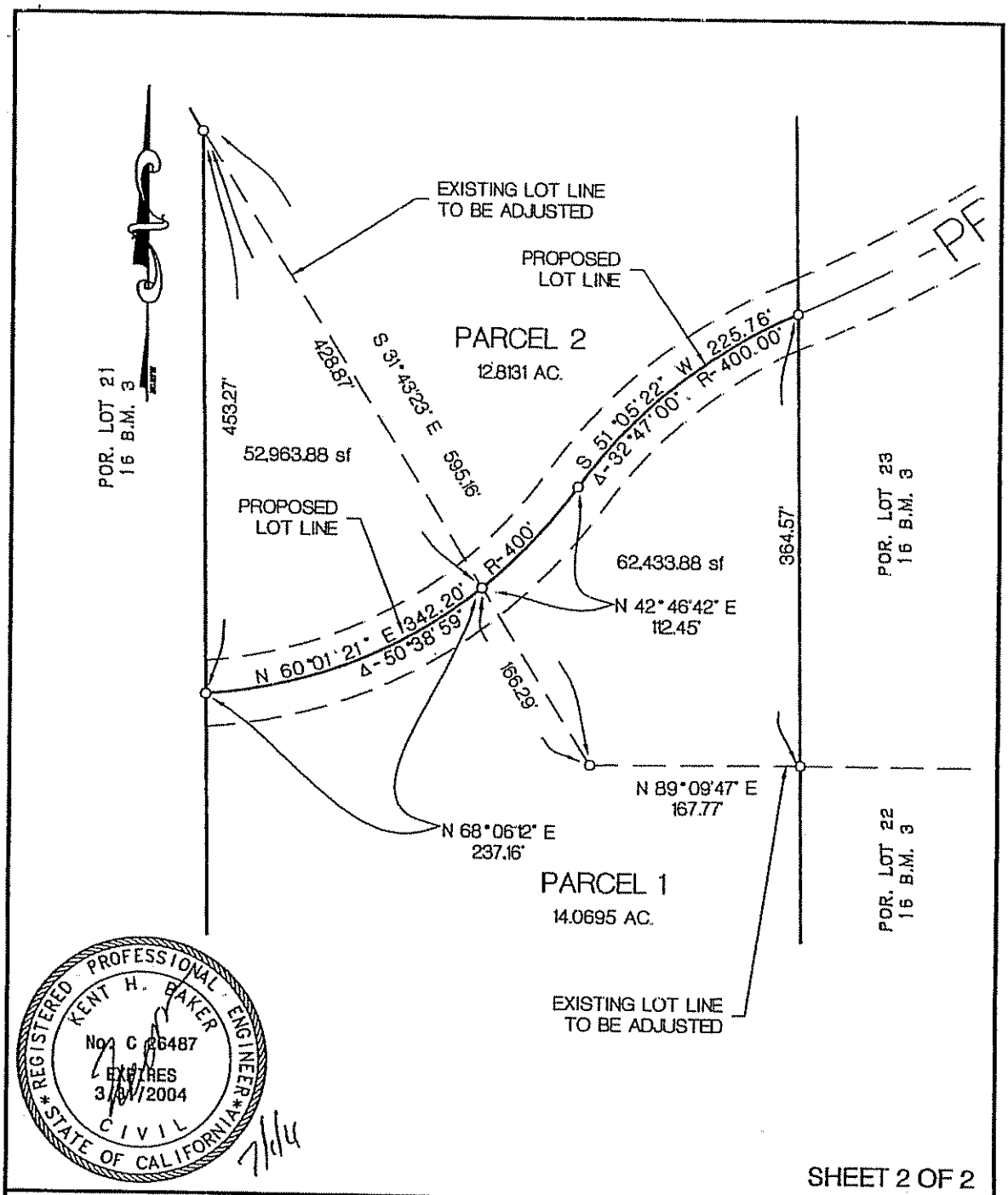
Exhibit 1J - Product Acreage Exhibit



P04-236
RECEIVED 03/31/05

Exhibit 1K - Lot Line Adjustment





SHEET 2 OF 2

BAKER-WILLIAMS ENGINEERING GROUP Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services 8120 Rutland Drive, Suite 13 – Carmichael, CA. 95608 (916) 331-4336 – fax (916) 331-4430 – office@bwengineers.com	SCALE: 1"=100' JOB #: 03-07-091 DATE: JAN. 5, 04	BOUNDARY LINE ADJUSTMENT NORTH NATOMAS AIRPORT PROPERTY CITY OF SACRAMENTO, CALIFORNIA

STRAWBERRY FIELDS
LOT LINE ADJUSTMENT
03-07-091

EXISTING PARCEL 1
APN 225-0150-018 & 015

ALL THAT REAL PROPERTY situated in the City of Sacramento, County of Sacramento, State of California, and being a portion of Lot 21 as shown on the Map of Natomas Central Subdivision, recorded in Book 16 of Maps, Map No. 3, County of Sacramento official records. More particularly described as follows:

BEGINNING at the Southeast corner of said Lot 21; thence North 00° 41' 23" West 1100.44 feet along the East line of said Lot 21; thence South 89° 09' 47" West, 167.77 feet; thence North 31° 43' 23" West, 597.55 feet; thence South 00 41' 23" East 1609.82 feet to South line of said Lot 21; thence North 89° 34' 37" East, 475.83 feet along the South line of said Lot 21 to the Point of Beginning, containing 13.8152 acres more or less.

EXISTING PARCEL 2
APN 225-0150-036

ALL THAT REAL PROPERTY situated in the City of Sacramento, County of Sacramento, State of California, and being all of Parcel 9 as shown on that Certificate of Compliance recorded in Book of Deeds at 89-30-07 Page 1400, County of Sacramento official records, containing 13.0675 acres more or less

7/1/4

STRAWBERRY FIELDS
LOT LINE ADJUSTMENT

PROPOSED PARCEL 1

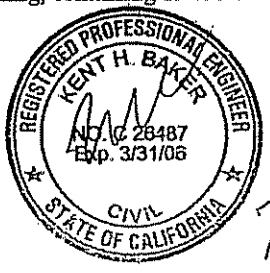
ALL THAT REAL PROPERTY situated in the City of Sacramento, County of Sacramento, State of California, and being a portion of Lots 21and 27 as shown on the Map of Natomas Central Subdivision, recorded in Book 16 of Maps, Map No. 3, and a portion of Parcel 9 as shown of that Certificate of Compliance recorded in Book 89-30-07 Page 1400, County of Sacramento official records. More particularly described as follows:

BEGINNING at the Southeast corner of said Lot 21, thence North 00° 41' 23" West, 1465.01 feet along the East line of said Lot 21 and 27 to the center line of Prosper Way; thence along the arc of a curve concave to the Southeast with a radius of 400.00 feet subtended by a chord bearing South 50° 05' 22" West, 225.768 feet to a point of reverse curvature; thence along a curve concave to the Northwest with a radius of 400 feet subtended by a chord bearing South 60° 01' 21" West, 342.20 feet; thence South 00° 41' 23" East, 1155.72 feet to the South line of said Lot 21; thence North 89° 34' 37" East, 475.83 feet along the South line of said Lot 21 to the Point of Beginning, containing 14.0290 acres more or less.

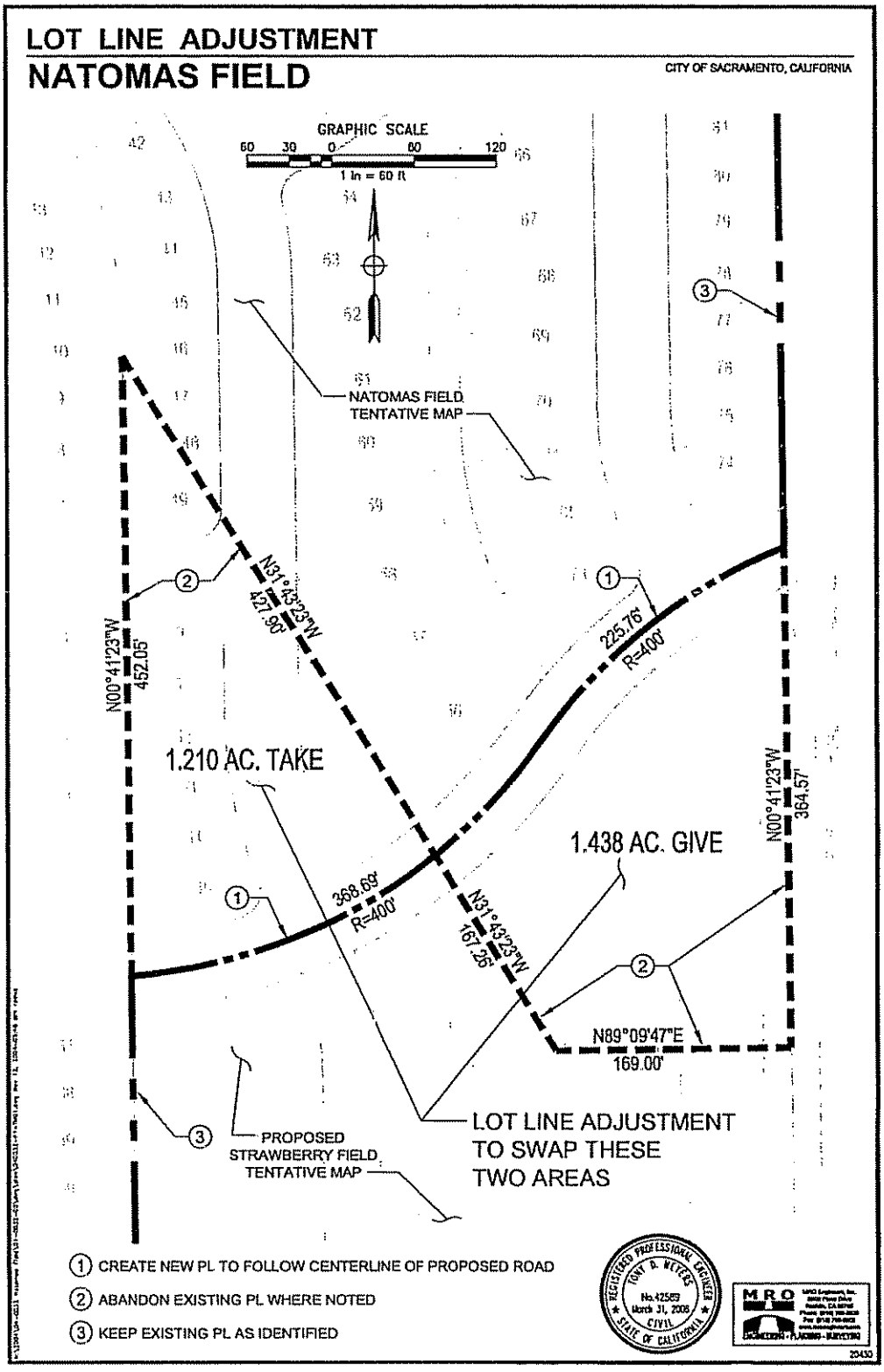
PROPOSED PARCEL 2

ALL THAT REAL PROPERTY situated in the City of Sacramento, County of Sacramento, State of California, and being a portion of Lots 21and 27 as shown on the Map of Natomas Central Subdivision, recorded in Book 16 of Maps, Map No. 3 and a portion of Parcel 9 as shown of that Certificate of Compliance record in Book 89-30-07, Page 1400, County of Sacramento official records. More particularly described as follows:

BEGINNING at the northeast corner of said Parcel 9; thence South 39° 22' 25" West, 304.53 feet; thence along the arc of curve concave to the Northwest with a radius of 1575.83 feet subtended by a chord bearing South 63° 06' 17" West, 1268.37 feet; thence North 89° 34' 37" East 784.86 feet; thence South 31° 43' 23" East, 142.24 feet; thence South 00° 41' 23" East, 453.27 feet; thence along the arc of curve concave to the Northwest with a radius of 400 feet subtended by a chord bearing North 60° 01' 21" East, 342.20 feet; thence along the arc of curve concave to the Southeast with a radius of 400 feet subtended by chord bearing North 51° 05' 22" East, 225.76 feet; thence North 00° 41' 23" West, 1064.90 feet to the Point of Beginning, containing 12.8234 acres.



7/11/05


LOT LINE ADJUSTMENT
NATOMAS FIELD
CITY OF SACRAMENTO, CALIFORNIA
GRAPHIC SCALE
60 30 0 60 120
1 In = 60 ft
NATOMAS FIELD TENTATIVE MAP
N00°41'23"W 452.05'
N31°43'23"W 427.90'
225.76'
R=400'
1.210 AC. TAKE
1.438 AC. GIVE
N00°41'23"W 364.57'
368.69'
R=400'
N31°43'23"W 167.25'
N89°09'47"E 169.00'
LOT LINE ADJUSTMENT TO SWAP THESE TWO AREAS
PROPOSED STRAWBERRY FIELD TENTATIVE MAP
1 CREATE NEW PL TO FOLLOW CENTERLINE OF PROPOSED ROAD
2 ABANDON EXISTING PL WHERE NOTED
3 KEEP EXISTING PL AS IDENTIFIED
REGISTERED PROFESSIONAL ENGINEER
TONY D. MEYERS
No.42569
March 31, 2006
CIVIL
STATE OF CALIFORNIA
MRO
ENGINEERING - PLANNING - SURVEYING

Parcel name: BLA-PCL-1-PROP

```
   North: 3318.8499           East : 4941.1821
Line  Course: N 00-41-23 W  Length: 1155.72
        North: 4474.4862            East : 4927.2699
Curve  Length: 353.60              Radius: 400.00
        Delta: 50-38-59           Tangent: 189.29
        Chord: 342.20              Course: N 60-01-21 E
    Course In: N 04-39-09 W     Course Out: S 55-18-08 E
    RP  North: 4873.1682            East : 4894.8250
    End North: 4645.4698            East : 5223.6910
Curve  Length: 228.87              Radius: 400.00
        Delta: 32-47-00           Tangent: 117.66
        Chord: 225.76              Course: N 51-05-22 E
    Course In: S 55-18-08 E     Course Out: N 22-31-08 W
    RP  North: 4417.7708            East : 5552.5575
    End North: 4787.2711            East : 5399.3611
Line  Course: S 00-41-23 E  Length: 1465.01
        North: 3322.3673            East : 5416.9963
Line  Course: S 89-34-37 W  Length: 475.83
        North: 3318.8539            East : 4941.1793

   Perimeter: 3679.03   Area: 611,104.4776 sq.ft. 14.0290 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.0049              Course: N 35-11-48 W
  Error North: 0.00396              East : -0.00280
Precision  1: 747,861.22
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Parcel name: BLA-PCL-2-PROP

```
   North: 4474.4816           East : 4927.2700
Line  Course: N 00-41-23 W  Length: 453.27
        North: 4927.7188            East : 4921.8137
Line  Course: N 31-43-23 W  Length: 142.24
        North: 5048.7080            East : 4847.0219
Line  Course: S 89-34-37 W  Length: 784.86
        North: 5042.9129            East : 4062.1833
Curve  Length: 1305.37             Radius: 1575.83
        Delta: 47-27-43           Tangent: 692.76
        Chord: 1268.37             Course: N 63-06-17 E
    Course In: N 03-09-52 W     Course Out: S 50-37-35 E
    RP  North: 6616.3401            East : 3975.1945
    End North: 5616.6743            East : 5193.3598
Line  Course: N 39-22-25 E  Length: 304.53
        North: 5852.0839            East : 5386.5459
Line  Course: S 00-41-23 E  Length: 1064.90
        North: 4787.2610            East : 5399.3648
Curve  Length: 228.87              Radius: 400.00
        Delta: 32-47-00           Tangent: 117.66
```

```
        Chord: 225.76              Course: S 51-05-22 W
   Course In: S 22-31-08 E     Course Out: N 55-18-08 W
   RP  North: 4417.7597             East : 5552.5600
   End North: 4645.4597             East : 5223.6947
Curve  Length: 353.60             Radius: 400.00
       Delta: 50-38-59           Tangent: 189.29
       Chord: 342.20              Course: S 60-01-21 W
   Course In: N 55-18-08 W     Course Out: S 04-39-09 E
   RP  North: 4873.1588             East : 4894.8283
   End North: 4474.4761             East : 4927.2737

  Perimeter: 4637.64   Area: 558,587.0275 sq.ft. 12.8234 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.0066              Course: S 33-49-21 E
  Error North: -0.00550             East : 0.00369
Precision  1: 694,868.18
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Exhibit 1L - Tentative Master Parcel Map

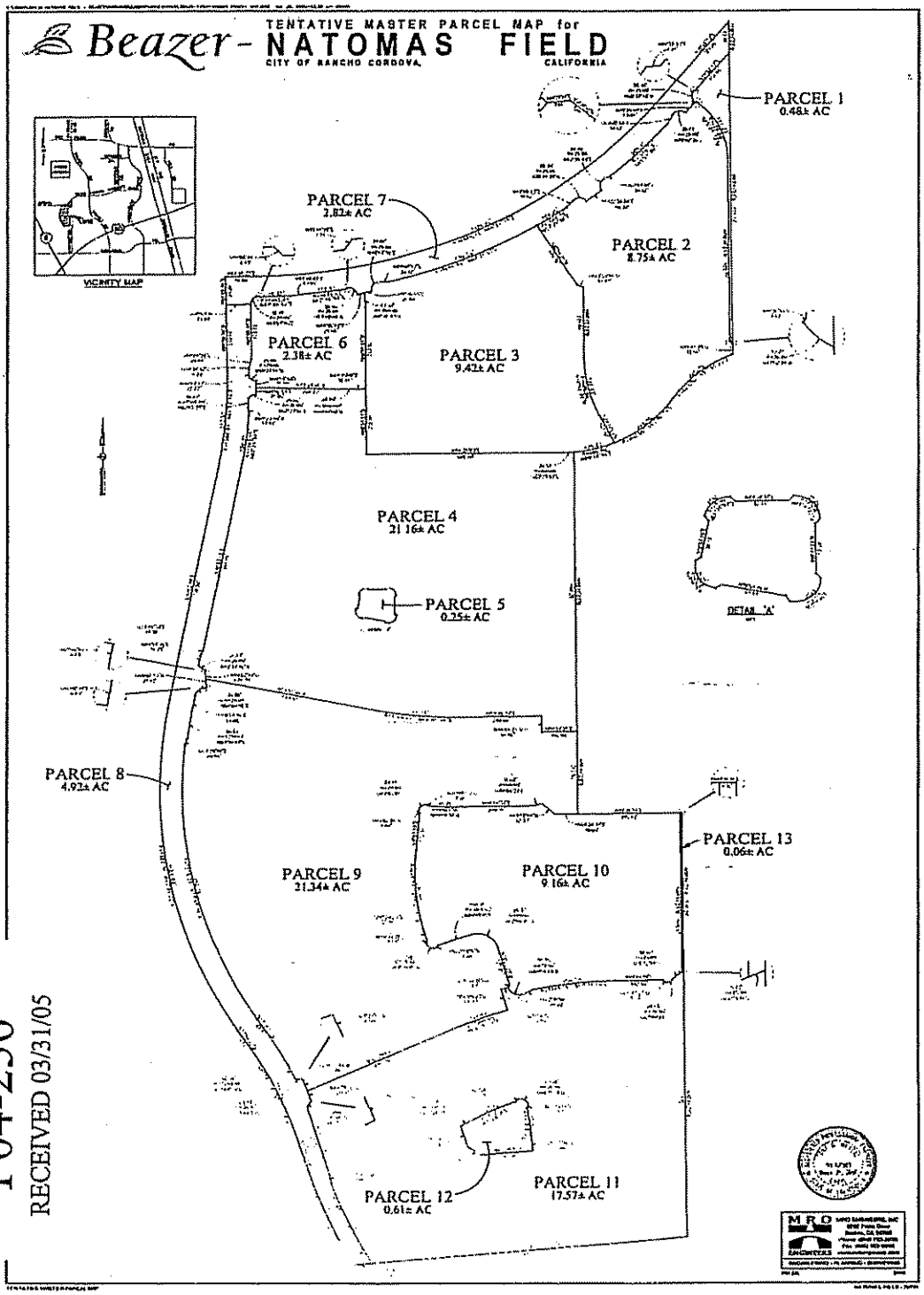


Exhibit 1M - Tentative Subdivision Map

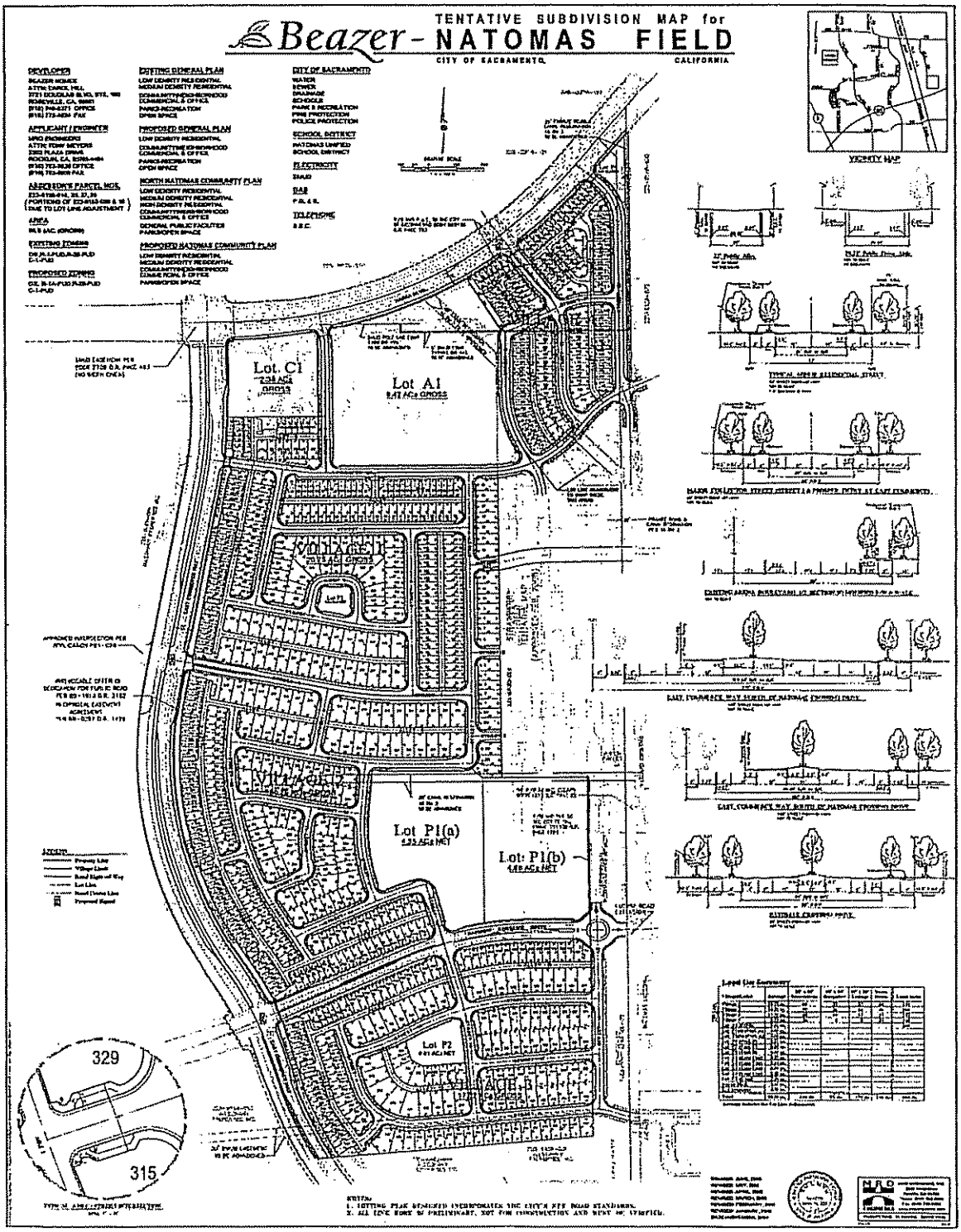
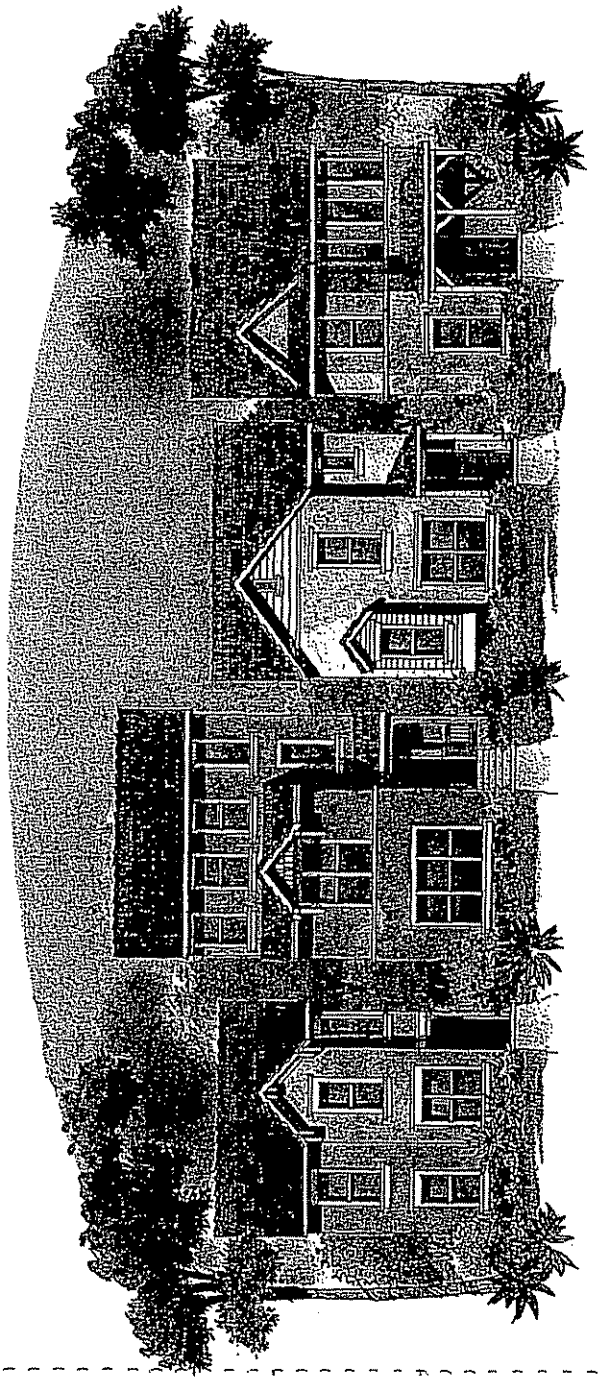


Exhibit 1N - Brownstone (28' x 68') Elevations, Floor Plans, and Plot Plans

28'x68'lots, plans and elevations



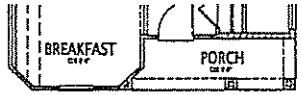
italianate shingle national americana

Natomas Field

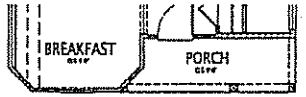
City of Sacramento, California

Beazer Homes

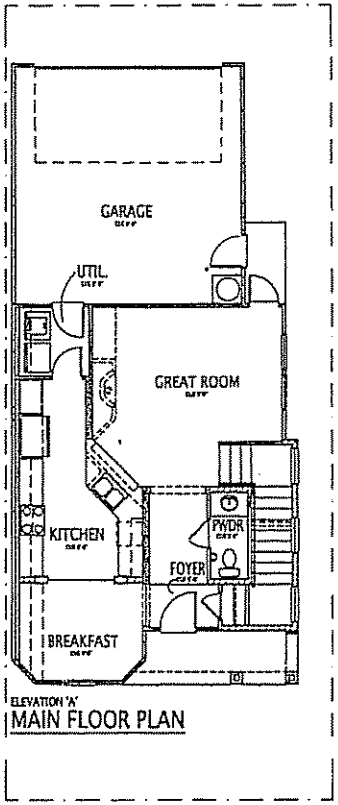
JDA JEFFERY DEMURE + ASSOCIATES ARCHITECTS · PLANNERS



ELEVATION 'D'
PARTIAL FLOOR PLAN



ELEVATION 'C'
PARTIAL FLOOR PLAN



ELEVATION 'A'
MAIN FLOOR PLAN

plan 1365 - main floor plan

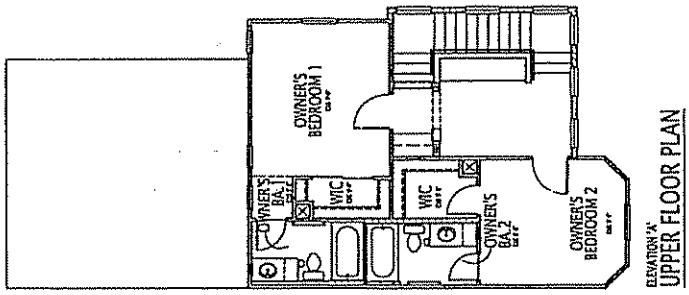
Natomas Field

City of Sacramento, California

Beazer Homes

JDA
JEFFREY DeMURE + ASSOCIATES
ARCHITECTS · PLANNERS

plan 1365 - upper floor plan



ELEVATION 'A'
UPPER FLOOR PLAN

JDA
JEFFREY DeHAVEN + ASSOCIATES

Natomas Field

City of Sacramento, California

Beazer Homes

28'x48' plan 1365 - elevation 'a' - americana

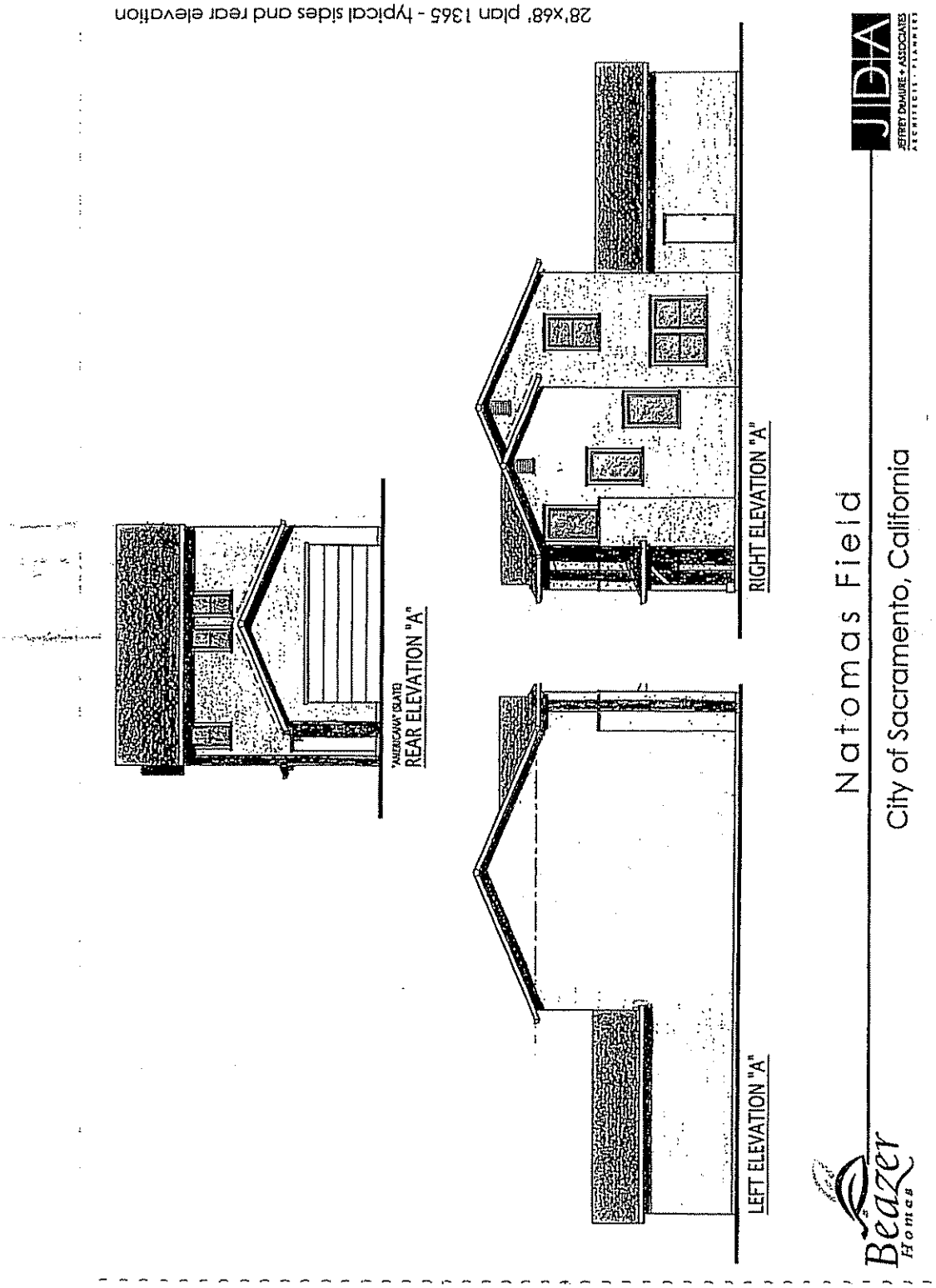
JDA
JEFFREY DAHLKE + ASSOCIATES

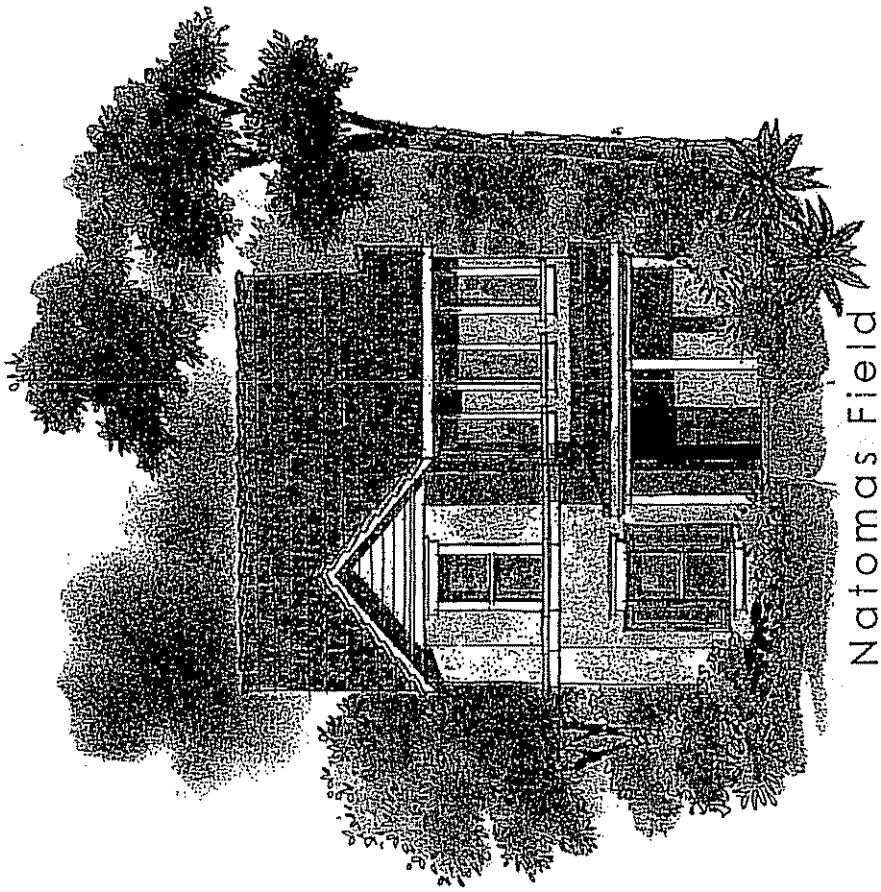
Natomas Field

City of Sacramento, California

Beazer Homes

28'x48' plan 1365 - typical sides and rear elevation





28'x68' plan 1365 - elevation 'c' - national

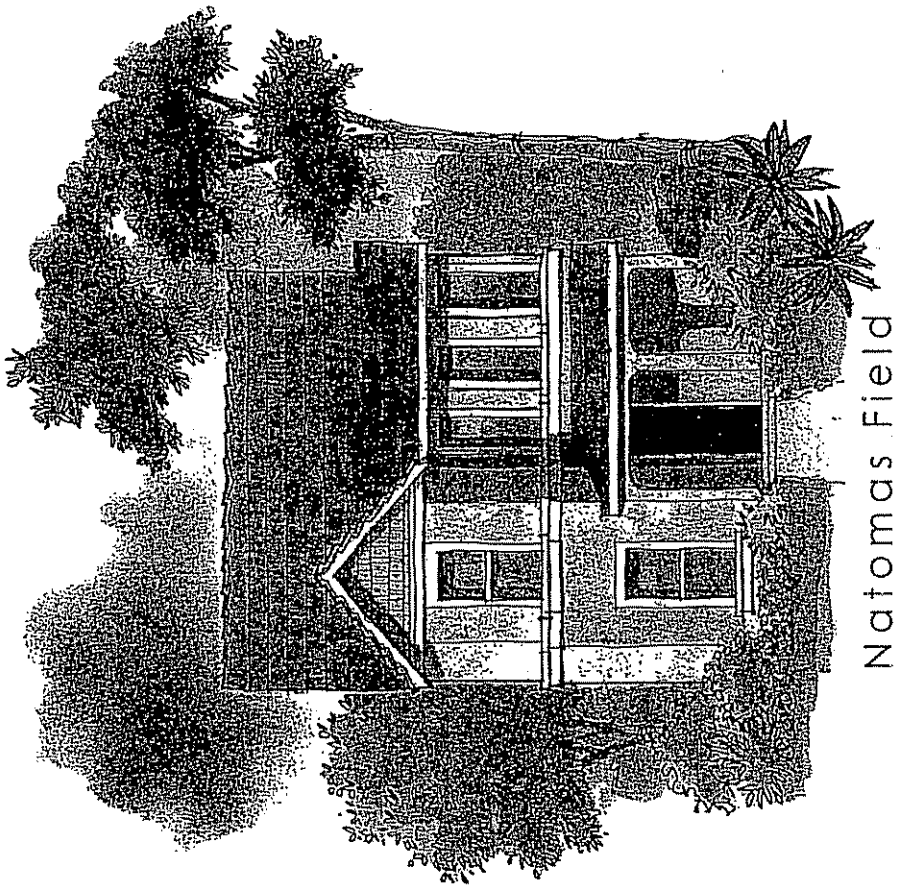
JDA
JEFFREY DeMAURE + ASSOCIATES
ARCHITECTS PLANNERS

Natomas Field

City of Sacramento, California

Beazer Homes

28'x68' plan 1365 - elevation 'd' - shingle

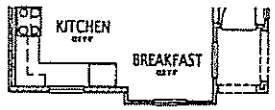


Natomas Field

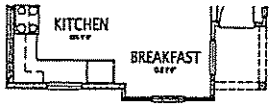
City of Sacramento, California

JDA JEFFREY DeMAURE + ASSOCIATES

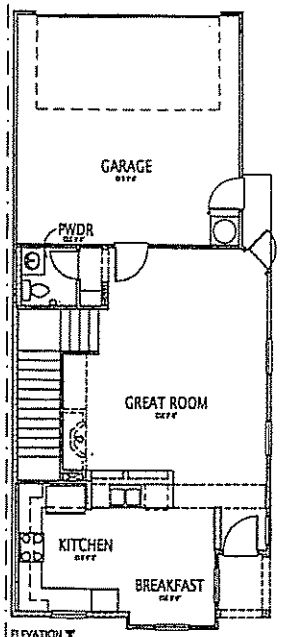
Beazer Homes



ELEVATION 'D'
PARTIAL FLOOR PLAN



ELEVATION 'C'
PARTIAL FLOOR PLAN



ELEVATION 'B'
MAIN FLOOR PLAN

plan 1428 - main floor plan

Beazer Homes

Natomas Field

City of Sacramento, California

JDA
JEFFREY DIMAIRE + ASSOCIATES
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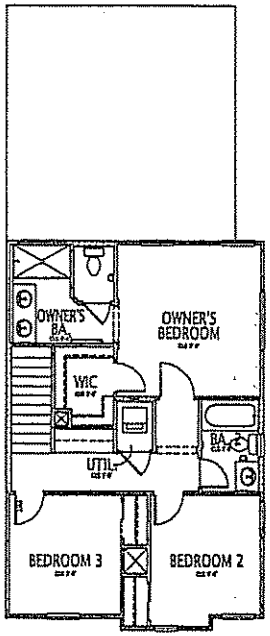
plan 1428 - upper floor plan



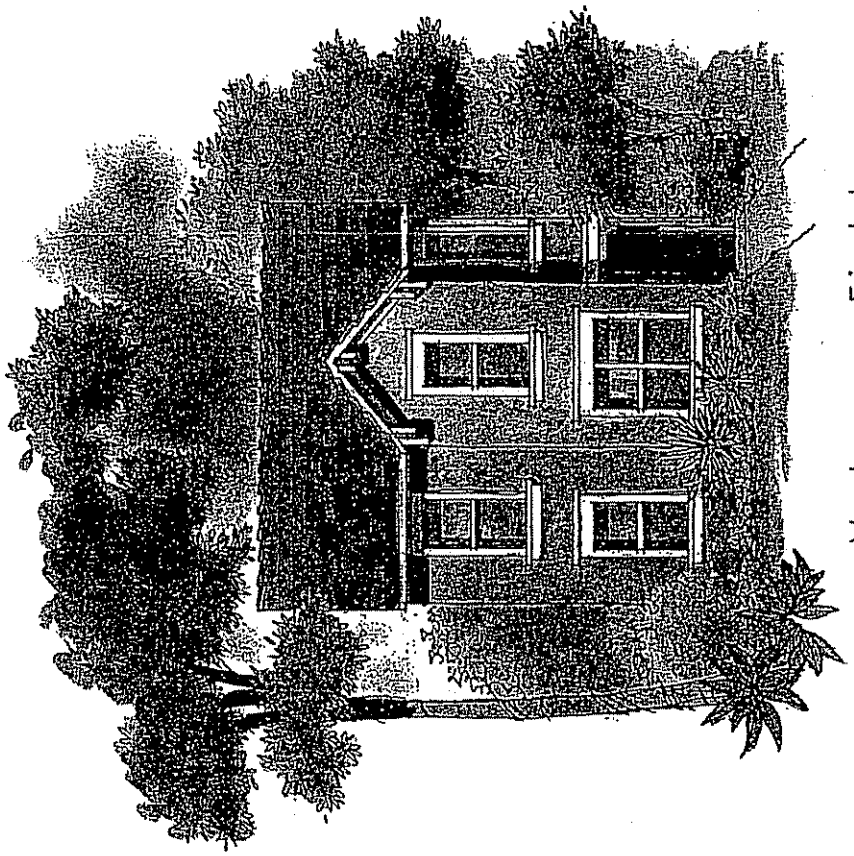
ELEVATION "B", "C" & "D"
UPPER FLOOR PLAN

Beazer Homes

Natomas Field

City of Sacramento, California

JDA
JEFFREY DEMURE + ASSOCIATES
ARCHITECTS · PLANNERS



Natomas Field

City of Sacramento, California

JDA JEFFREY DeHAVEN + ASSOCIATES ARCHITECTS

Beazer Homes

28'x68' plan 1428 - elevation 'b' - Italianate

28'x68' plan 1428 - elevation 'c' - national

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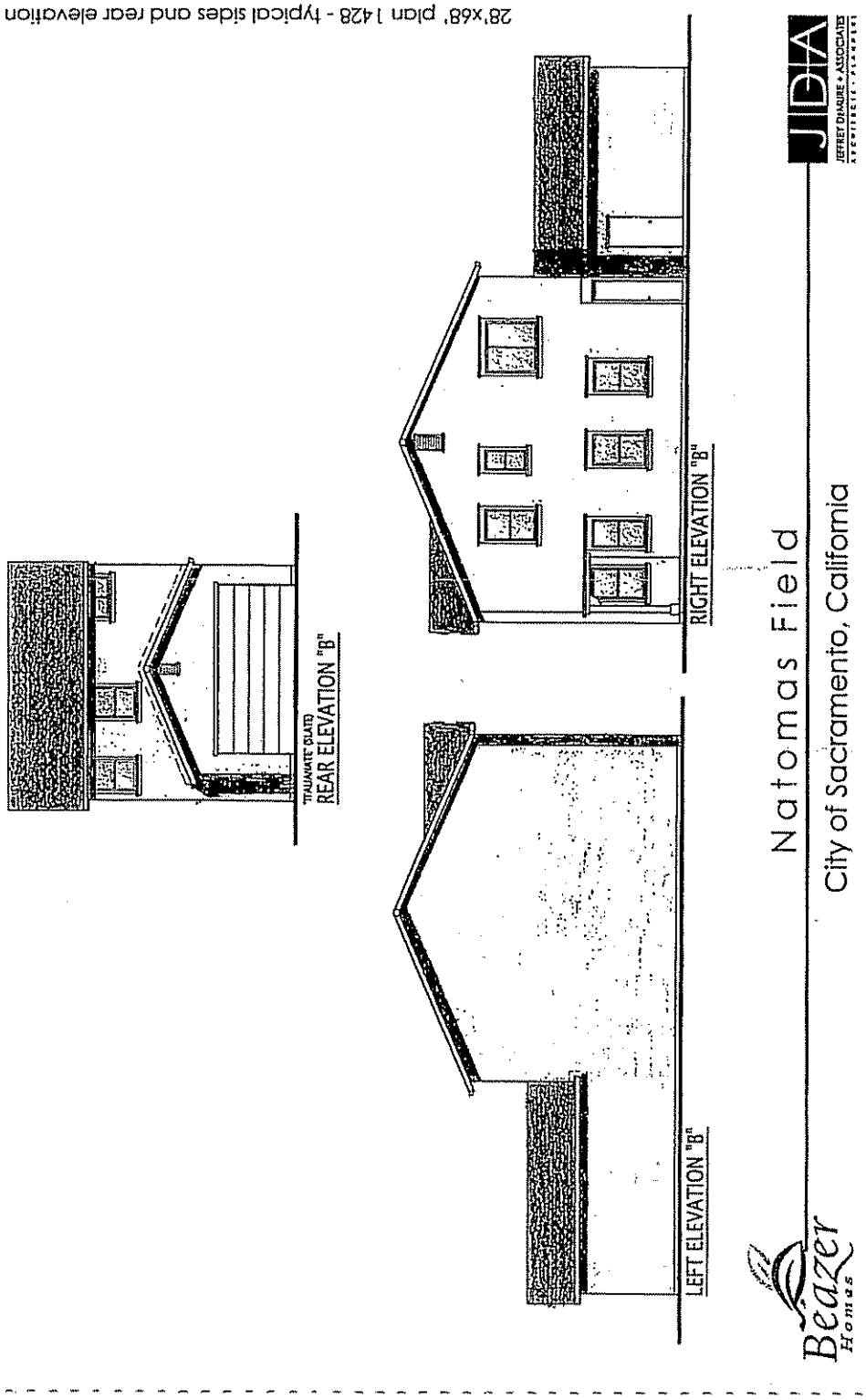
JEFFREY DAHLKE + ASSOCIATES
ARCHITECTS - PLANNERS

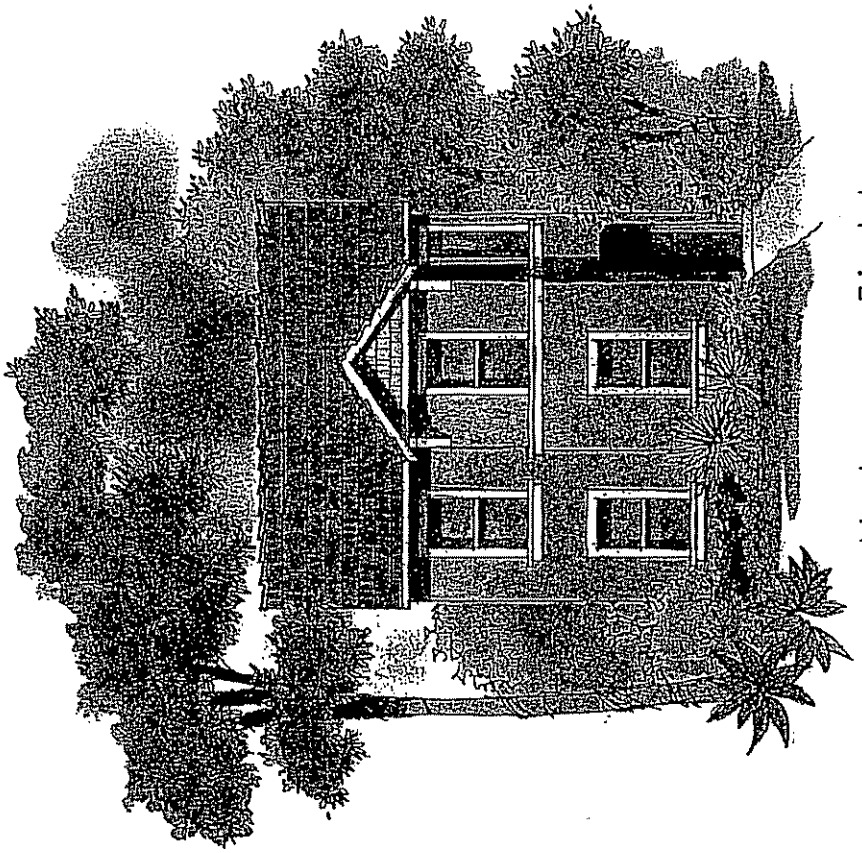
Natomas Field

City of Sacramento, California

Beazer Homes


28'x68' plan 1428 - typical sides and rear elevation
"TITANIATE" (SLATE)
REAR ELEVATION "B"
RIGHT ELEVATION "B"
LEFT ELEVATION "B"
Natomas Field
City of Sacramento, California
JDA
JEFFREY DeMURE + ASSOCIATES
Beazer Homes

28'x48' plan 1428 - elevation 'd' - shingle



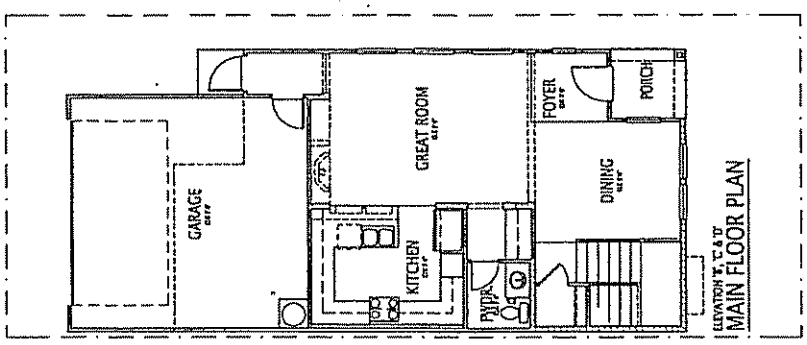
Natomas Field

City of Sacramento, California

JDA JEFFREY DIMAIRE + ASSOCIATES ARCHITECTS PLANNERS

Beazer Homes

plan 1664 - main floor plan



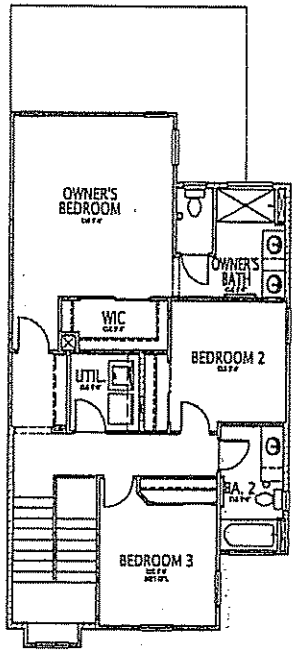
JDA
JEFFREY DAHLKE + ASSOCIATES
ARCHITECTS - PLANNERS

Natomas Field

City of Sacramento, California

Beazer Homes

plan 1664 - upper floor plan



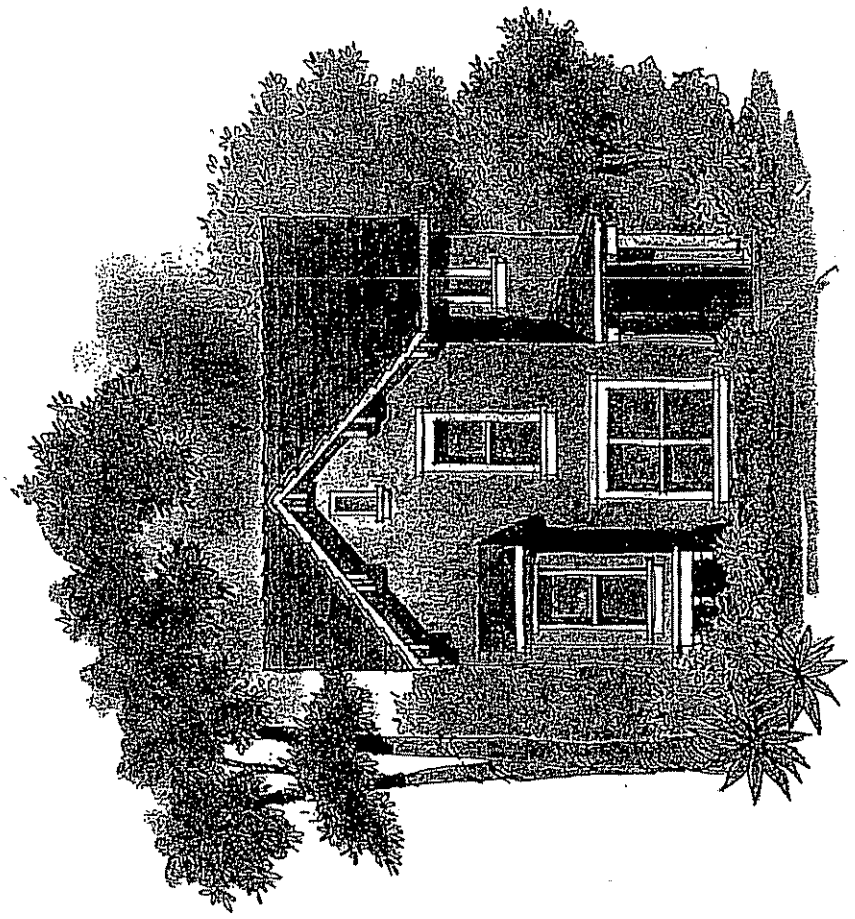
ELEVATION 'A', 'C' & 'D'
UPPER FLOOR PLAN

Beazer Homas

Natomas Field

City of Sacramento, California

JDA JEFFREY DeMURE + ASSOCIATES ARCHITECTS · PLANNERS



Natomas Field

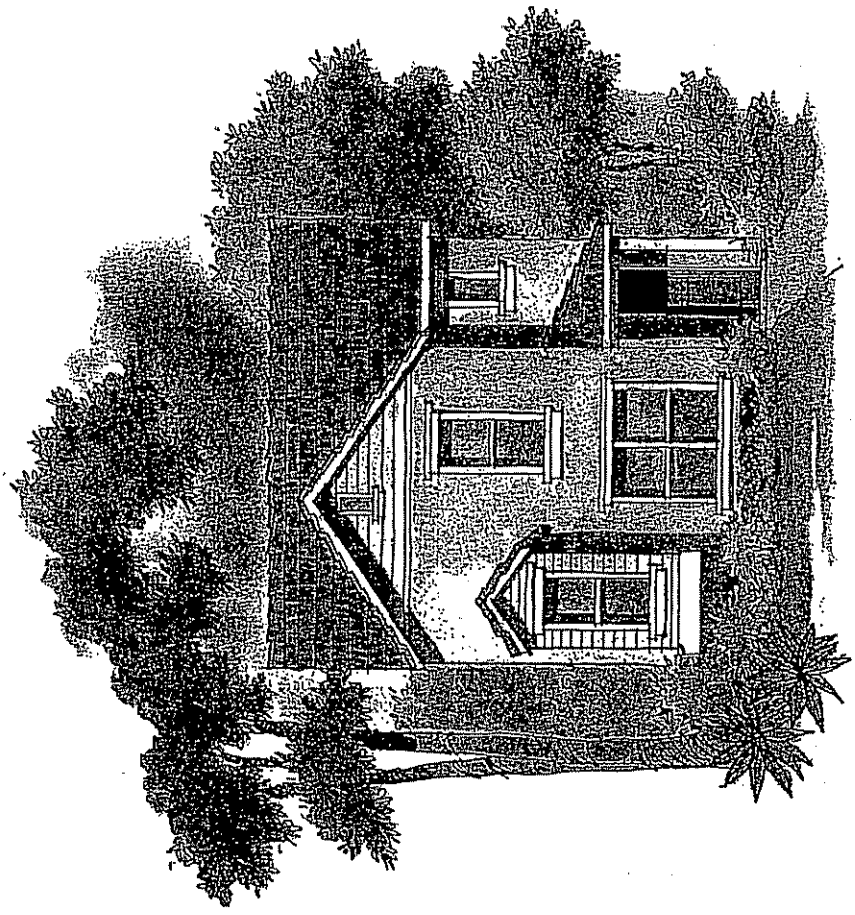
City of Sacramento, California

Beazer Homes

JDA Jeffrey DeMaure + Associates Architects - Planners

28'x68' plan 1664 - elevation 'b' - Italianate

28'x68' plan 1664 - elevation 'C' - national

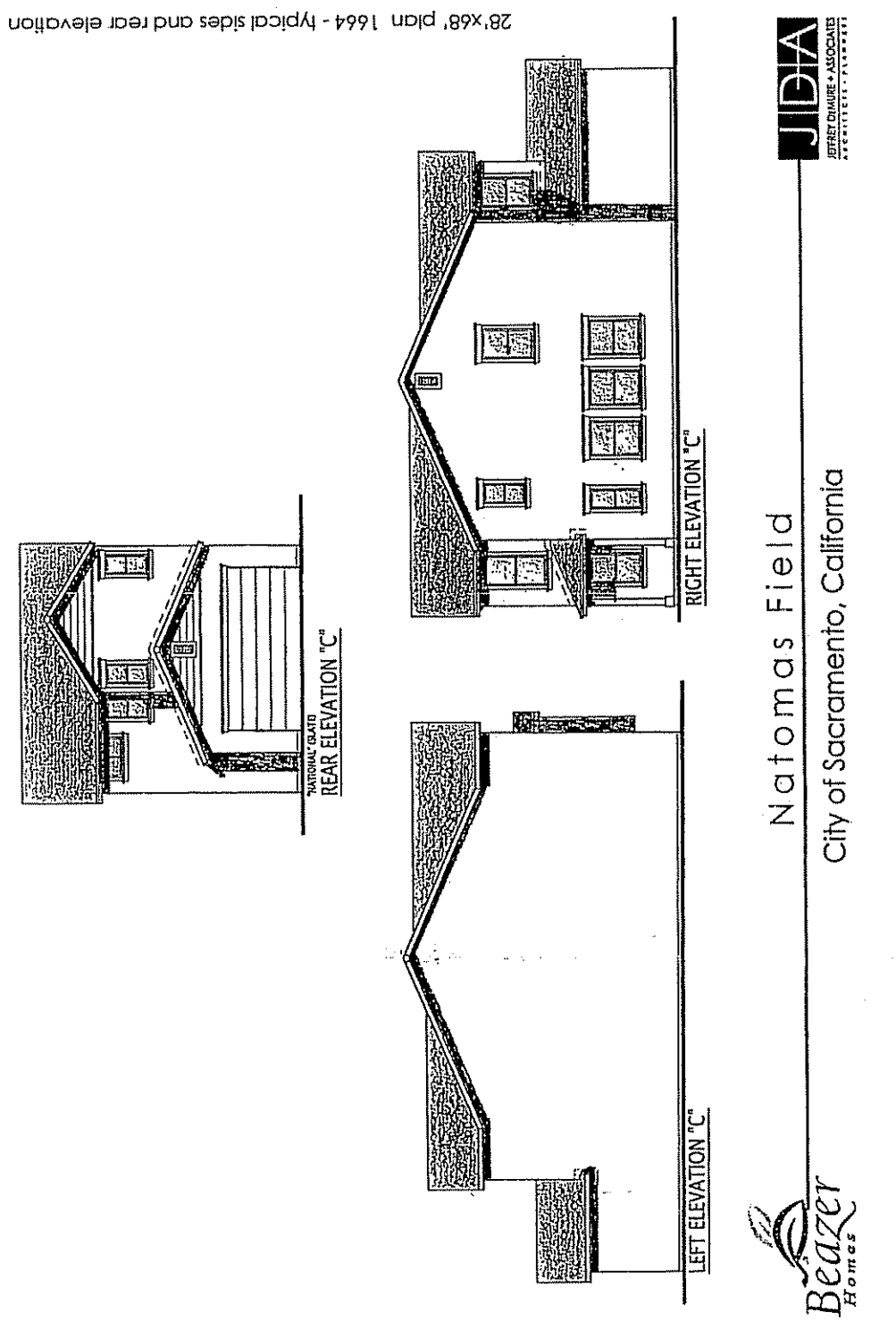


JDA
JEFFREY DAMUSE + ASSOCIATES
ARCHITECTS - PLANNERS

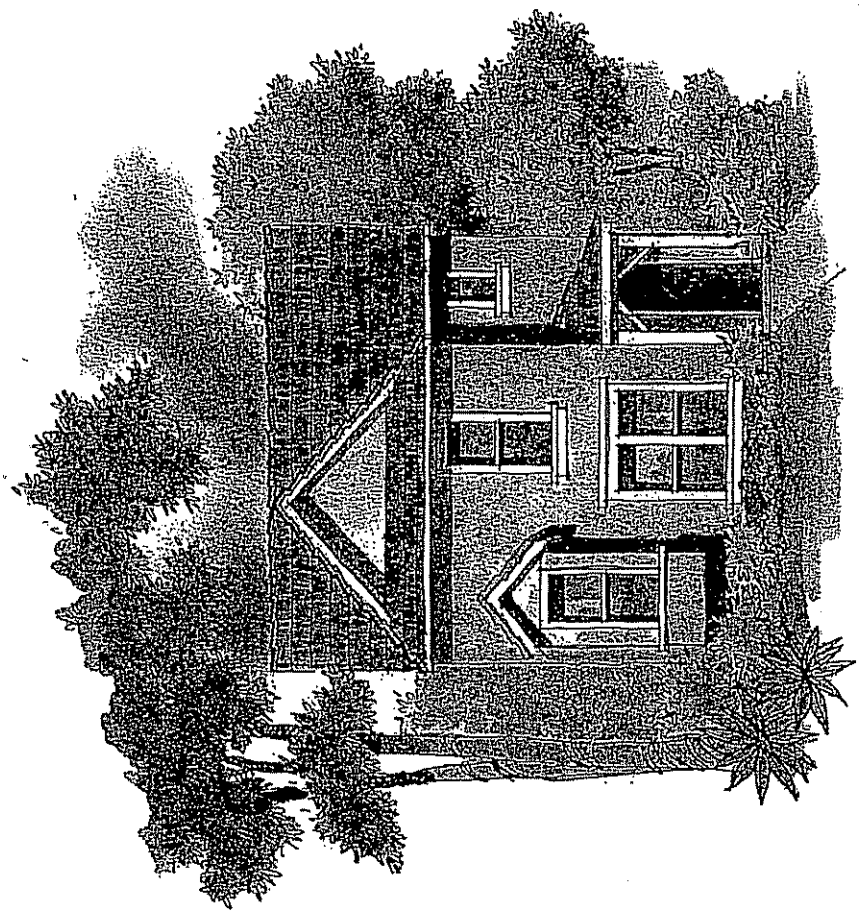
Natomas Field

City of Sacramento, California

Beazer Homes


28'x68' plan 1664 - typical sides and rear elevation
"NATIONAL" SLATE
REAR ELEVATION "C"
RIGHT ELEVATION "C"
LEFT ELEVATION "C"
JDA
JEFFREY DEMURE + ASSOCIATES
Natomas Field
City of Sacramento, California
Beazer Homes

28'x68' plan 1664 - elevation 'd' - shingle



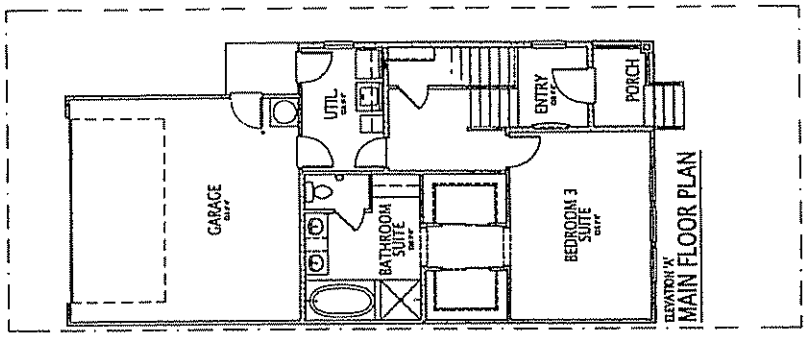
Natomas Field

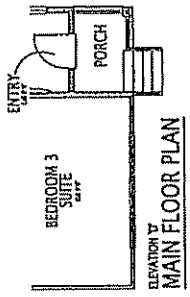
City of Sacramento, California

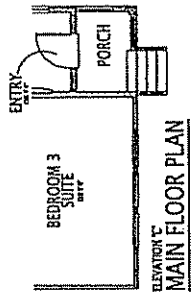
Beazer Homes

JDA JEFFREY DeMURE + ASSOCIATES

plan 2222 - main floor plan







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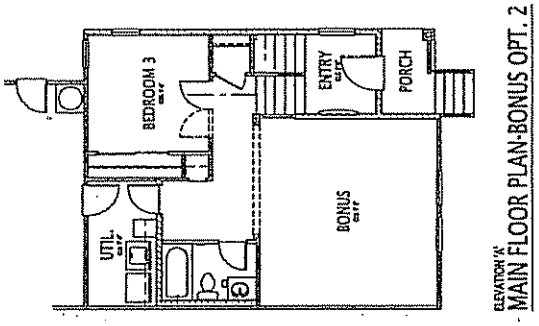
Natomas Field

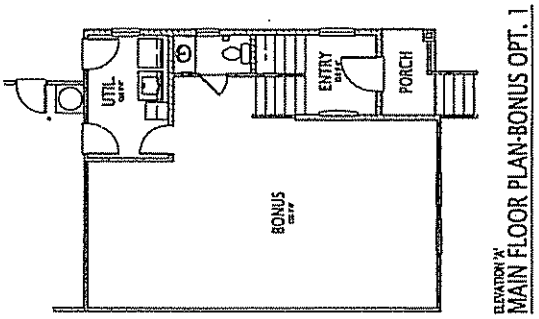
City of Sacramento, California

Beazer Homes

plan 2222 - main floor plan options



ELEVATION 'A'
MAIN FLOOR PLAN-BONUS OPT. 2



ELEVATION 'A'
MAIN FLOOR PLAN-BONUS OPT. 1

Natomas Field

City of Sacramento, California

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JEFFREY DEMAURE + ASSOCIATES

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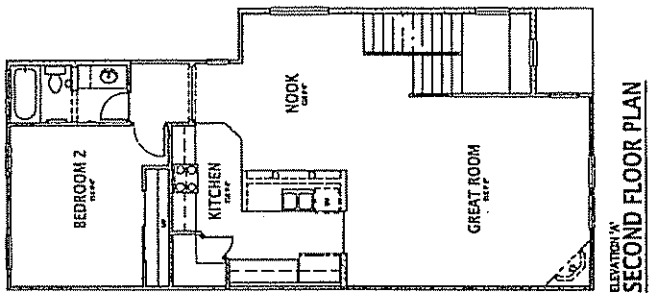
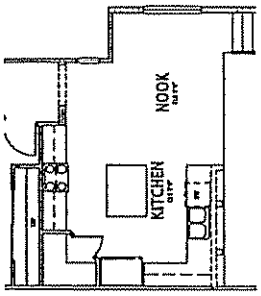
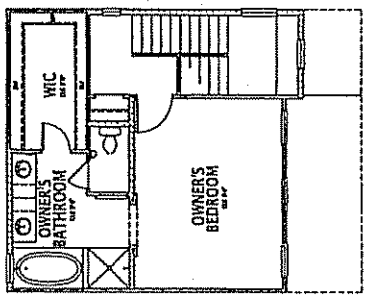
plan 2222 - upper floor plans



ELEVATION 'A'
SECOND FLOOR PLAN



KITCHEN OPTION



THIRD FLOOR PLAN

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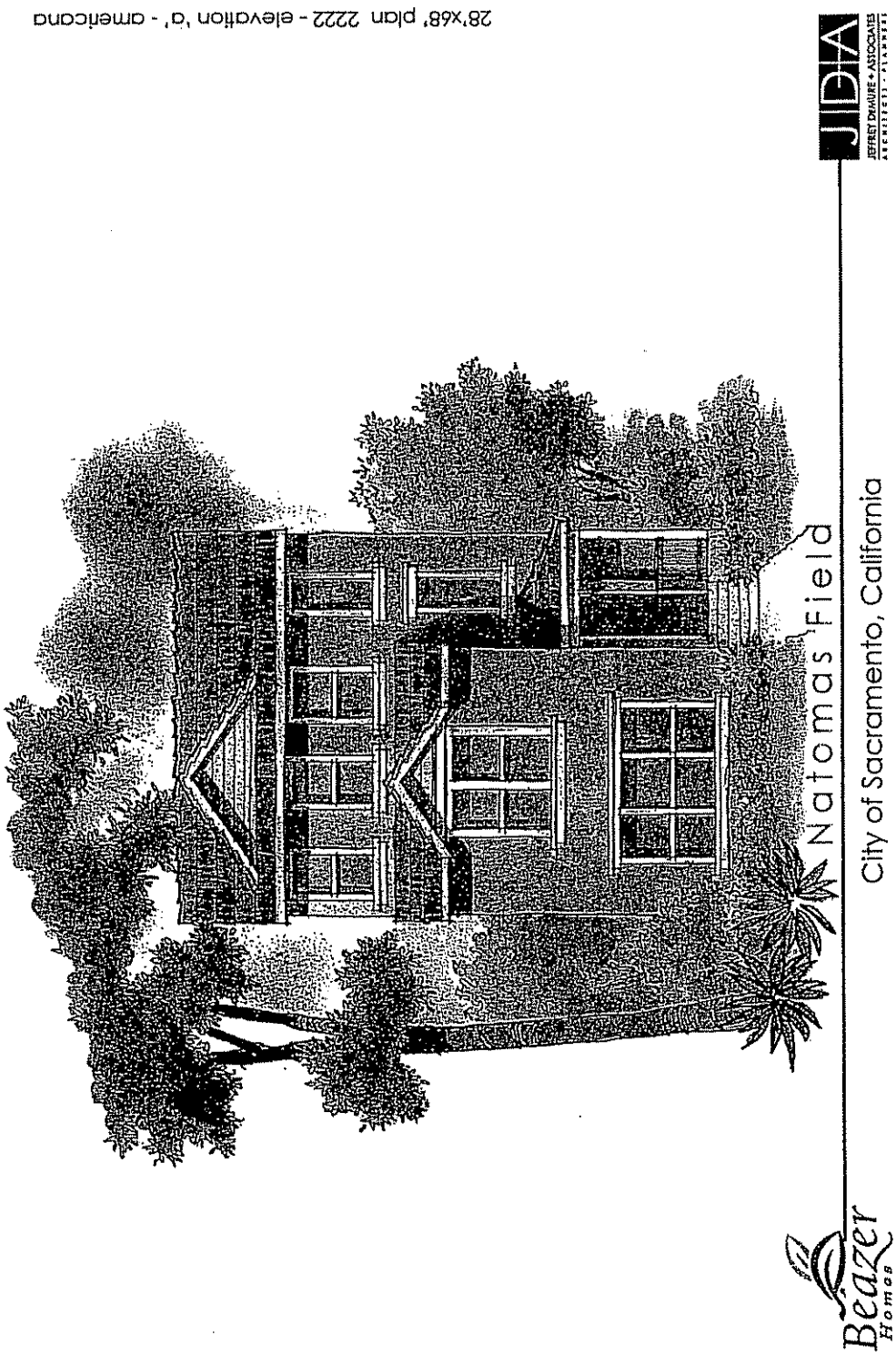
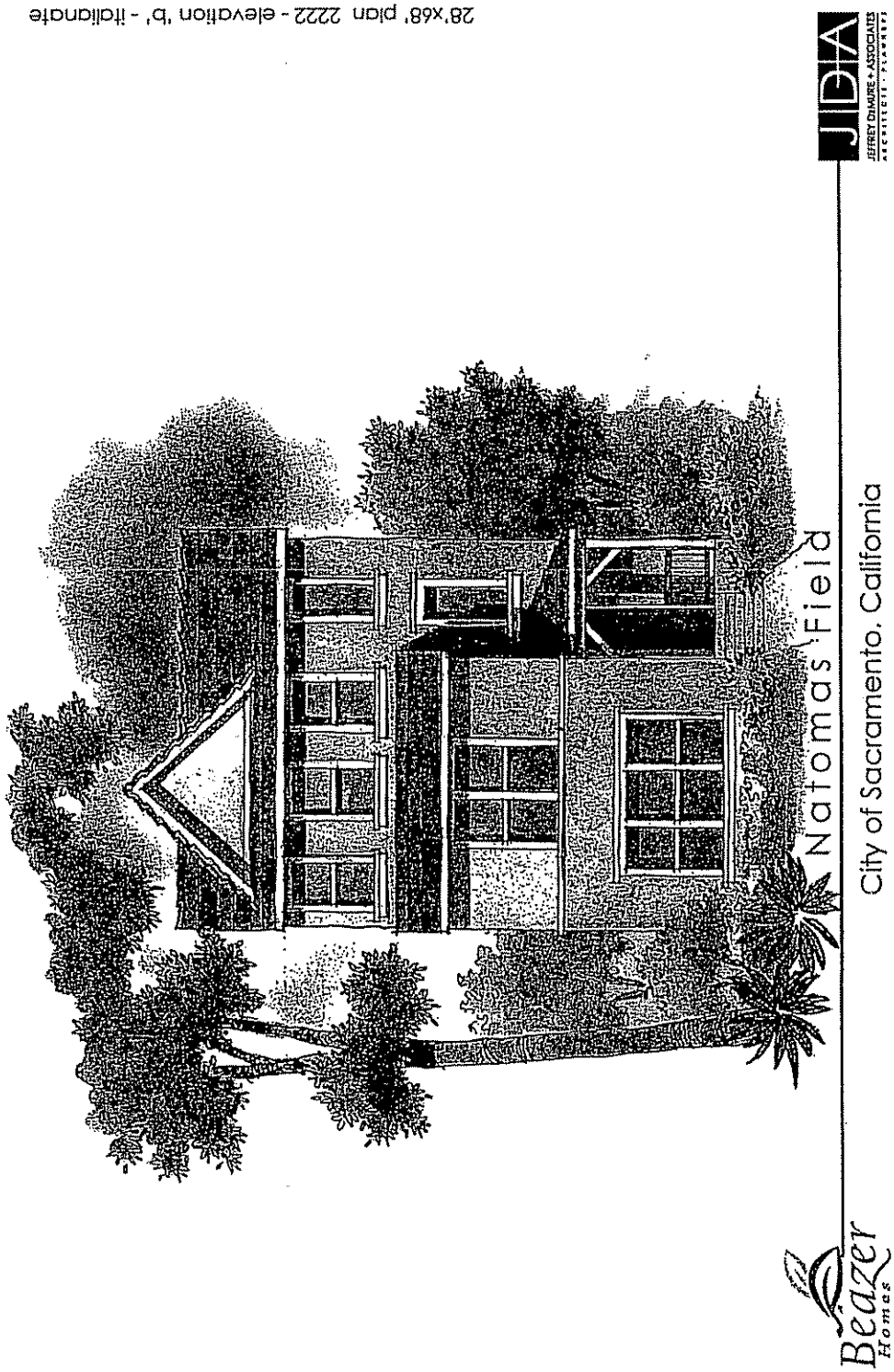
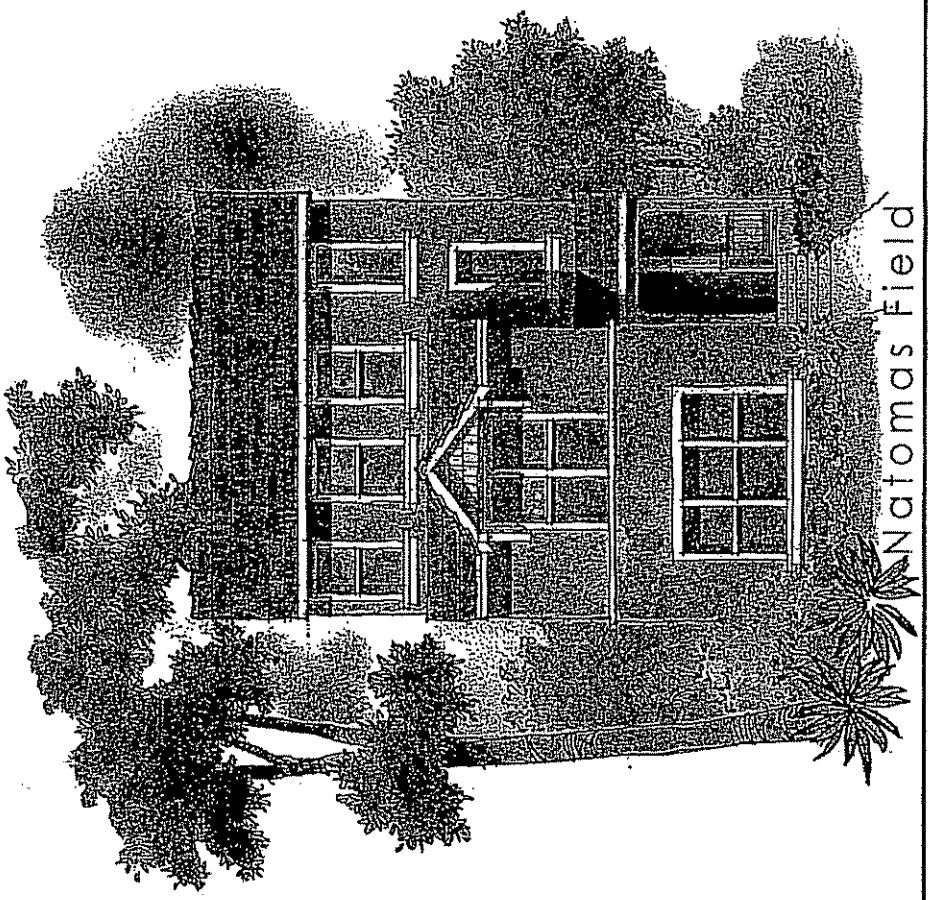

28'x68' plan 2222 - elevation 'a' - americana
JIDA
JEFFREY DEMURE + ASSOCIATES
Natomas Field
City of Sacramento, California
Beazer
Homes


28'x48' plan 2222 - elevation 'b' - Italianate
JDA
JEFFREY DeMAIRE + ASSOCIATES
Natomas Field
City of Sacramento, California
Beazer Homes

28'x68' plan 2222- elevation 'd' - shingle

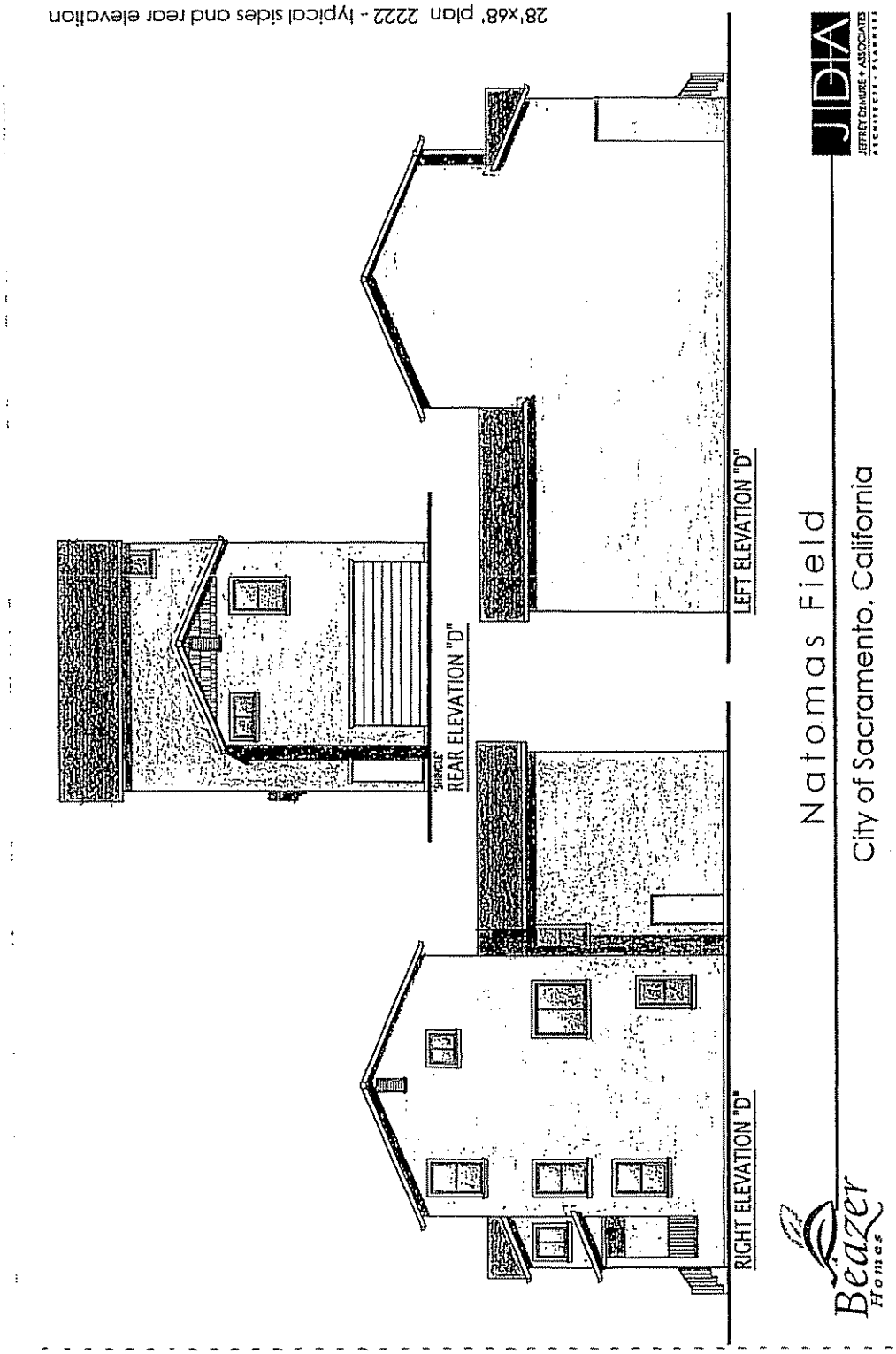
JDA
JEFFREY DAHLKE + ASSOCIATES

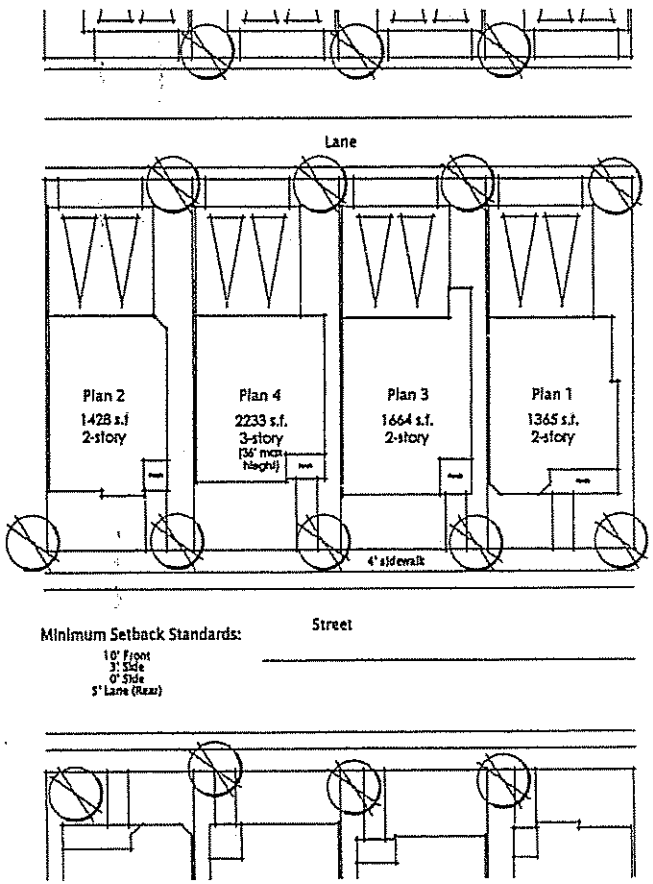


Natomas Field

City of Sacramento, California

Beazer Homes


28'x48' plan 2222 - typical sides and rear elevation
JDA
JEFFREY DINMORE + ASSOCIATES
ARCHITECTS - PLANNERS
Natomas Field
City of Sacramento, California
Beazer Homes
RIGHT ELEVATION "D"
REAR ELEVATION "D"
LEFT ELEVATION "D"



28'x68' - footprints

Natomas Field

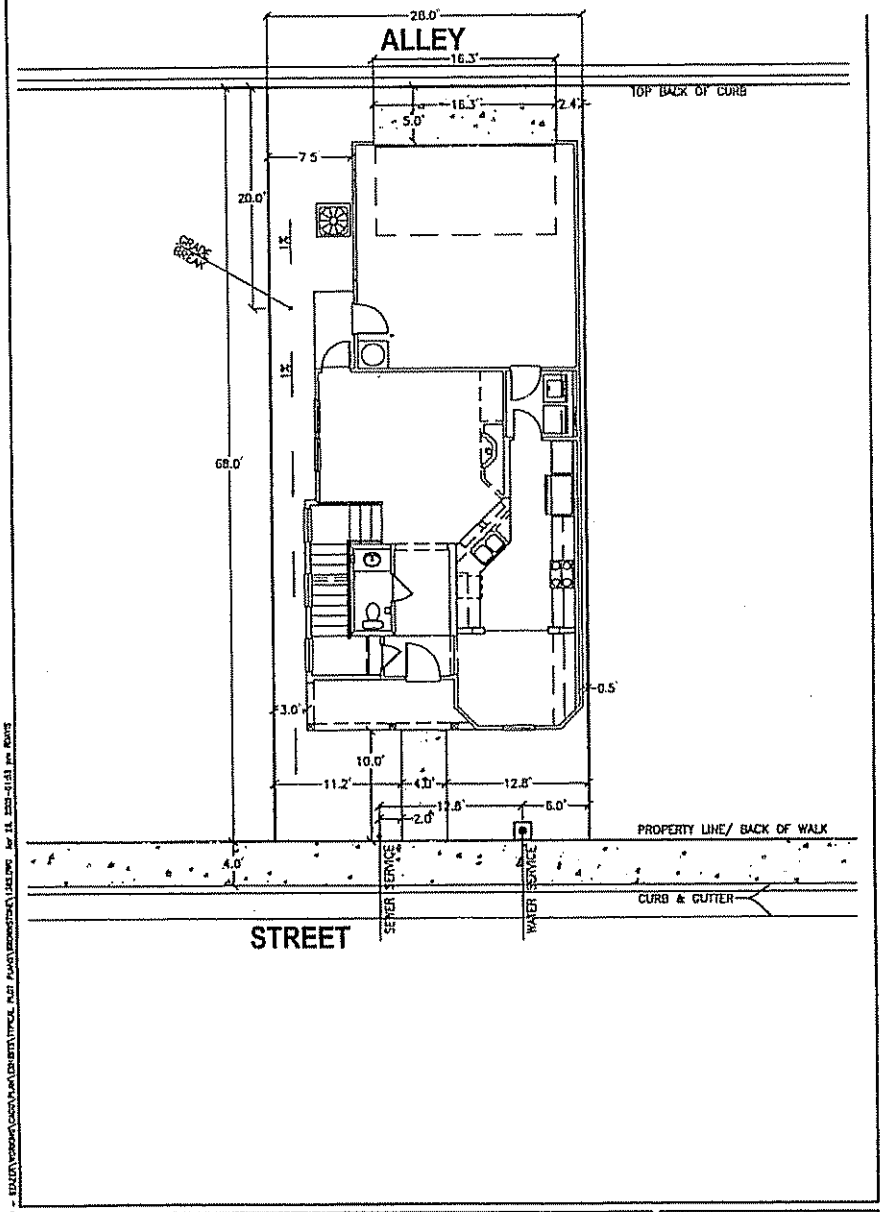
11.15.04

P04-236

REC'D 11-18-2004

P04-236

REVISED 05/03/2005



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CHECKED:	TDM
SCALE:	1"=10'
JOB NO:	2000
DATE:	APRIL 2005
SHEET:	1 of 1

NATOMAS FIELD
TYPICAL PLOT PLAN
BROWNSTONE
1365

MRO ENGINEERS
MRO ENGINEERS, INC
2702 Plaza Drive
Rocklin, CA 95765
Phone (916) 783-3838
Fax (916) 783-5003
www.mroengineers.com
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P04-236

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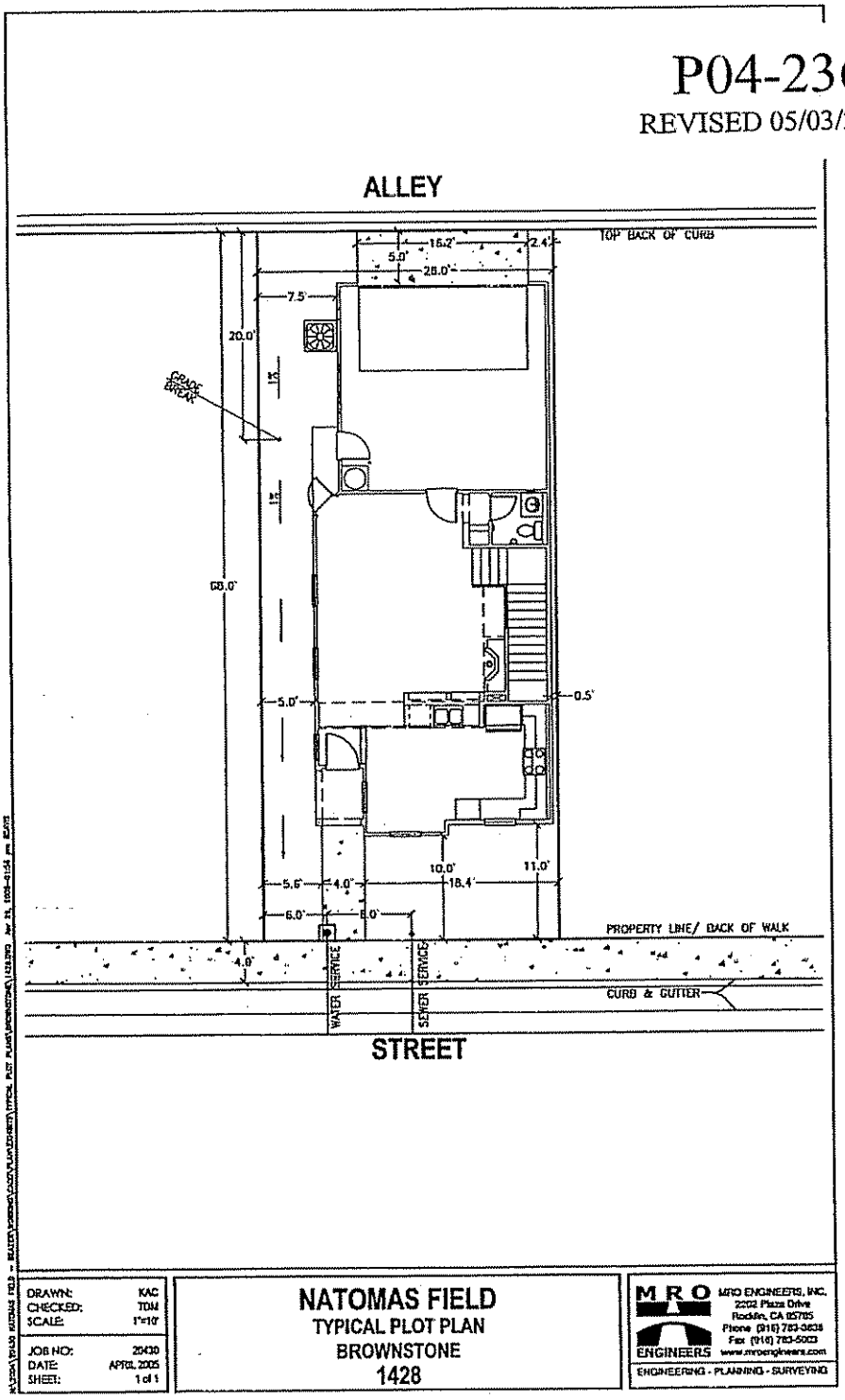

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DATE:	APRIL 2005
SHEET:	1 of 1

NATOMAS FIELD
TYPICAL PLOT PLAN
BROWNSTONE
1428

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MRO ENGINEERS, INC.
2202 Plaza Drive
Rocklin, CA 95765
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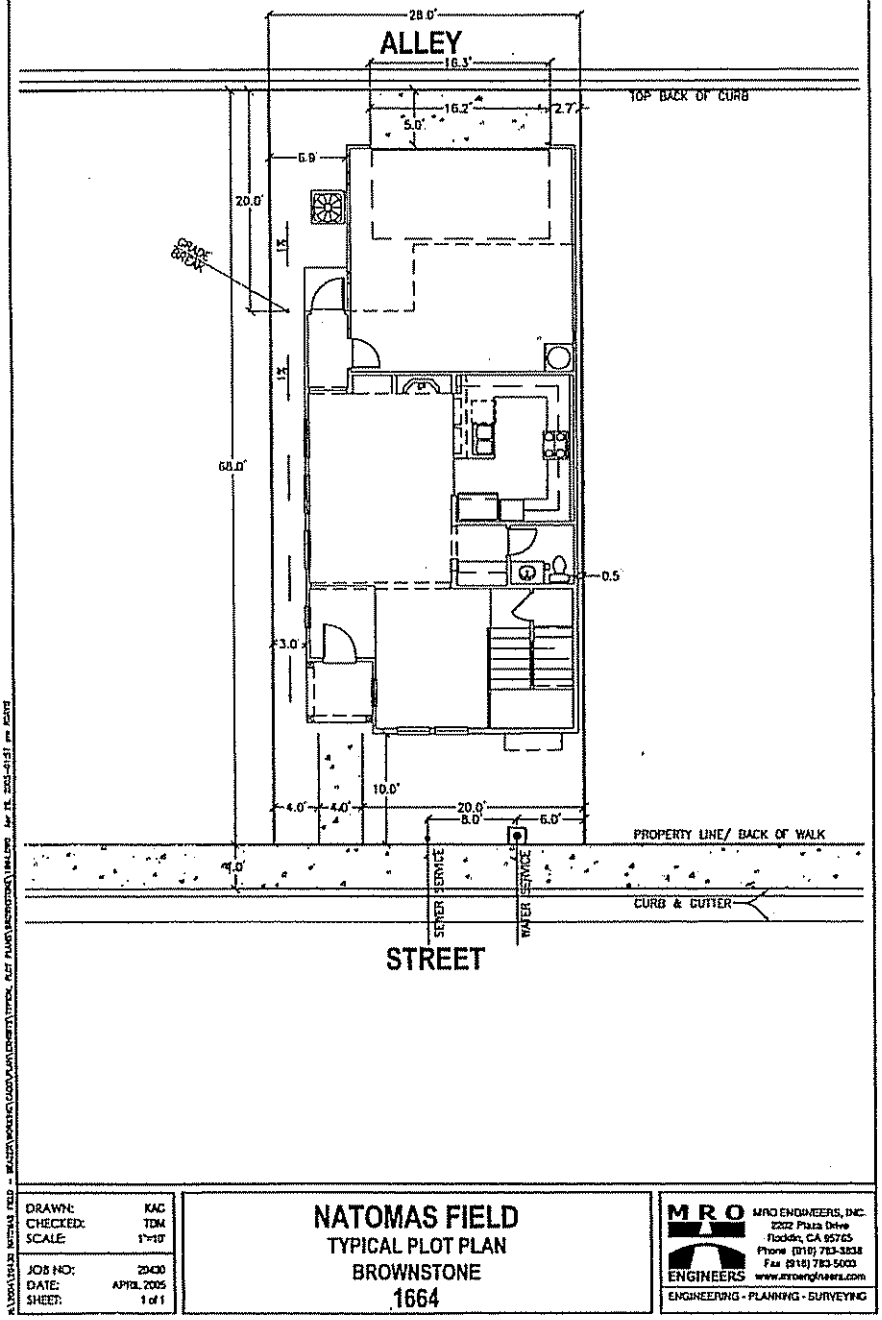

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DATE:	APRIL 2005
SHEET:	1 of 1

NATOMAS FIELD
TYPICAL PLOT PLAN
BROWNSTONE
1664

MRO ENGINEERS, INC.
2002 Plaza Drive
Rocklin, CA 95765
Phone (916) 783-3838
Fax (916) 783-5003
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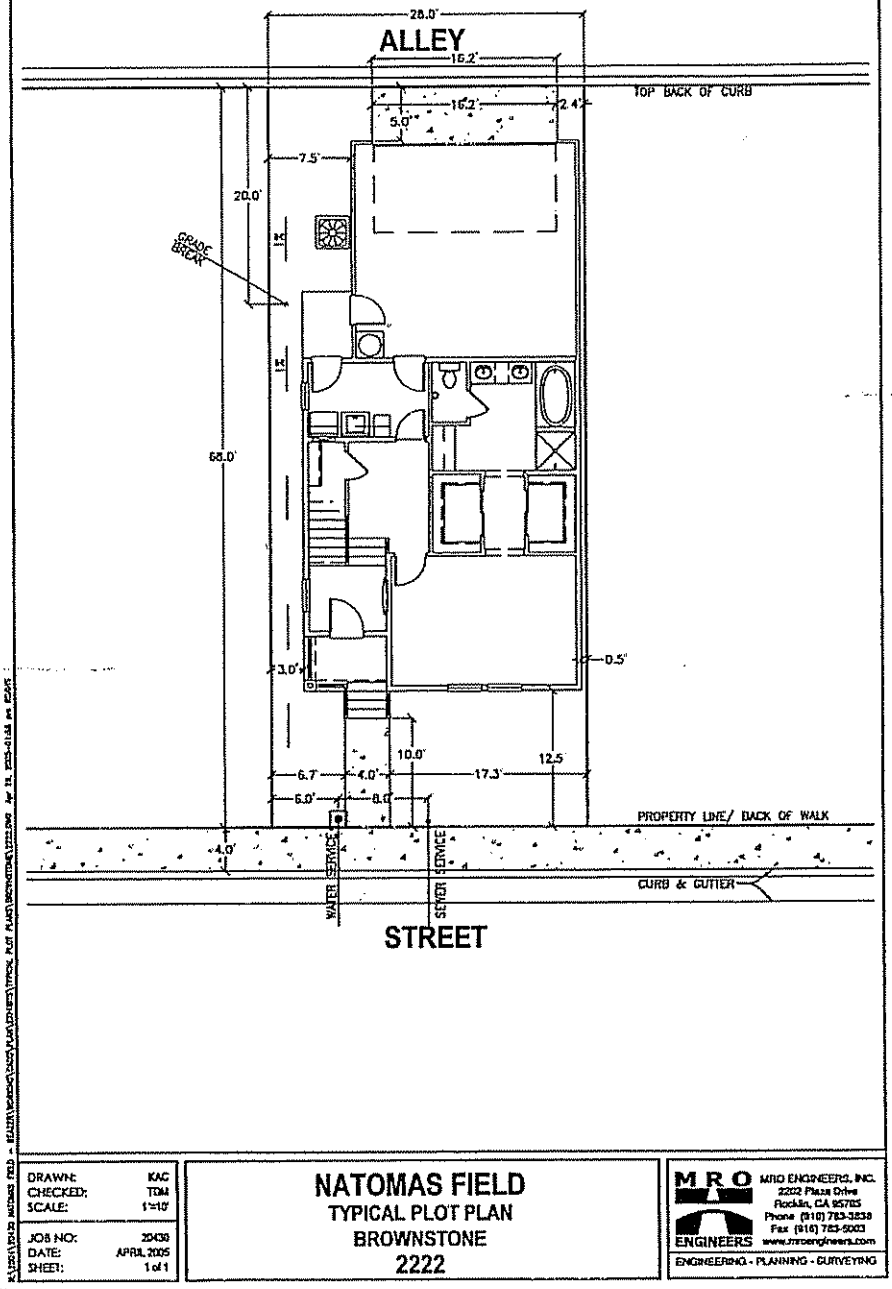
P04-236

REVISED 05/03/2005



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CHECKED:	TDM
SCALE:	1"=10'
JOB NO:	20438
DATE:	APRIL 2005
SHEET:	1 of 1

NATOMAS FIELD
TYPICAL PLOT PLAN
BROWNSTONE
2222

MRO ENGINEERS
MRO ENGINEERS, INC.
2202 Plaza Drive
Rocklin, CA 95765
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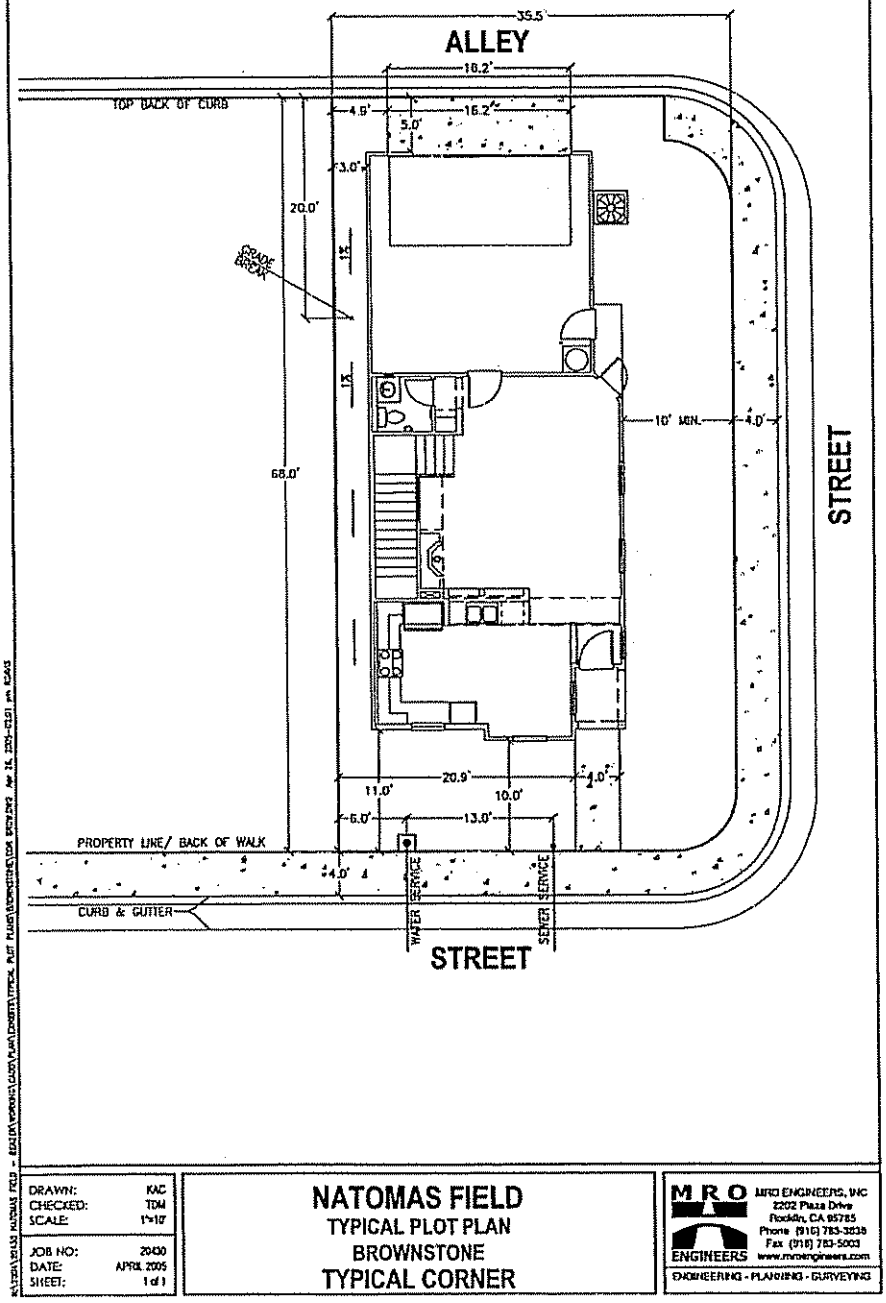
P04-236

REVISED 05/03/2005



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JOB NO:	20-030
DATE:	APRIL 2005
SHEET:	1 of 1

NATOMAS FIELD
TYPICAL PLOT PLAN
BROWNSTONE
TYPICAL CORNER

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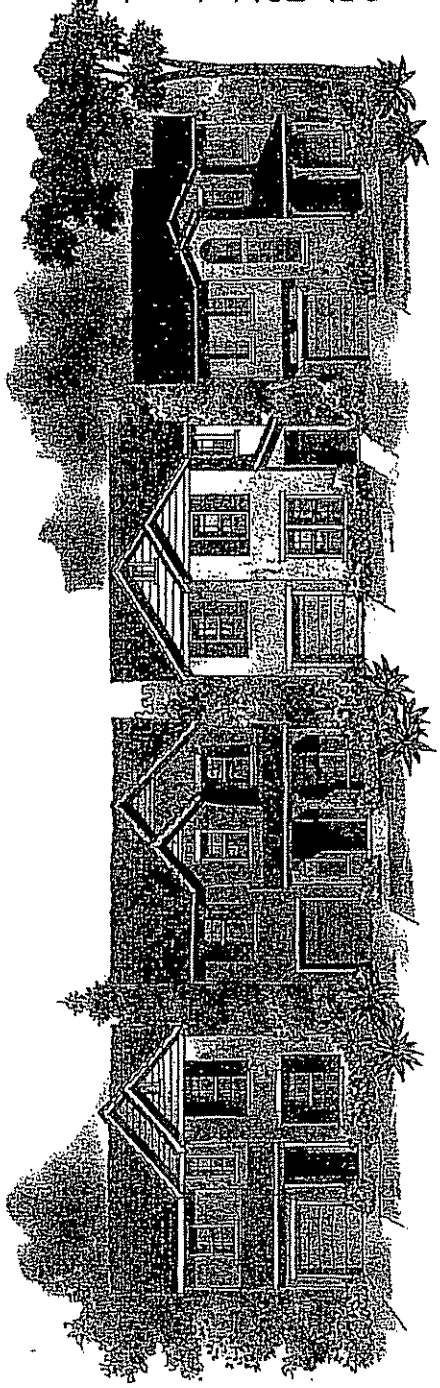
Exhibit 10 - Cottage (35' x 70') Elevations, Floor Plans, and Plot Plans

35'x70' lots, plans and elevations



spanish

cottage

normandy

cottage

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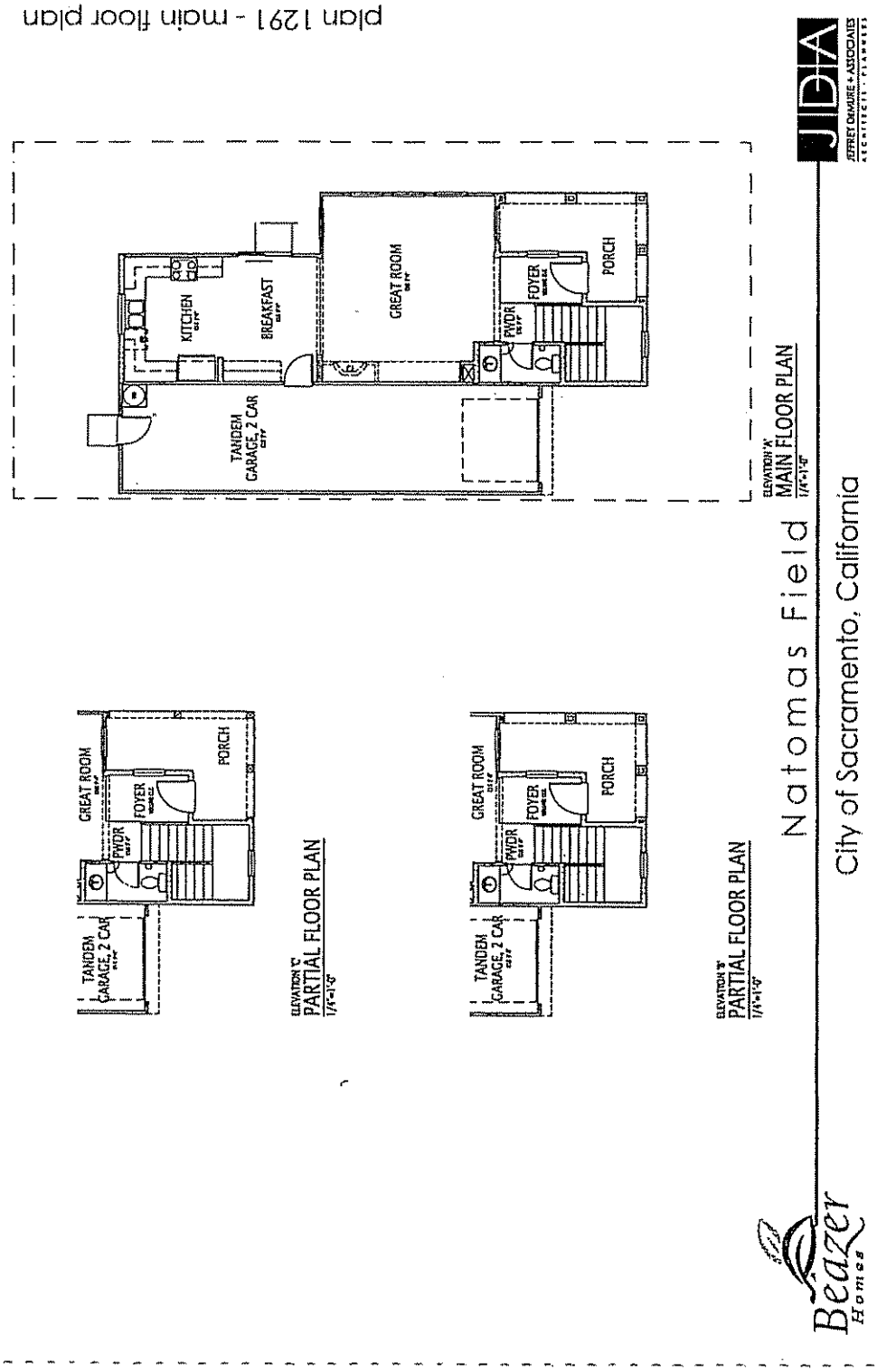
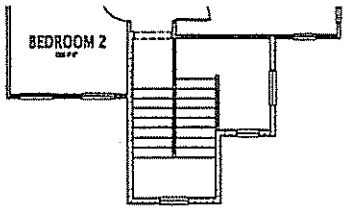
Natomas Field

City of Sacramento, California

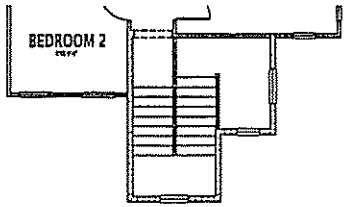
Beazer Homes


plan 1291 - main floor plan
JDA
JEFFREY DEMAIRE + ASSOCIATES
KITCHEN
BREAKFAST
GREAT ROOM
FOYER
PORCH
PWDR
TANDEM GARAGE, 2 CAR
ELEVATION "A"
MAIN FLOOR PLAN
1/4"=1'-0"
GREAT ROOM
FOYER
PORCH
PWDR
TANDEM GARAGE, 2 CAR
ELEVATION "C"
PARTIAL FLOOR PLAN
1/4"=1'-0"
GREAT ROOM
FOYER
PORCH
PWDR
TANDEM GARAGE, 2 CAR
ELEVATION "B"
PARTIAL FLOOR PLAN
1/4"=1'-0"
Natomas Field
City of Sacramento, California
Beazer Homes

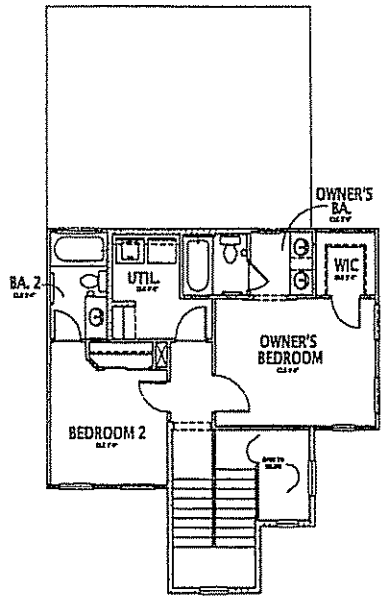
plan 1291 - upper floor plan



ELEVATION 'C'
PARTIAL UPPER FLOOR PLAN
1/4"=1'-0"



ELEVATION 'B'
PARTIAL UPPER FLOOR PLAN
1/4"=1'-0"



ELEVATION 'A'
UPPER FLOOR PLAN
1/4"=1'-0"

Natomas Field

City of Sacramento, California

Beazer Homes

JDA JEFFREY DEMURE + ASSOCIATES ARCHITECTS · PLANNERS

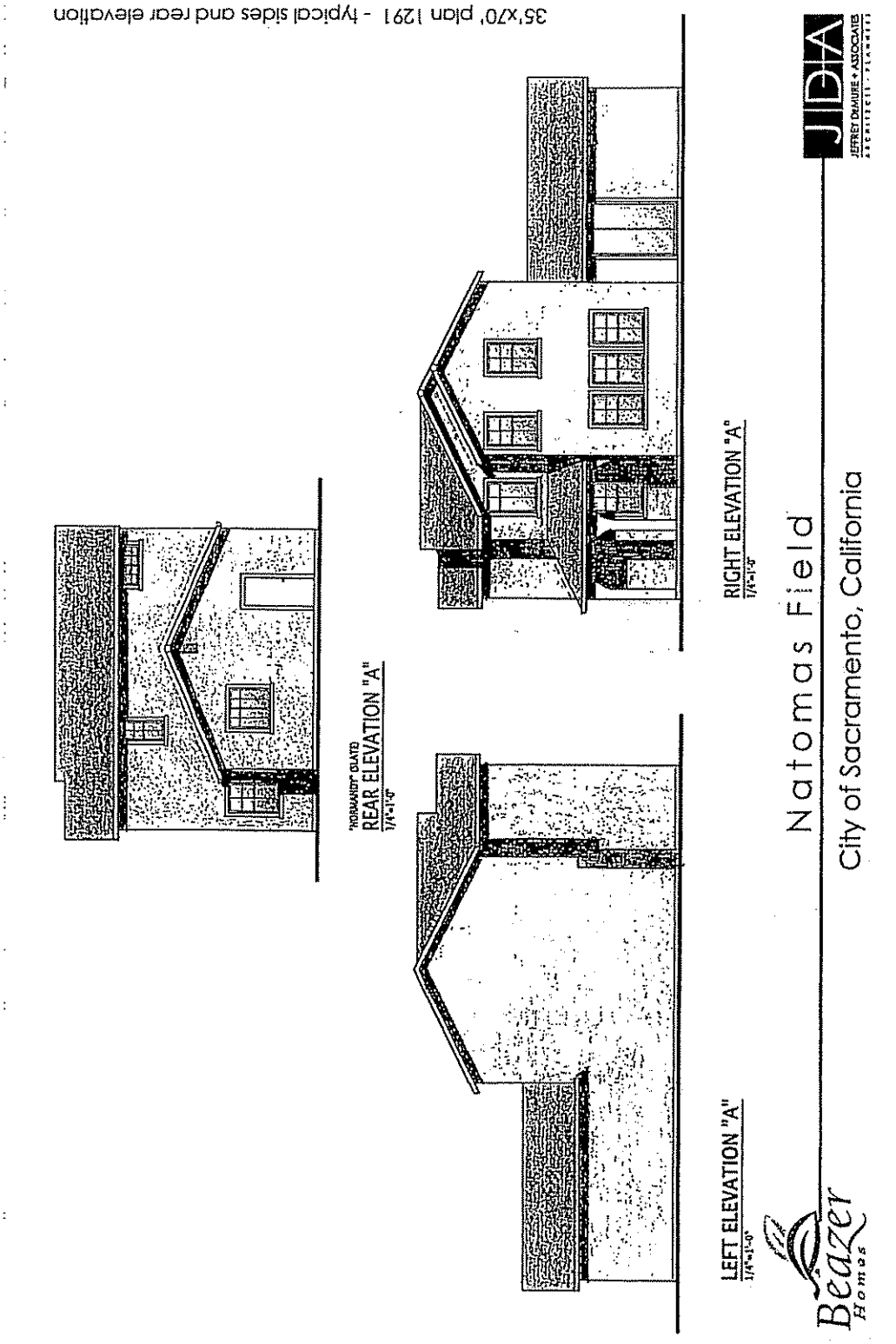
35'x70' 1291 - elevation 'a' - normandy

JDA
JEFFREY DAVIES + ASSOCIATES
ARCHITECTS · PLANNERS

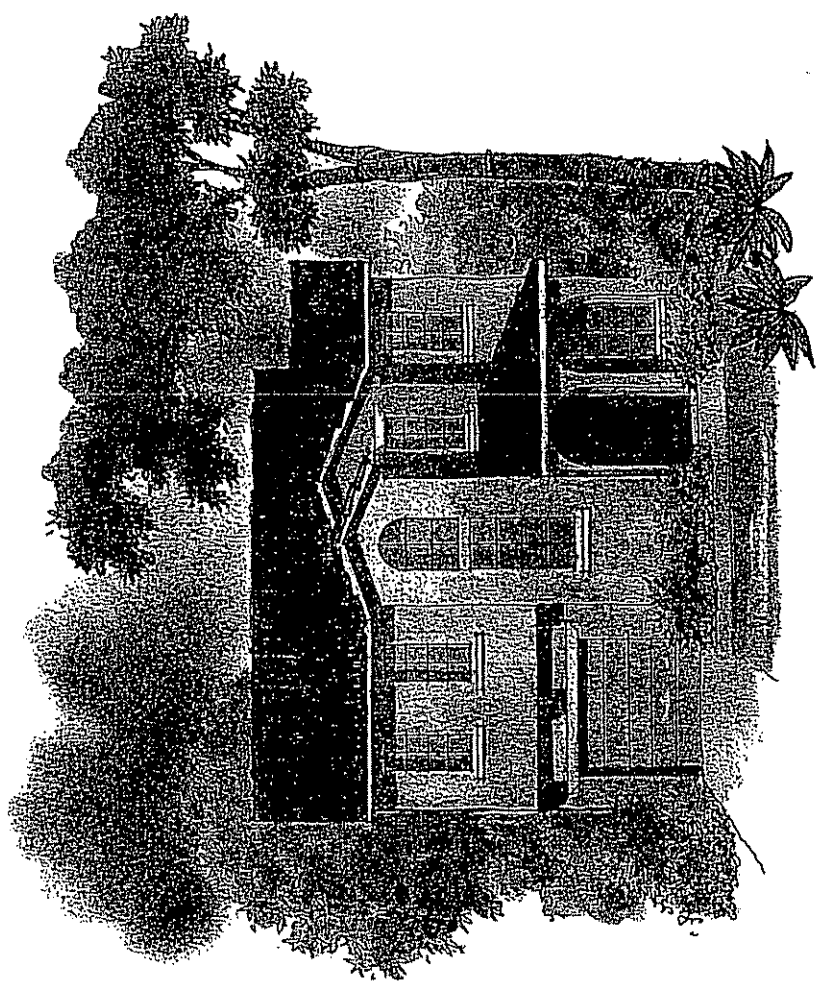
Natomas Field

City of Sacramento, California

Beazer Homes


35'x70' plan 1291 - typical sides and rear elevation
"NORMANDY" CLAD
REAR ELEVATION "A"
1/4"=1'-0"
RIGHT ELEVATION "A"
1/4"=1'-0"
LEFT ELEVATION "A"
1/4"=1'-0"
Natomas Field
City of Sacramento, California
Beazer Homes
JDA
JEFFREY DAHLBERG + ASSOCIATES

35'x70' 1291 - elevation 'b' - spanish



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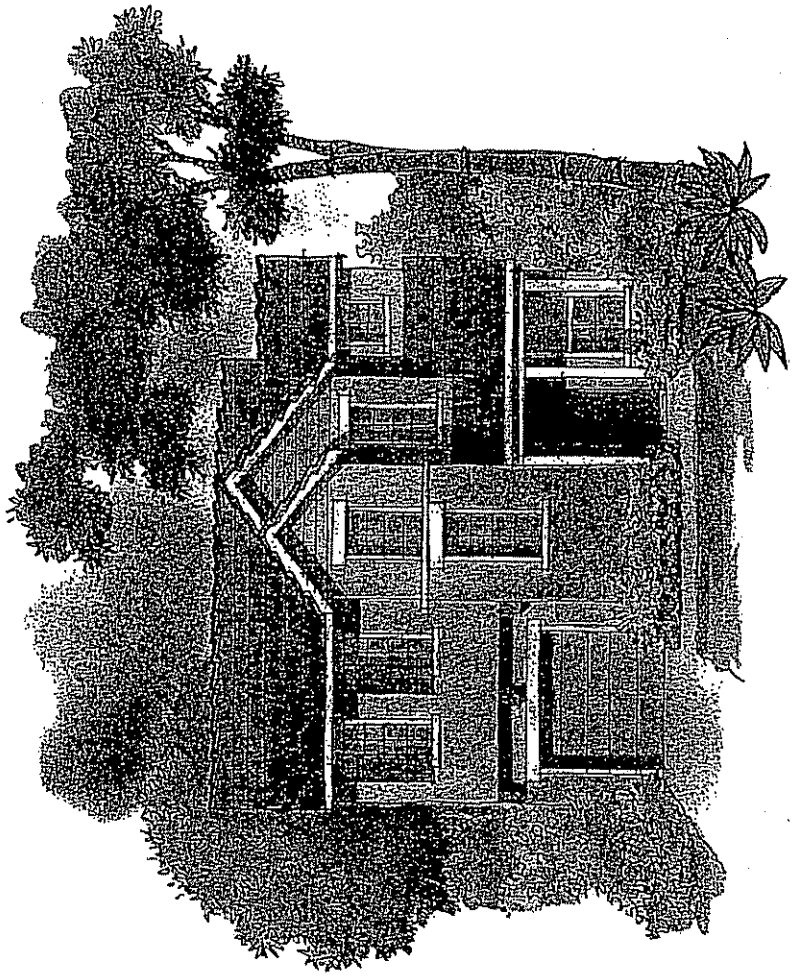
Natomas Field

City of Sacramento, California

Beazer Homes

35'x70' 1291 - elevation 'c' - cottage



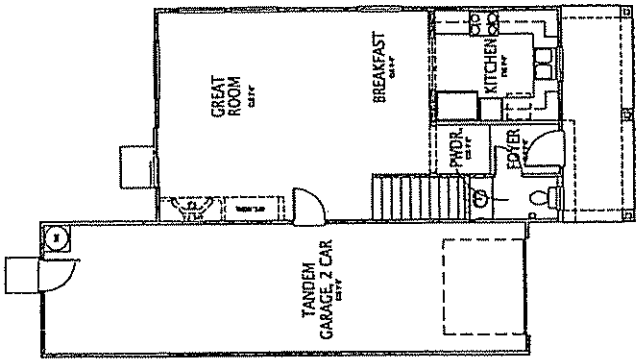
JDA
JEFFREY DEMURE + ASSOCIATES
ARCHITECTS - PLANNERS

Natomas Field

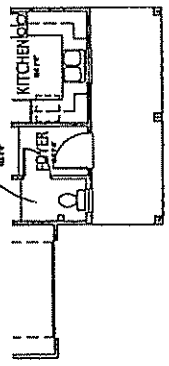
City of Sacramento, California

Beazer Homes

plan 1610 - main floor plan



ELEVATION 'A' & 'B'
MAIN FLOOR PLAN
1/4"=1'-0"



ELEVATION 'C'
PARTIAL FLOOR PLAN
1/4"=1'-0"

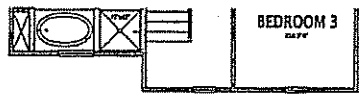
JDA
JEFFREY DEMAIRE + ASSOCIATES
ARCHITECTS - PLANNERS

Natomas Field

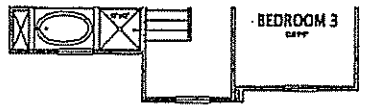
City of Sacramento, California

Beazer Homes

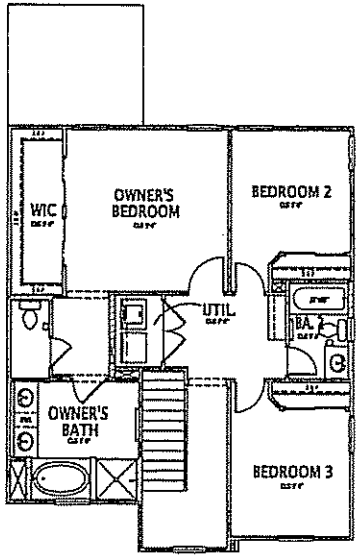
plan 1610 - upper floor plan



ELEVATION 'C'
PARTIAL UPPER FLOOR PLAN
1/4"=1'-0"



ELEVATION 'B'
PARTIAL UPPER FLOOR PLAN
1/4"=1'-0"



ELEVATION 'A'
UPPER FLOOR PLAN
1/4"=1'-0"

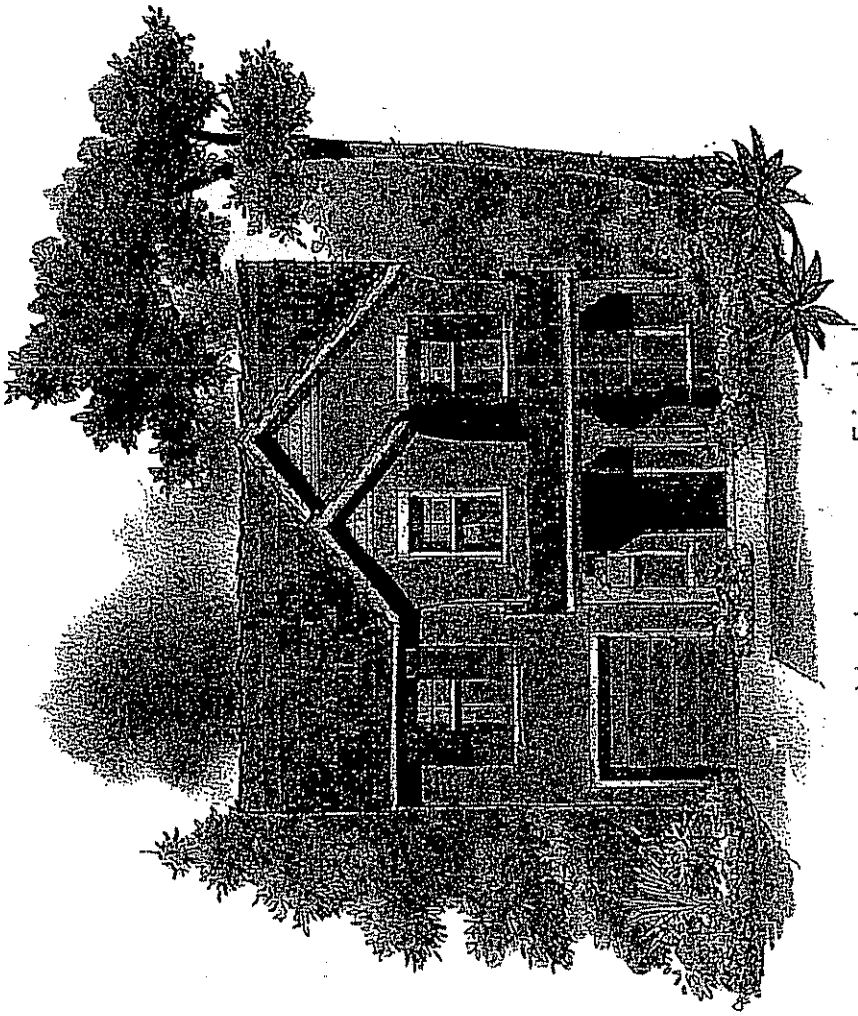
Beazer Homes

Natomas Field

City of Sacramento, California

JDA
JEFFREY DeMURE + ASSOCIATES
ARCHITECTS · PLANNERS

35'x70' 1610 - elevation 'a' - french



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Natomas Field

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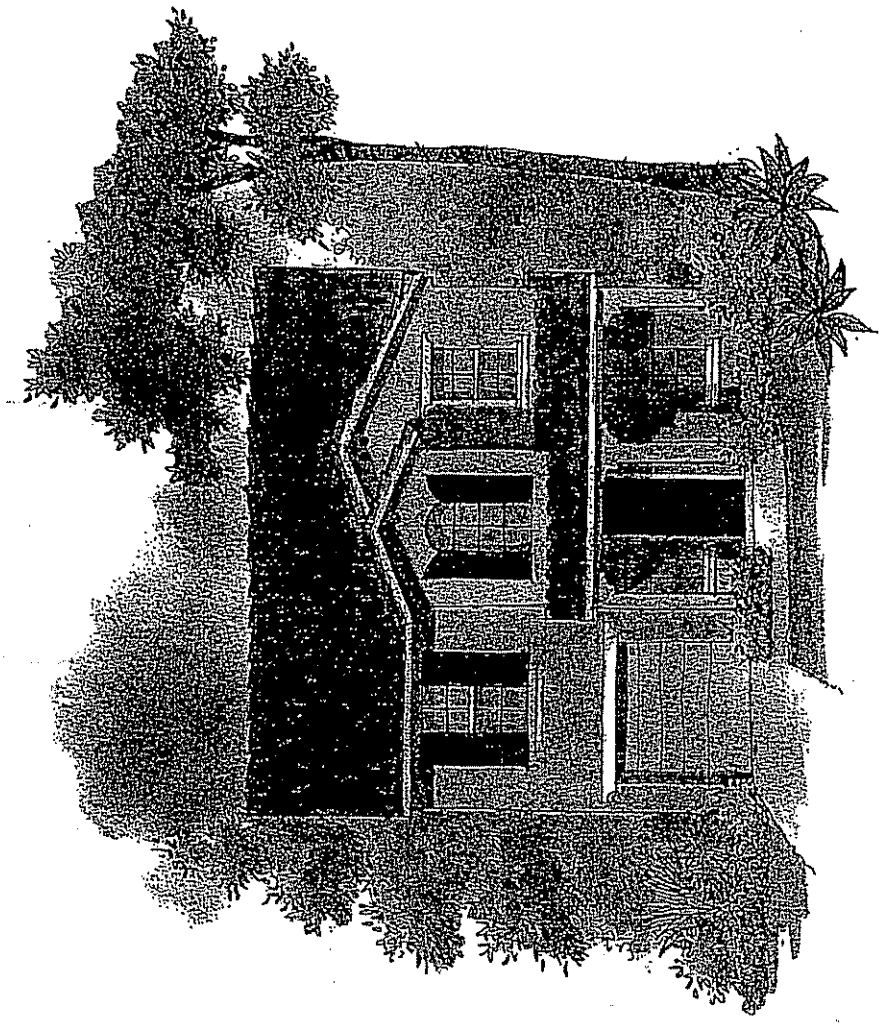
35'x70' 1610 - elevation 'b' - spanish



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JEFFREY DEMURE + ASSOCIATES
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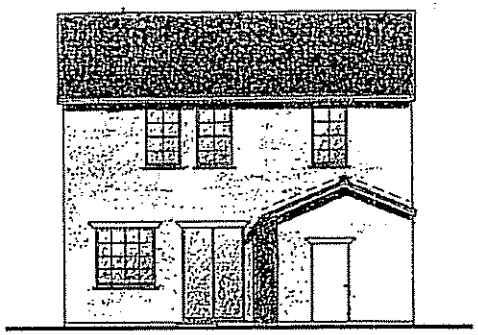
Natomas Field

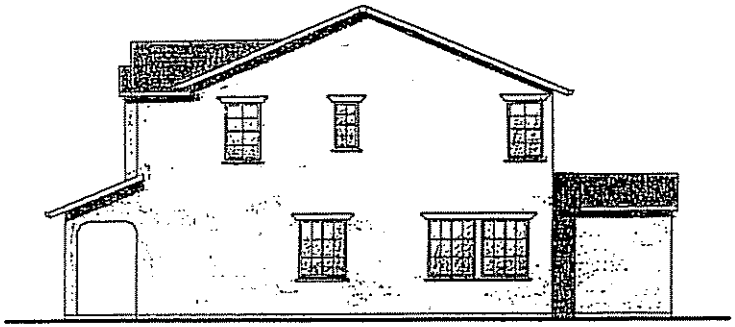
City of Sacramento, California

Beazer Homes

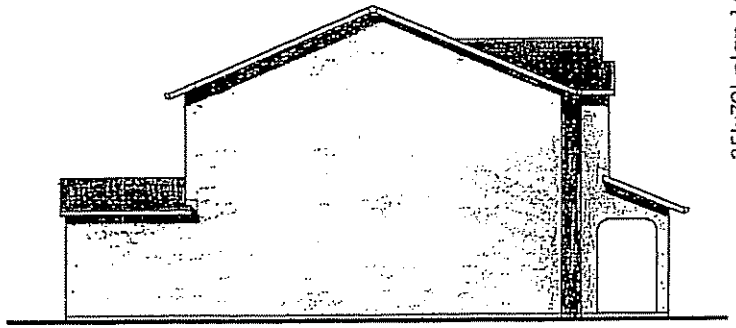
35'x70' plan 1610 - typical sides and rear elevation



REAR ELEVATION "B"



"OLD PASADENA" (VILLA)
RIGHT ELEVATION "B"



LEFT ELEVATION "B"

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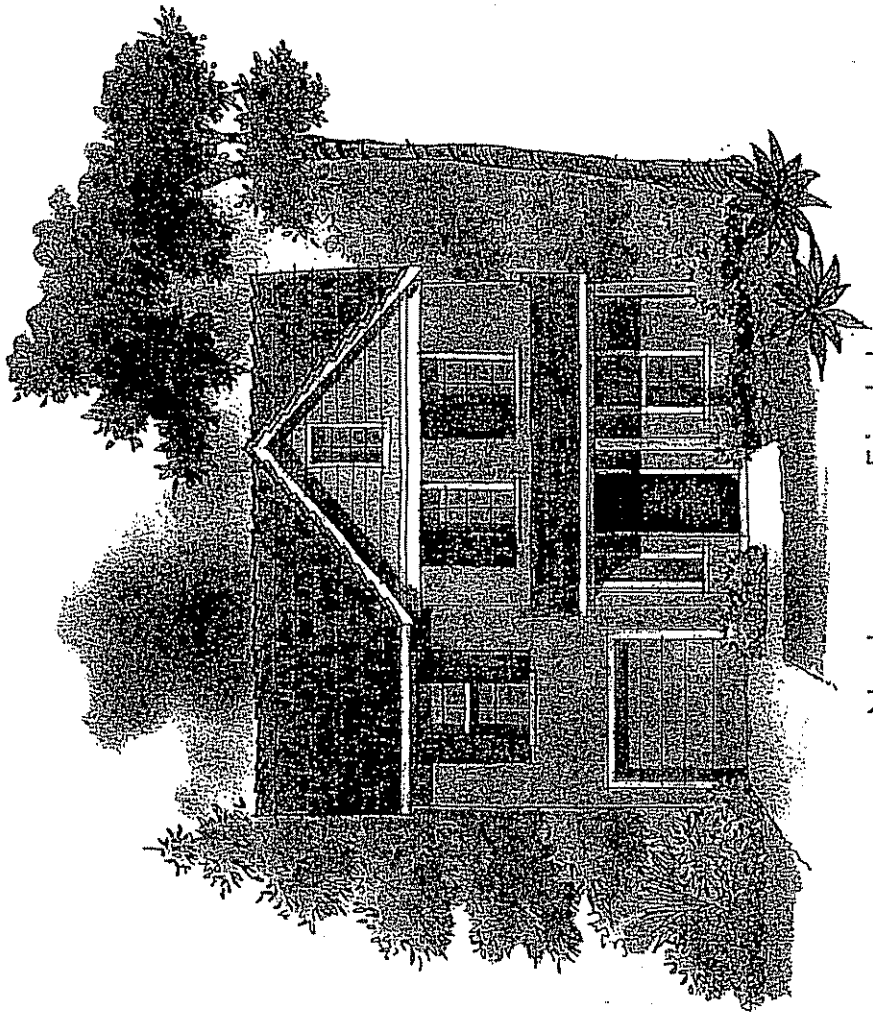
35'x70' 1610 - elevation 'c' - english



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Natomas Field

City of Sacramento, California

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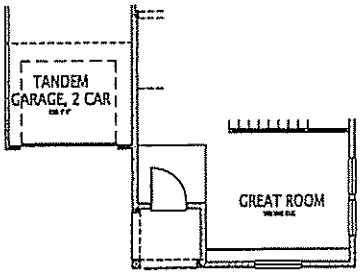
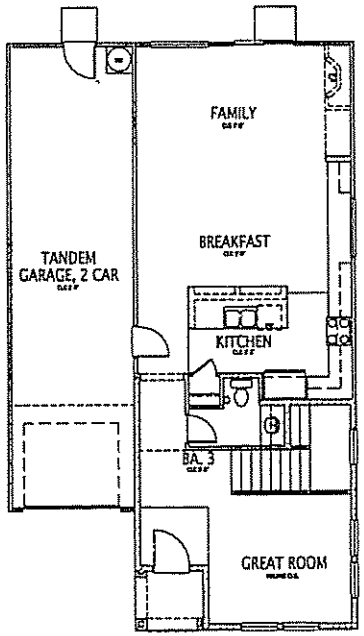
plan 1870 - main floor plan



ELEVATION 'C'
PARTIAL FLOOR PLAN



ELEVATION 'A' & 'B'
MAIN FLOOR PLAN

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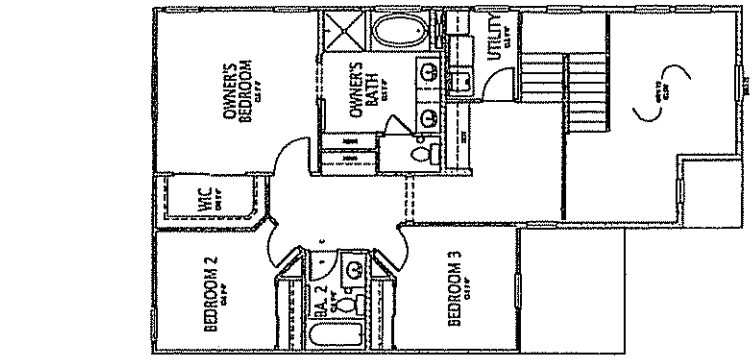
Natomas Field

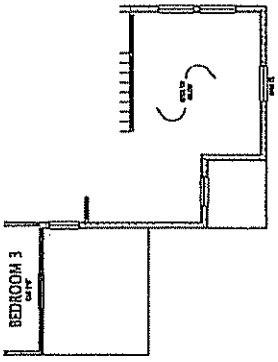
City of Sacramento, California

JDA JEFFREY DEMURE + ASSOCIATES ARCHITECTS · PLANNERS

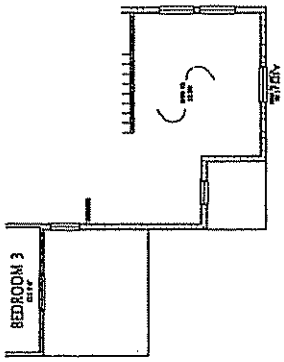
plan 1870 - upper floor plan



ELEVATION 'A'
UPPER FLOOR PLAN



ELEVATION 'C'
PARTIAL FLOOR PLAN



ELEVATION 'B'
PARTIAL FLOOR PLAN

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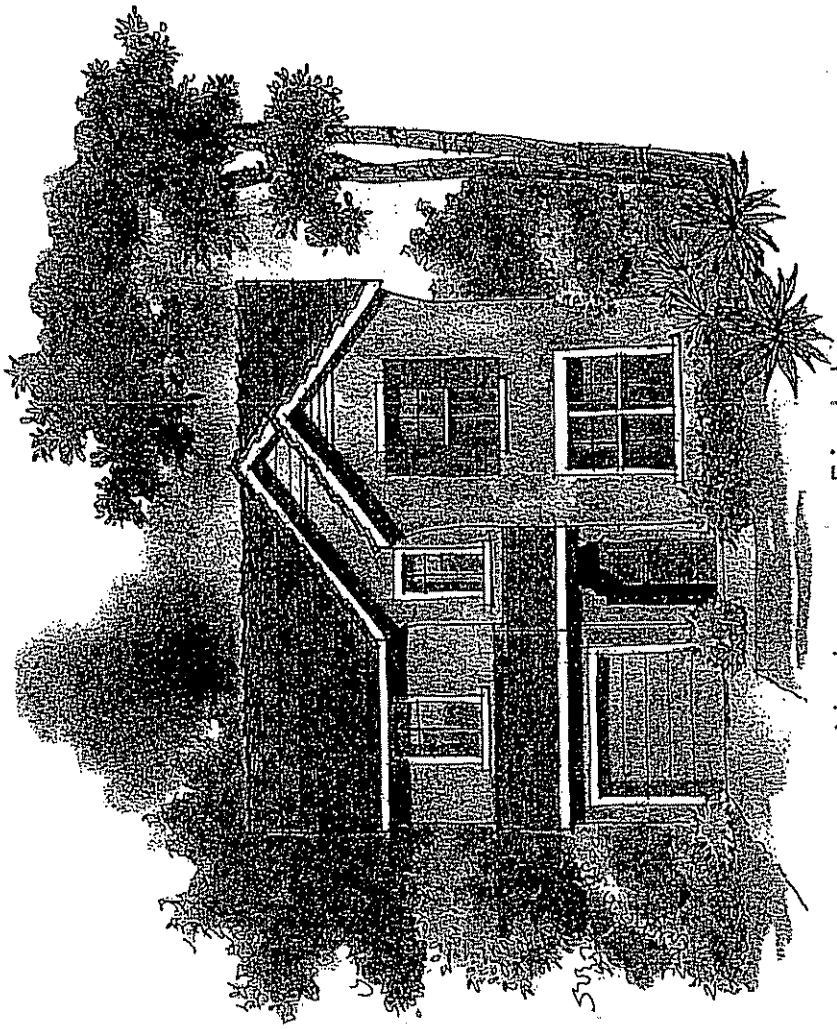
35'x70' 1870 - elevation 'd' - normandy



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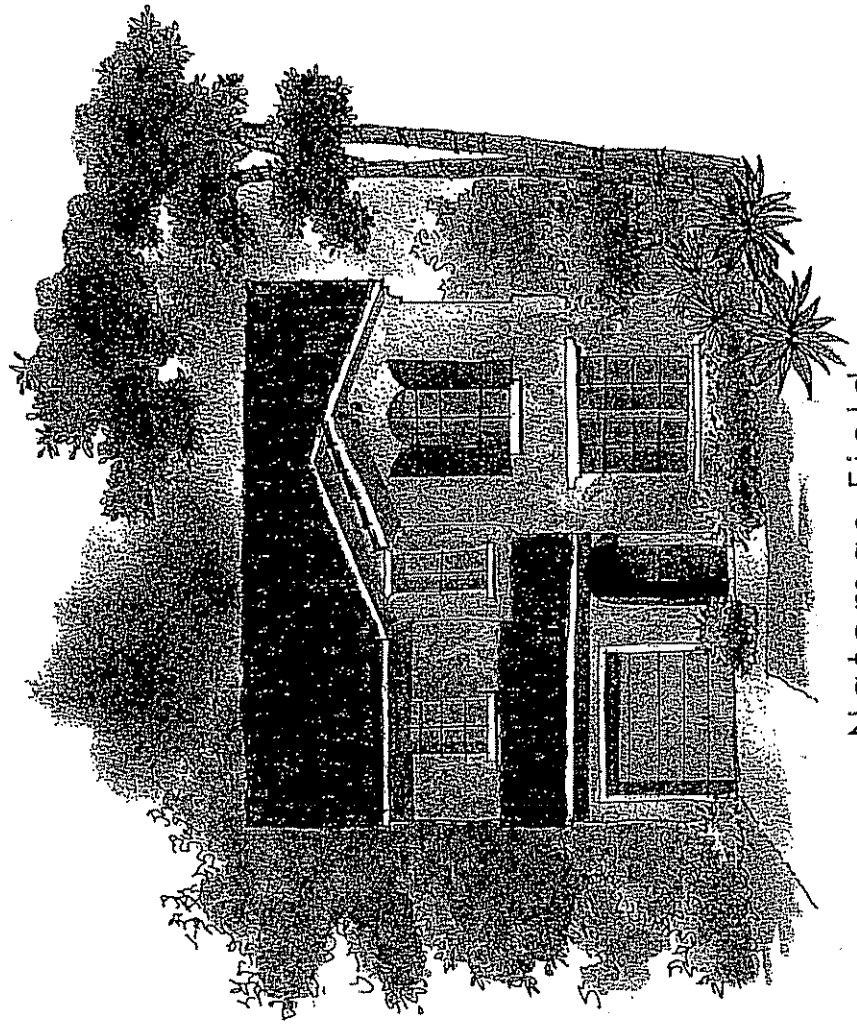
35'x70' 1870 - elevation 'b' - spanish



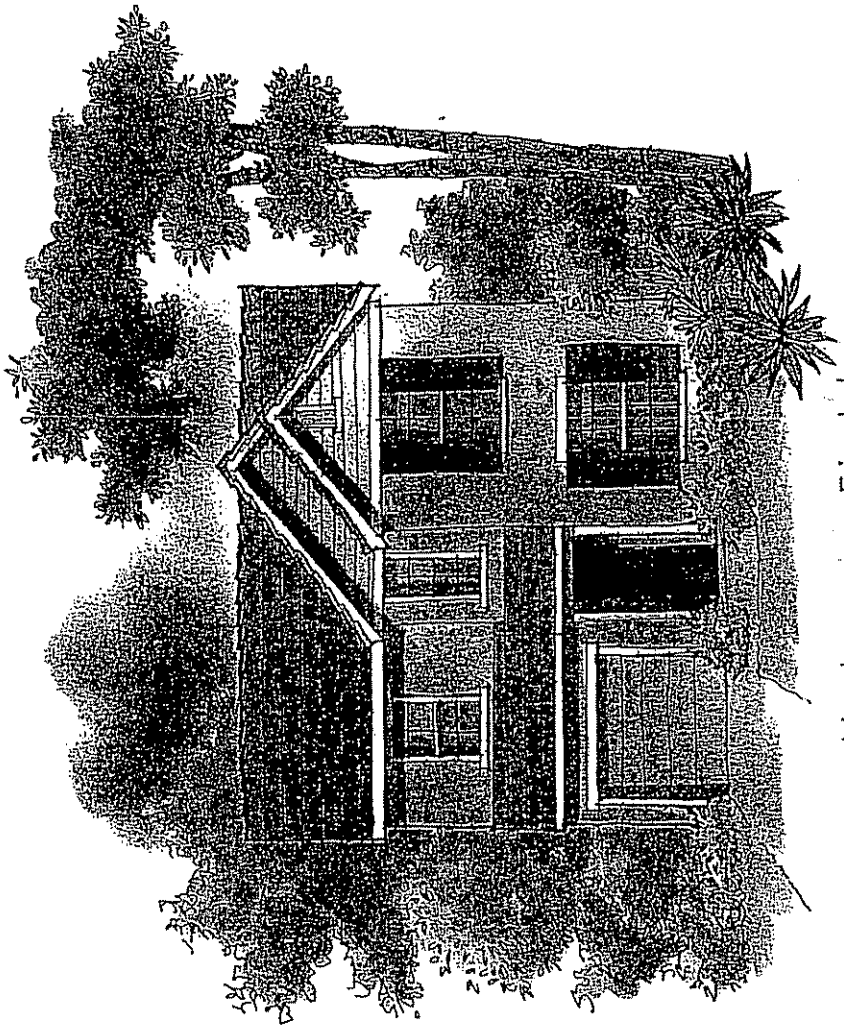
JEFFREY DYMURE + ASSOCIATES

Natomas Field

City of Sacramento, California

Beazer Homes

35'x70' 1870 - elevation 'c' - english



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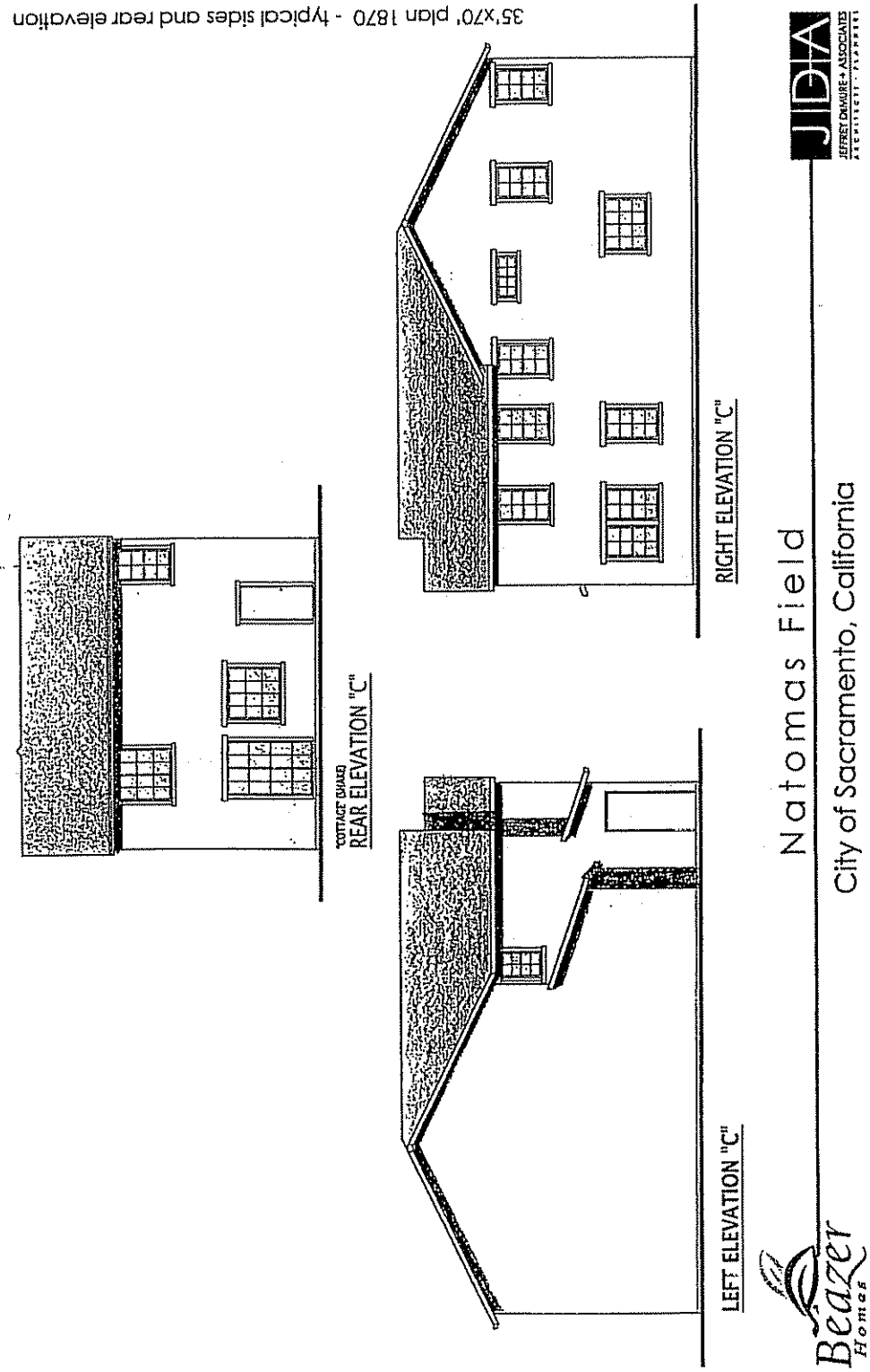
35'x70' plan 1870 - typical sides and rear elevation
"COTTAGE (SHARE)
REAR ELEVATION "C"
RIGHT ELEVATION "C"
LEFT ELEVATION "C"
JDA
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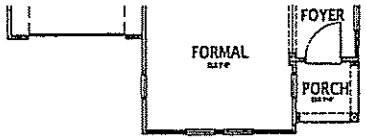
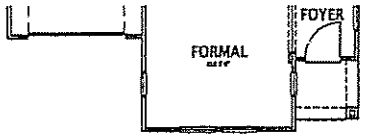
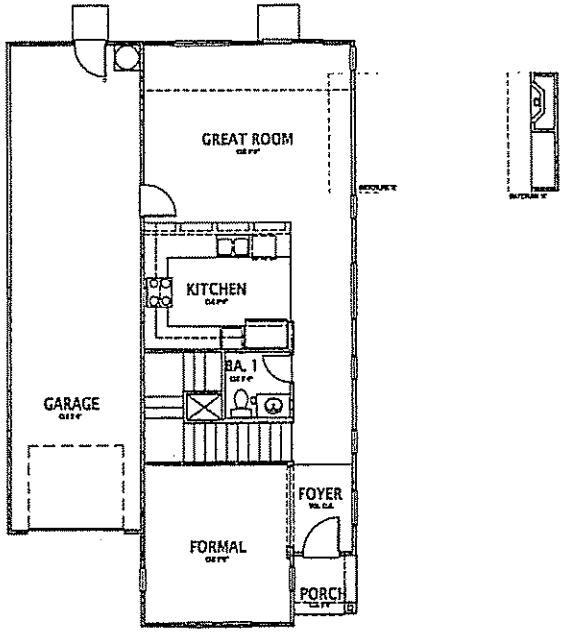
Natomas Field
City of Sacramento, California
Beazer Homes



ELEVATION 'C'
PARTIAL FLOOR PLAN



ELEVATION 'B'
PARTIAL FLOOR PLAN



ELEVATION 'A'
MAIN FLOOR PLAN

plan 2073 - main floor plan

Natomas Field

City of Sacramento, California

Beazer Homes

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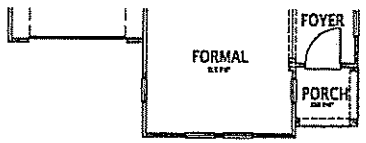
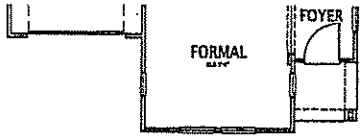
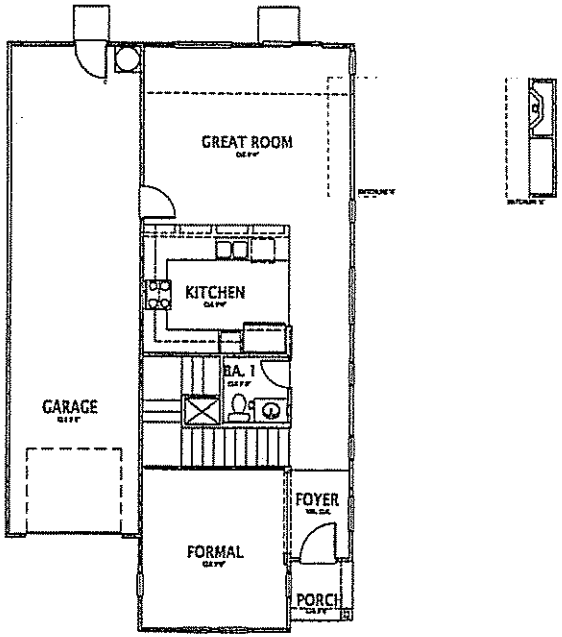
plan 2073 - main floor plan



ELEVATION 'C'
PARTIAL FLOOR PLAN



ELEVATION 'B'
PARTIAL FLOOR PLAN



ELEVATION 'A'
MAIN FLOOR PLAN

Natomas Field

City of Sacramento, California

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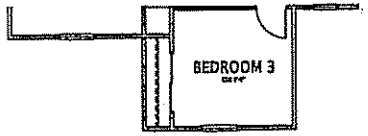
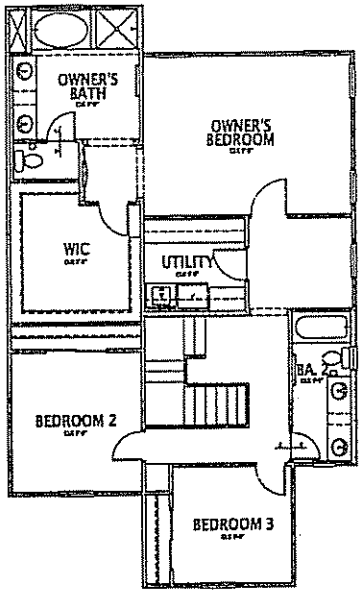
plan 2073 - upper floor plan



ELEVATION 'B'
UPPER FLOOR PLAN



ELEVATION 'A' & 'C'
UPPER FLOOR PLAN

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35'x70' 2073 - elevation 'a' - normandy

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Natomas Field

City of Sacramento, California

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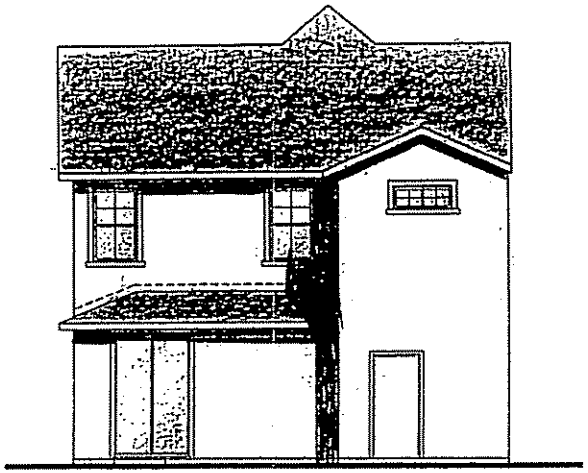
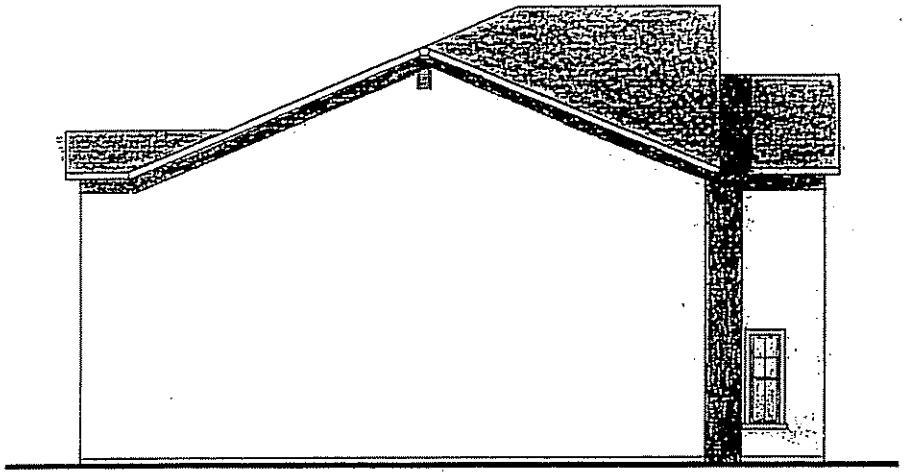
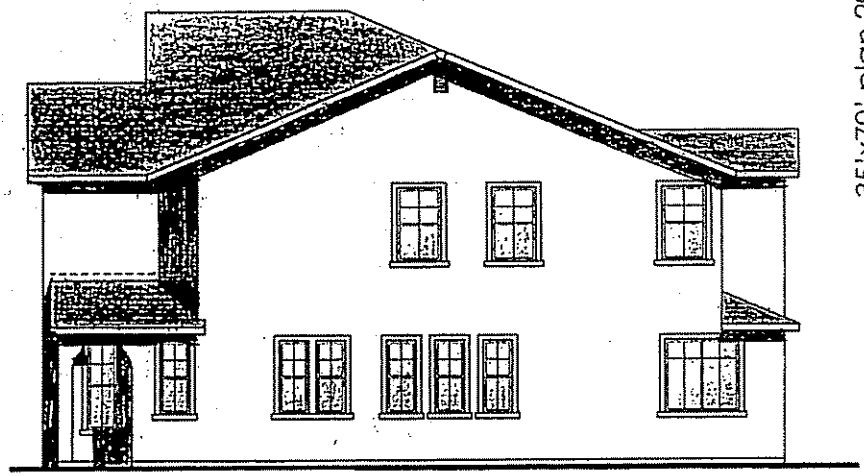


"NORMANDY" (SLATE)
REAR ELEVATION "A"



LEFT ELEVATION "A"



RIGHT ELEVATION "A"

35'x70' plan 2073 - typical sides and rear elevation

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Natomas Field

City of Sacramento, California

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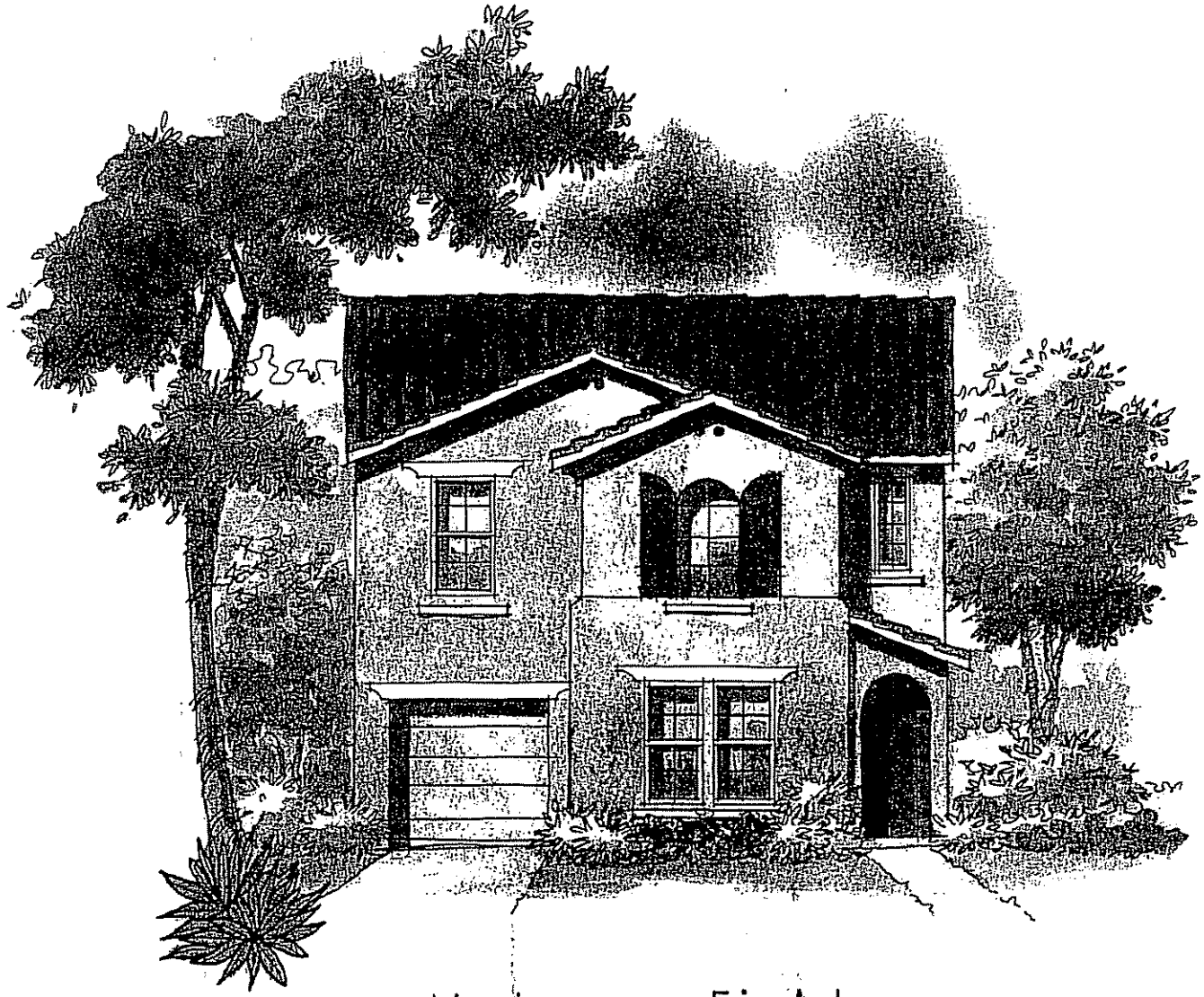

35'x70' 2073 - elevation 'b' - spanish

Natomas Field

City of Sacramento, California

Beazer Homes

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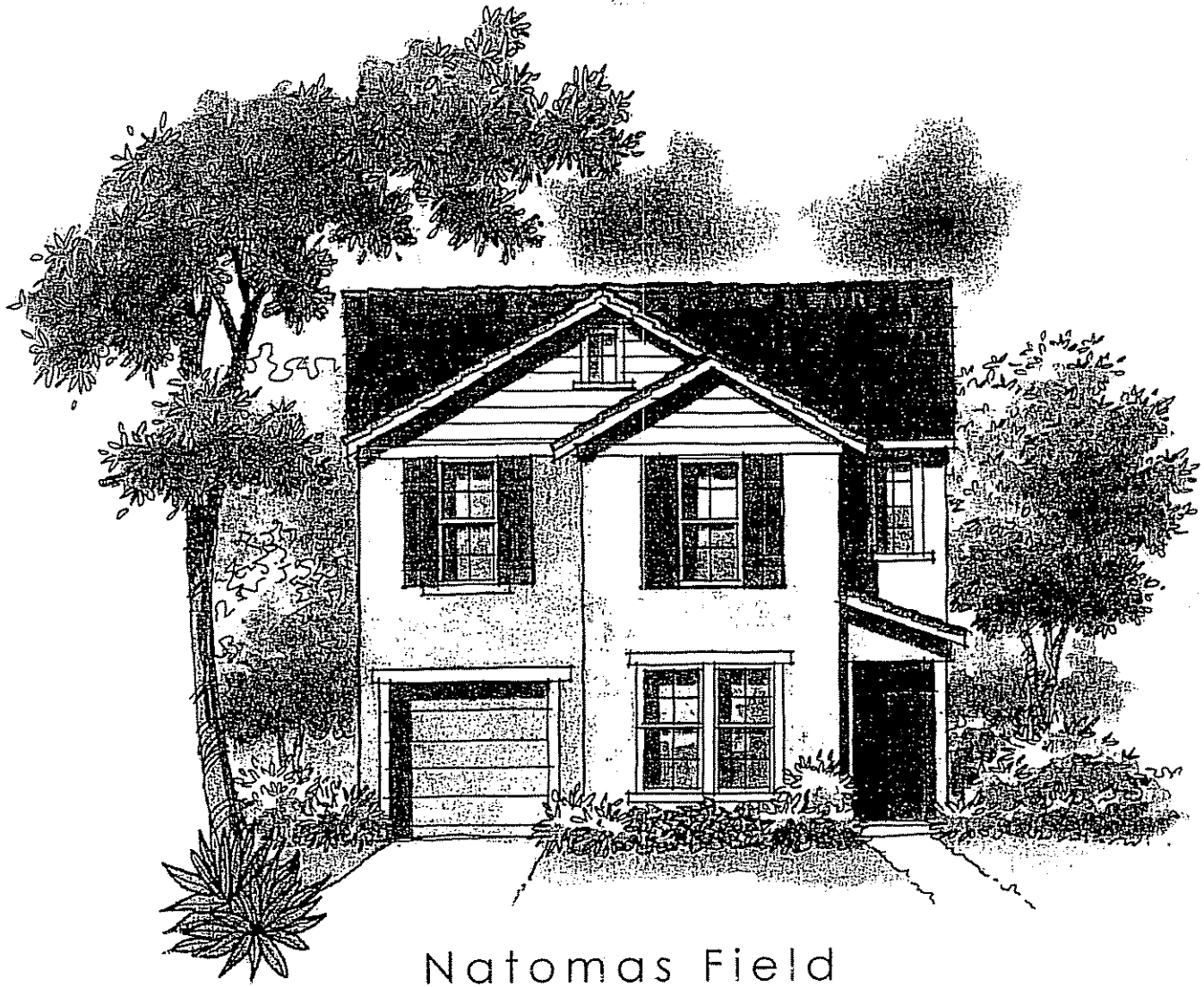

Natomas Field

City of Sacramento, California

Beazer Homes

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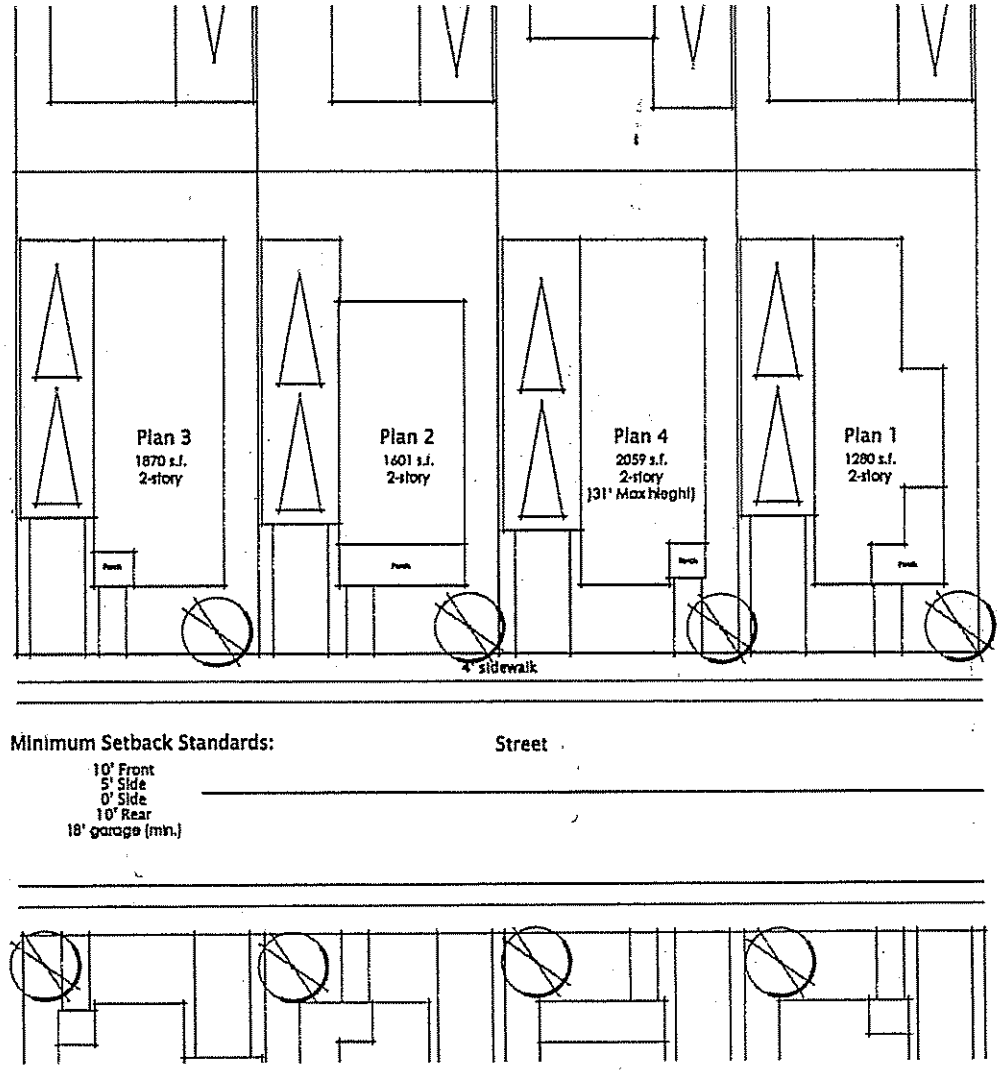
35'x70' 2073 - elevation 'c' - english



35'x70' - footprints

Natomas Field

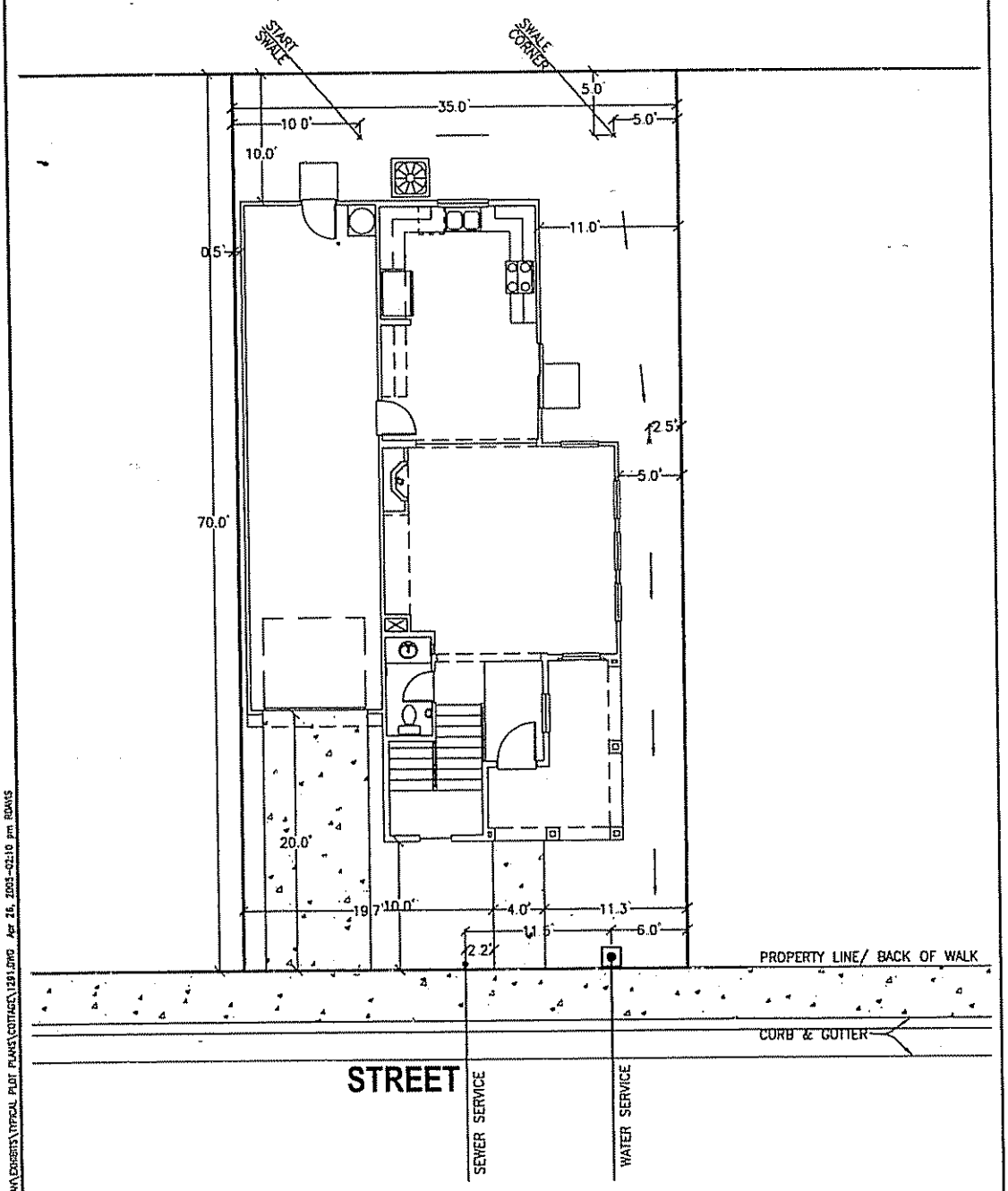
11.15.04

P04-236

REC'D 11-18-2004

P04-236

REVISED 05/03/2005



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CHECKED:	TDM
SCALE:	1"=10'
JOB NO:	20430
DATE:	APRIL 2005
SHEET:	1 of 1

NATOMAS FIELD

TYPICAL PLOT PLAN

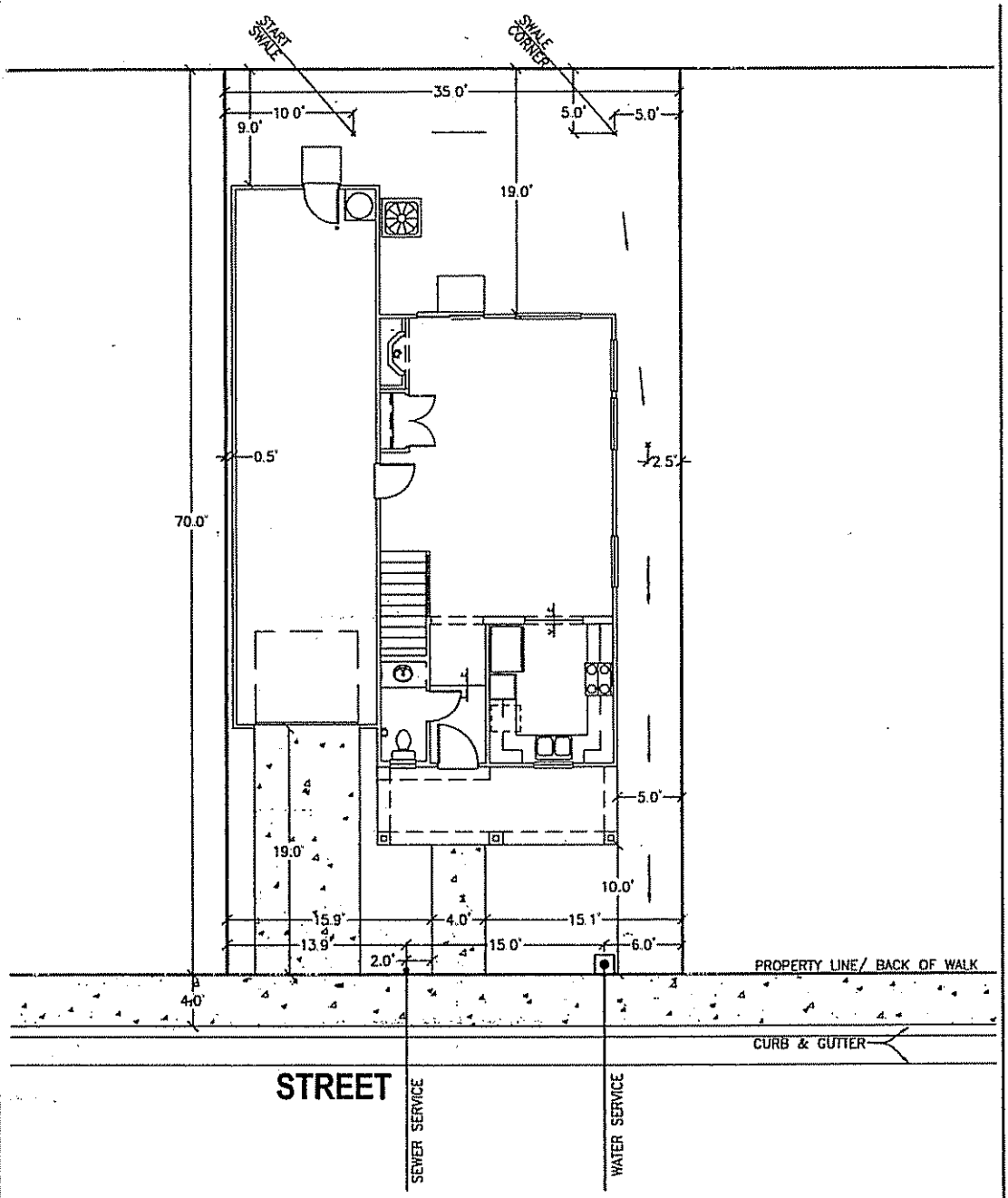
COTTAGE

1291

MRO ENGINEERS, INC
2202 Plaza Drive
Rocklin, CA 95765
Phone (916) 783-3838
Fax (916) 783-5003
www.mroengineers.com
ENGINEERING - PLANNING - SURVEYING

P04-236

REVISED 05/03/2005



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DATE:	APRIL 2005
SHEET:	1 of 1

NATOMAS FIELD

TYPICAL PLOT PLAN

COTTAGE

1610

MRO ENGINEERS

MRO ENGINEERS, INC.
2202 Plaza Drive
Rocklin, CA 95765
Phone (916) 783-3838
Fax (916) 783-5003
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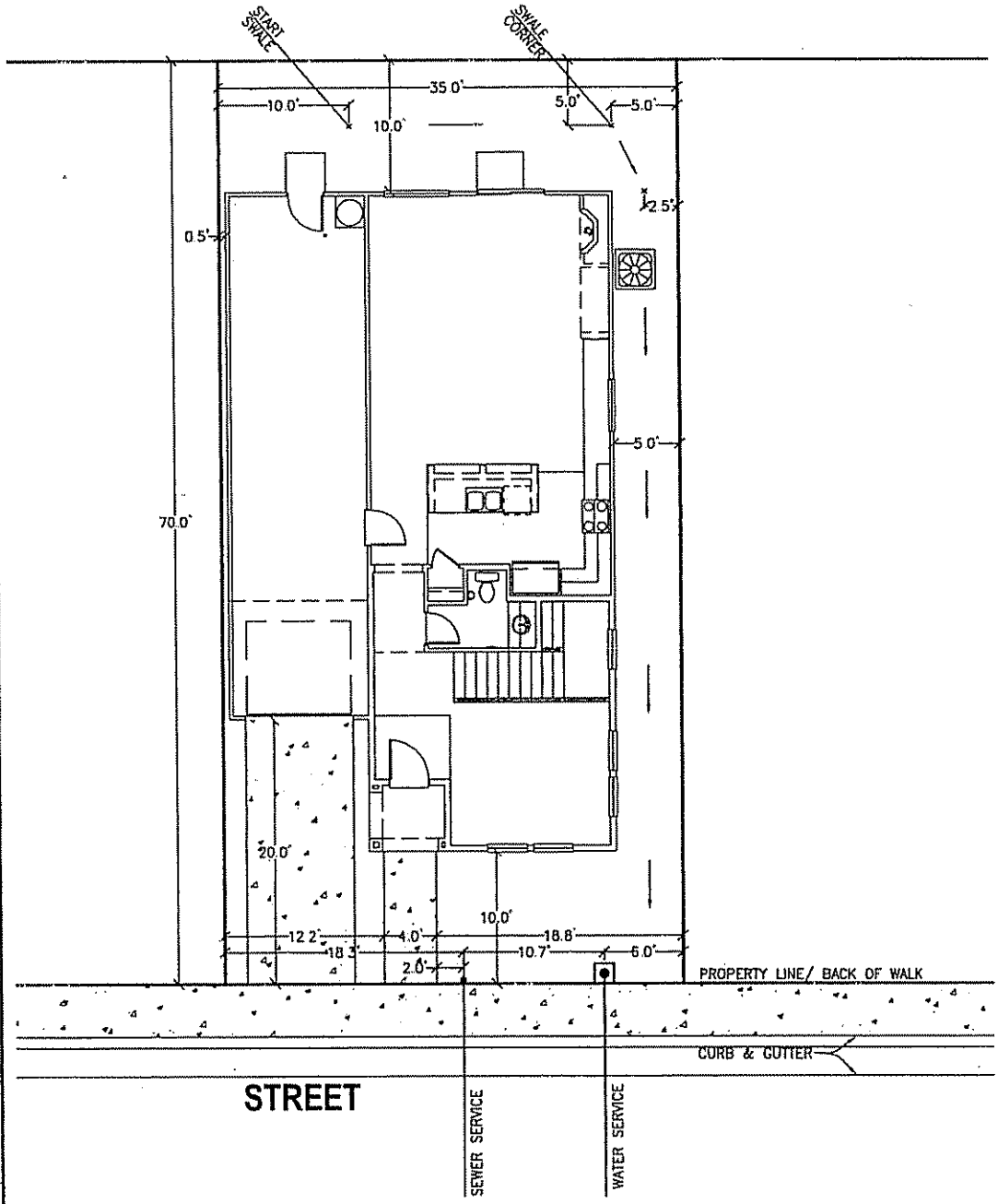

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SCALE:	1"=10'
JOB NO:	20430
DATE:	APRIL 2005
SHEET:	1 of 1

NATOMAS FIELD

TYPICAL PLOT PLAN

COTTAGE

1870

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Rocklin, CA 95765
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Fax (916) 783-5003
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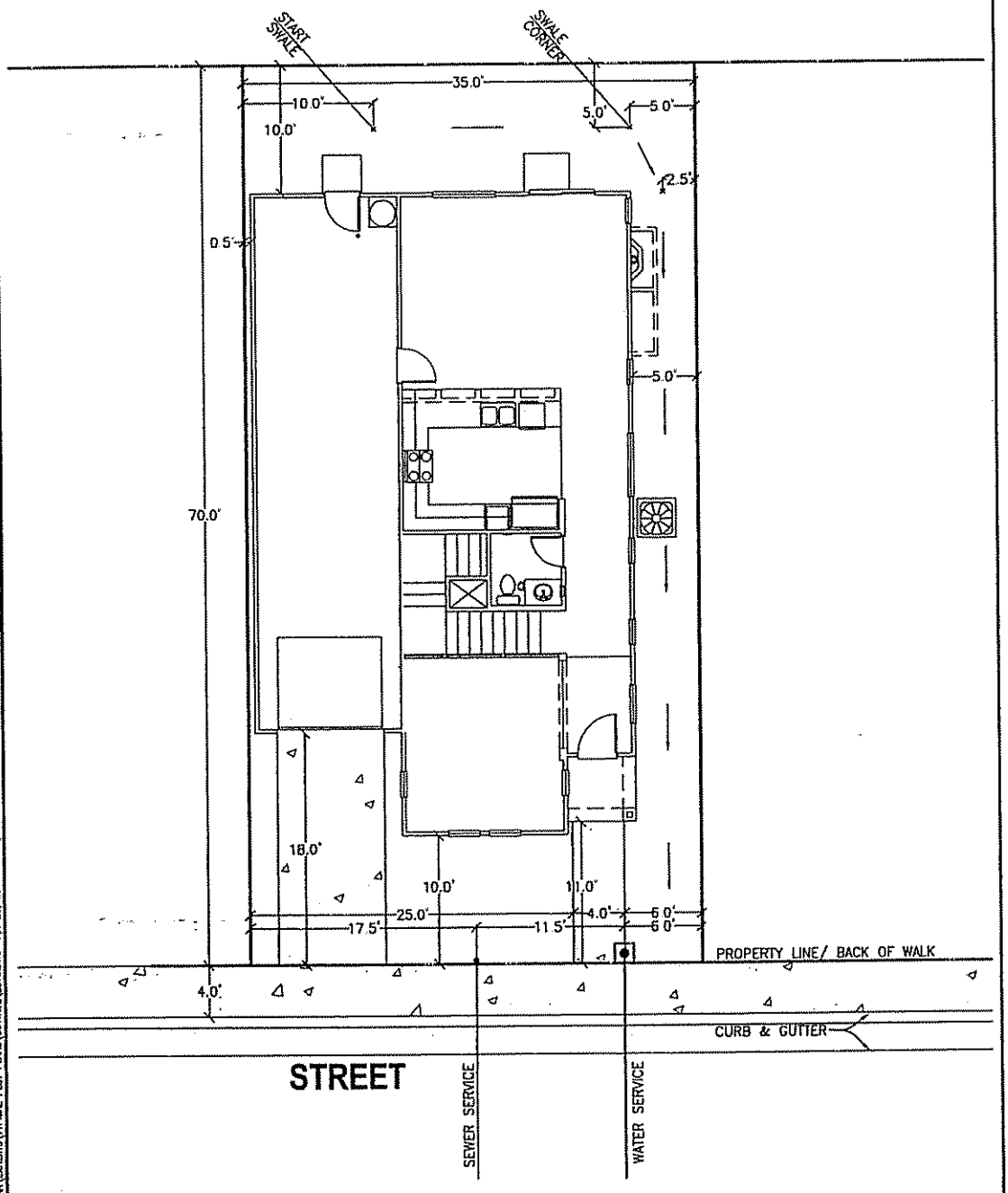
P04-236

REVISED 05/03/2005



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CHECKED:	TDM
SCALE:	1"=10'
JOB NO:	20430
DATE:	APRIL 2005
SHEET:	1 of 1

NATOMAS FIELD
TYPICAL PLOT PLAN
COTTAGE
2073

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Fax (916) 783-5003
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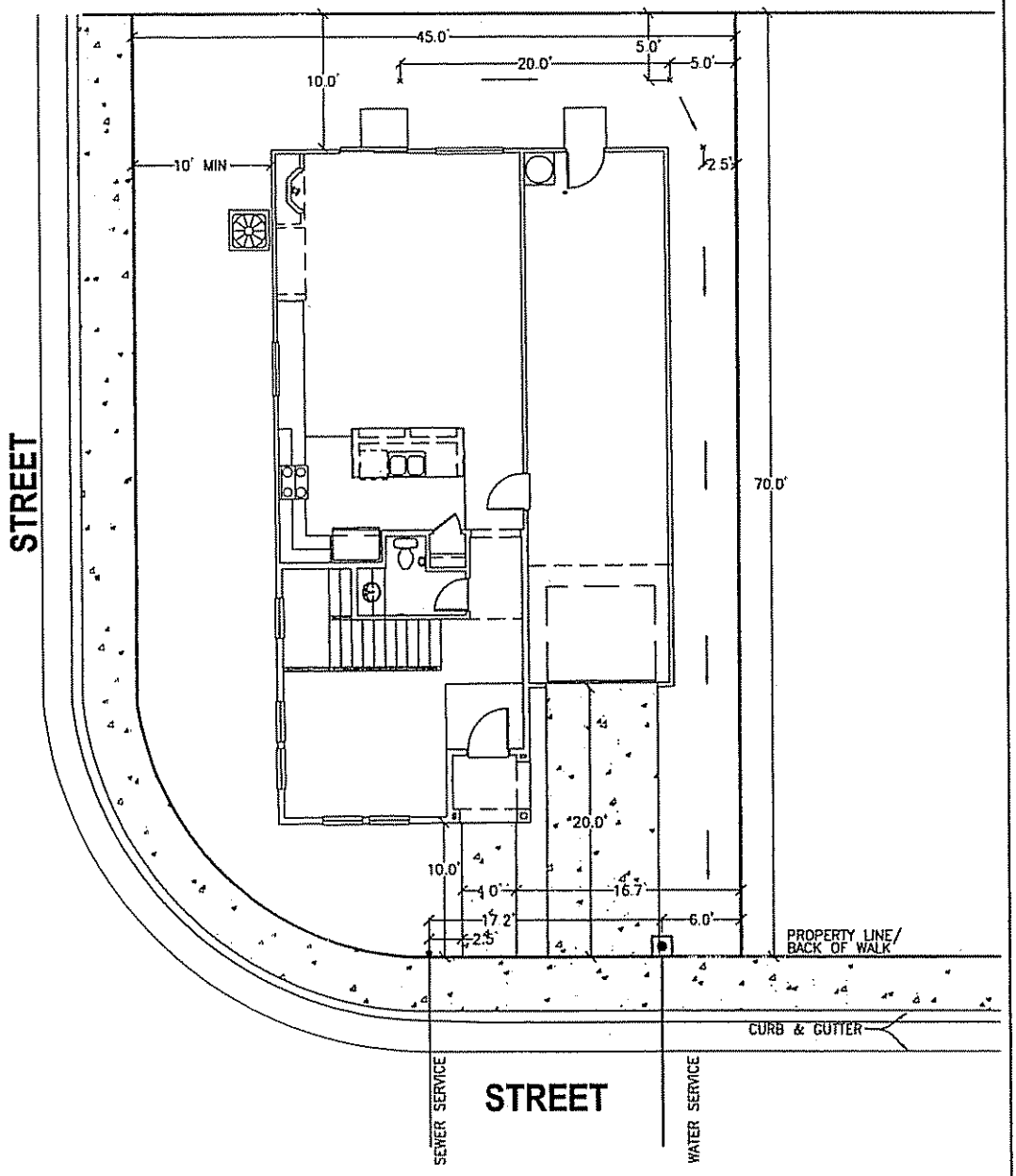
REVISED 05/03/2005



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DATE:	APRIL 2005
SHEET:	1 of 1

NATOMAS FIELD

TYPICAL PLOT PLAN

COTTAGE

TYPICAL CORNER

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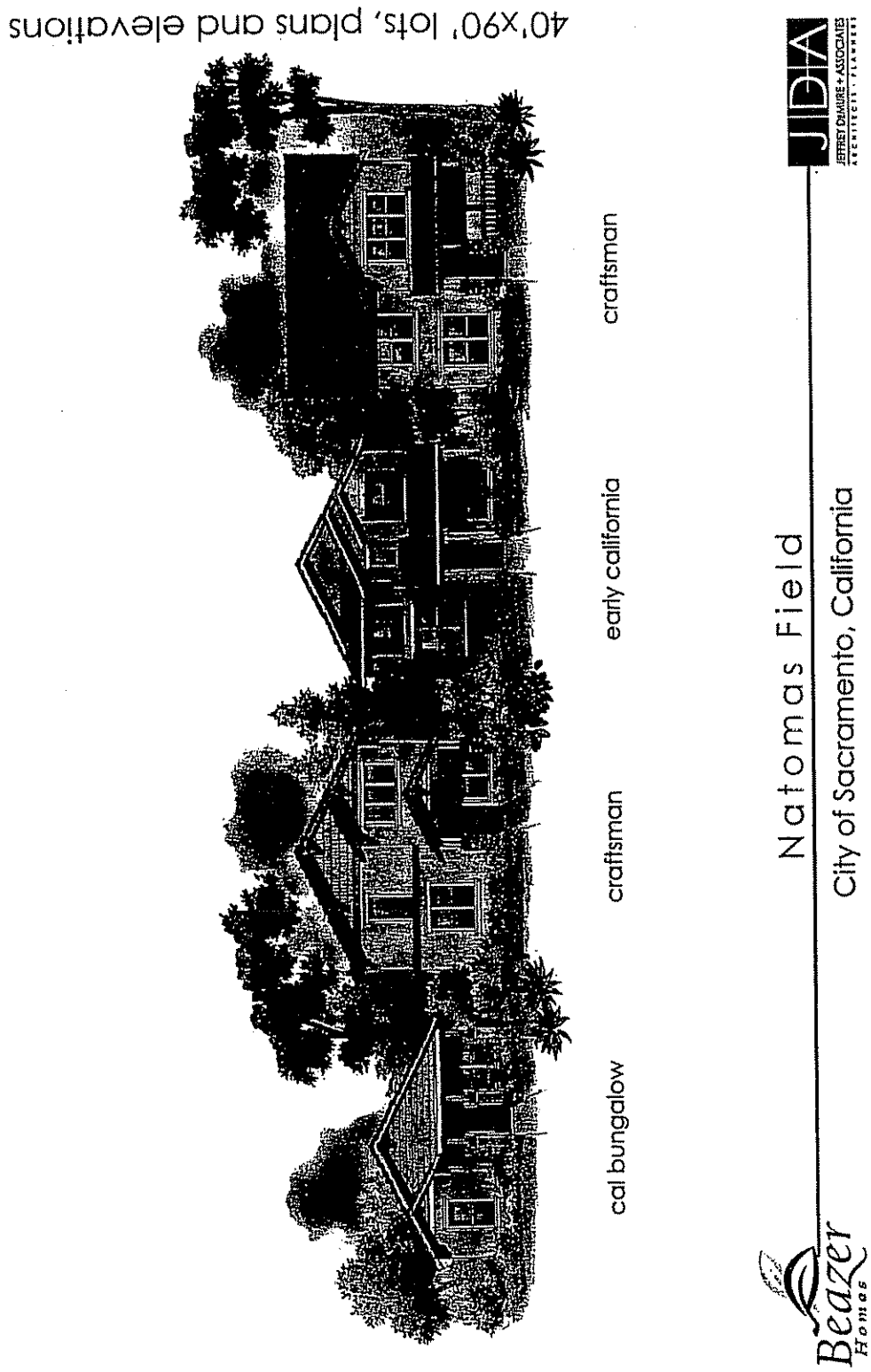
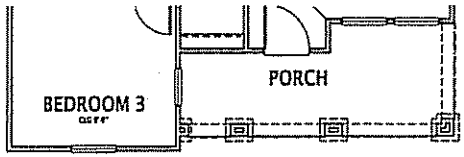
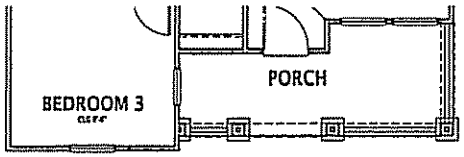
Exhibit 1P - Bungalow (40' x 90') Elevations, Floor Plans, and Plot Plans



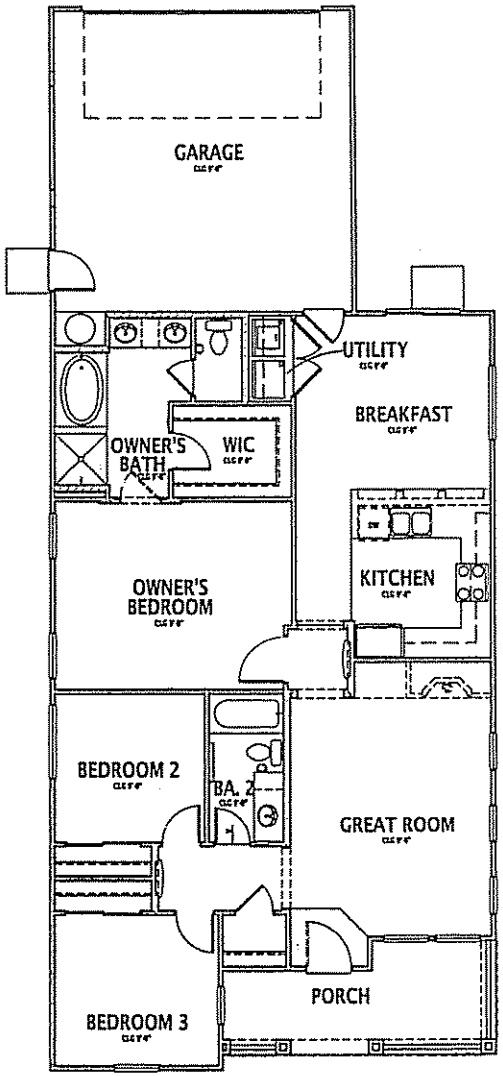
plan 1387 - main floor plan



ELEVATION 'C'
PARTIAL FLOOR PLAN



ELEVATION 'B'
PARTIAL FLOOR PLAN



ELEVATION 'A'
MAIN FLOOR PLAN

Beazer Homes

Natomas Field

City of Sacramento, California

JDA
JEFFREY DeMURE + ASSOCIATES
ARCHITECTS · PLANNERS

40'x90' 1387 - elevation 'a' - early california

Natomas Field

City of Sacramento, California

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JEFFREY DEMURE + ASSOCIATES
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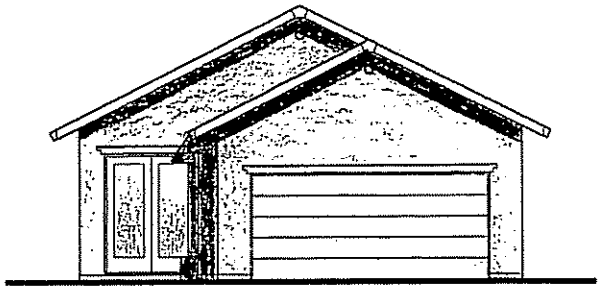
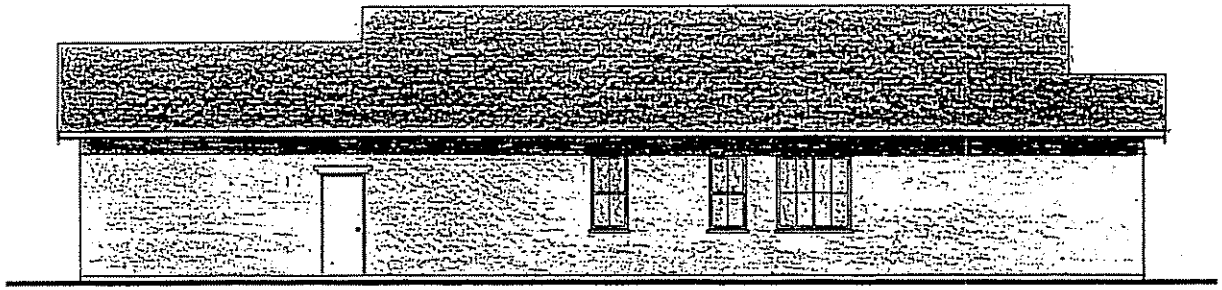
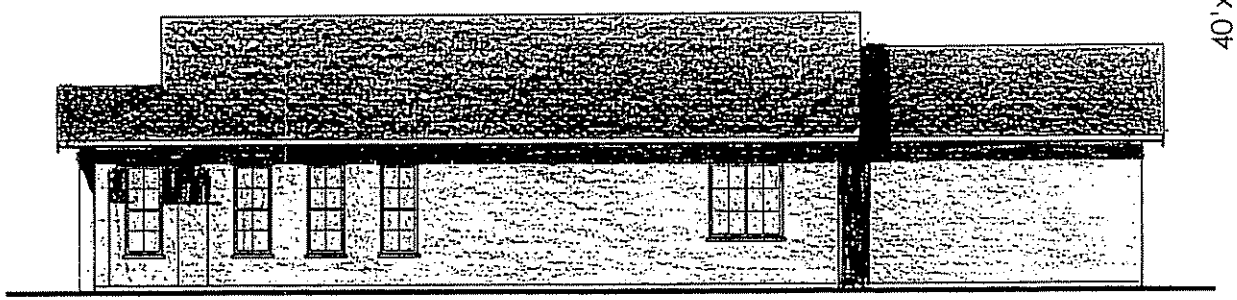


"EARLY CALIFORNIA" (SLATE)
REAR ELEVATION "A"



LEFT ELEVATION "A"



RIGHT ELEVATION "A"

40'x90' plan 1387 - typical sides and rear elevation

Beazer Homes

Natomas Field

City of Sacramento, California

JDA
JEFFREY DEMURE + ASSOCIATES
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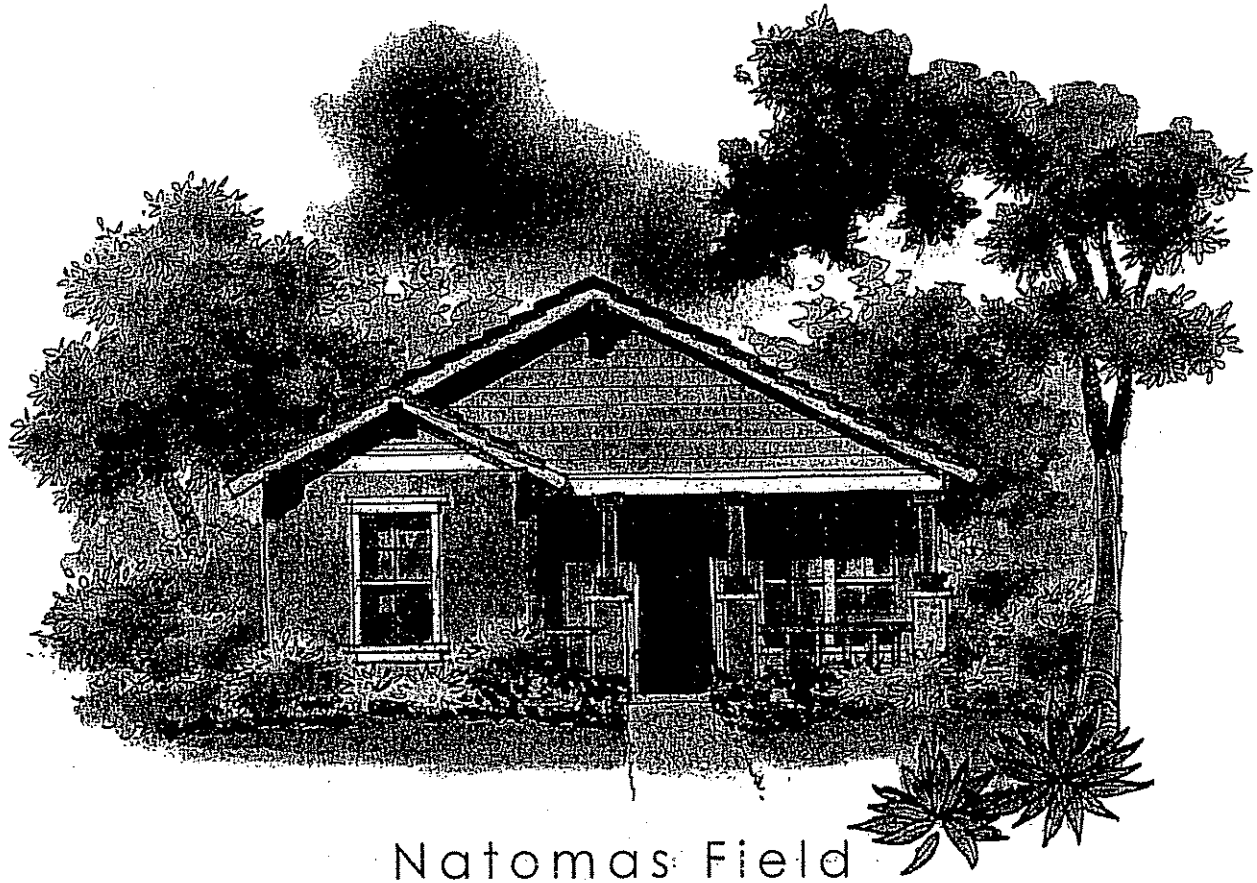
40'x90' 1387 - elevation 'b' - california bungalow



Natomas Field

City of Sacramento, California

Beazer Homes

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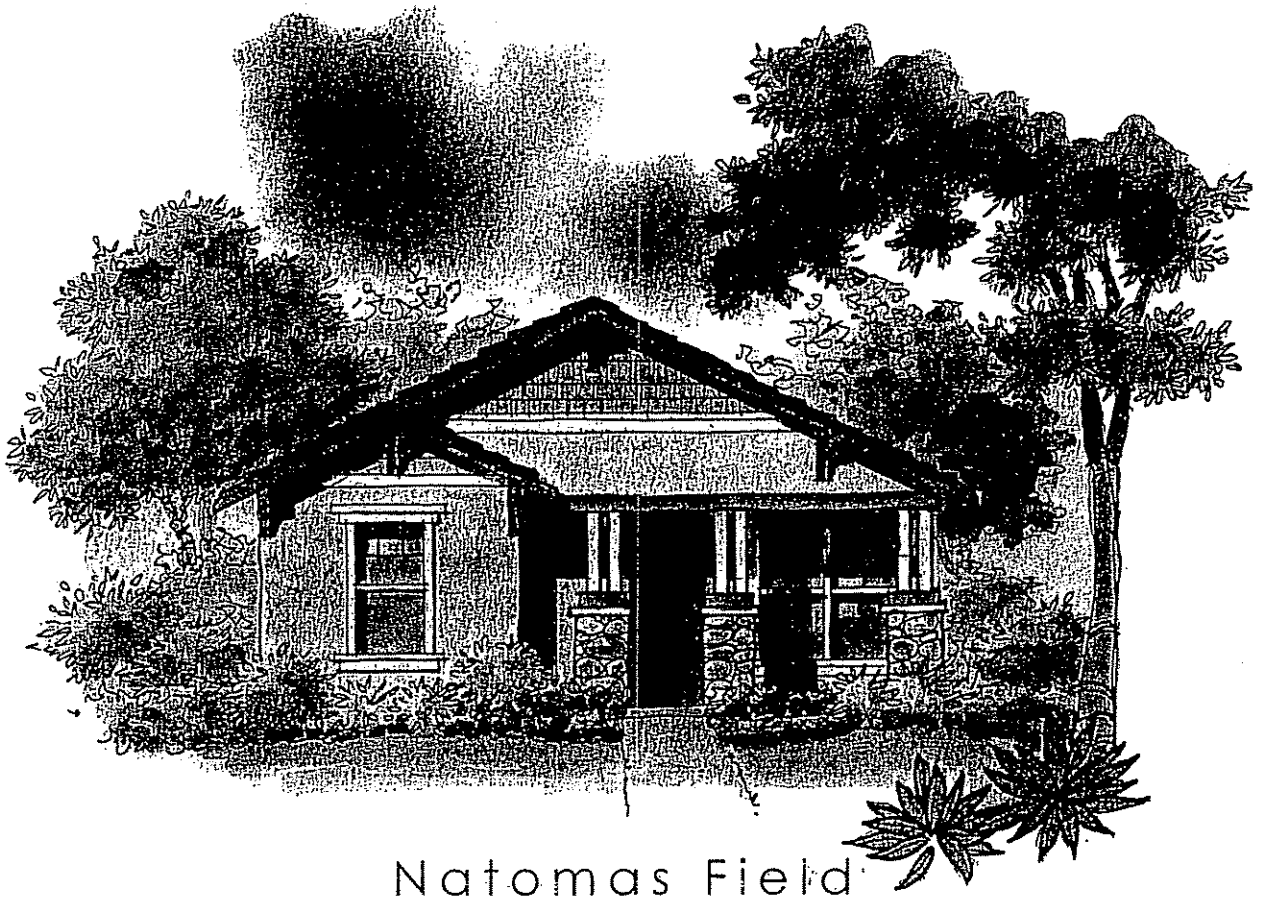
40'x90' 1387 - elevation 'c' - craftsman



Natomas Field

City of Sacramento, California

Beazer Homes

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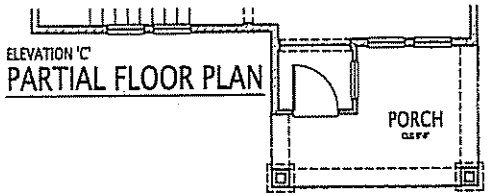
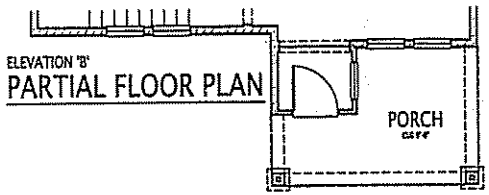
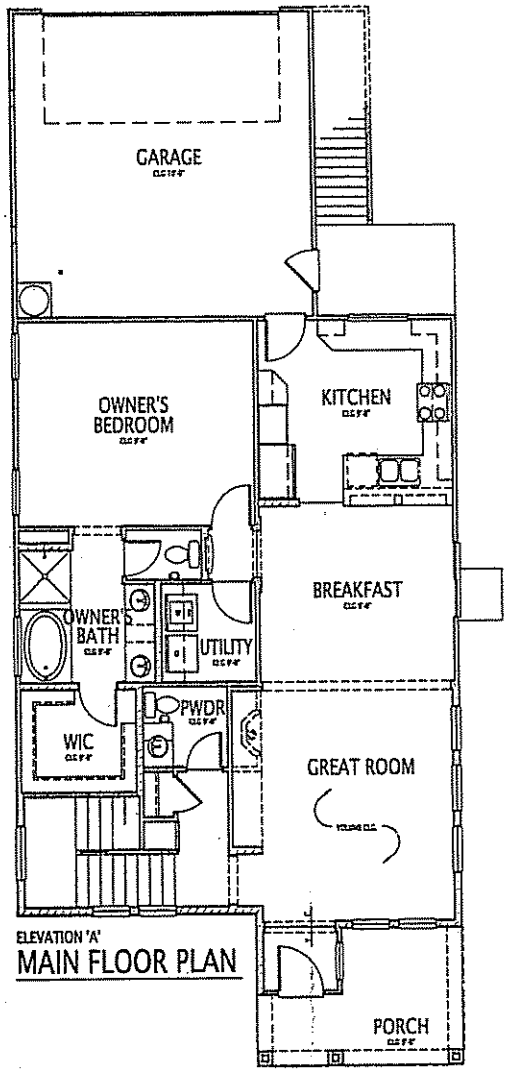
plan 1716 - main floor plan







Natomas Field

City of Sacramento, California

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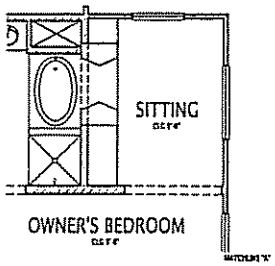
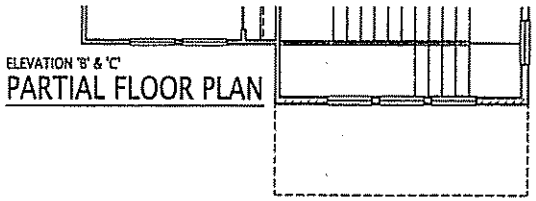
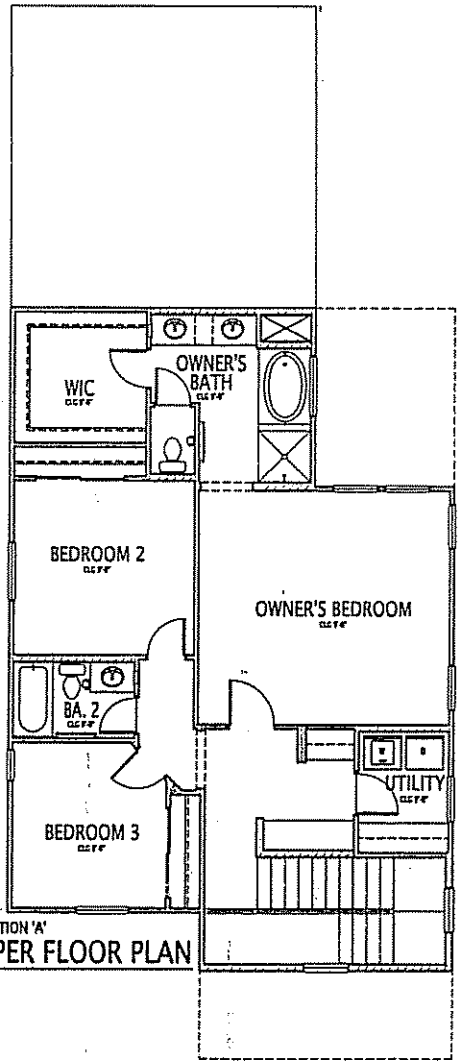


SITTING OPTION



ELEVATION 'B' & 'C'
PARTIAL FLOOR PLAN



ELEVATION 'A'
UPPER FLOOR PLAN

plan 1716 - upper floor plan

Beazer Homes

Natomas Field

City of Sacramento, California

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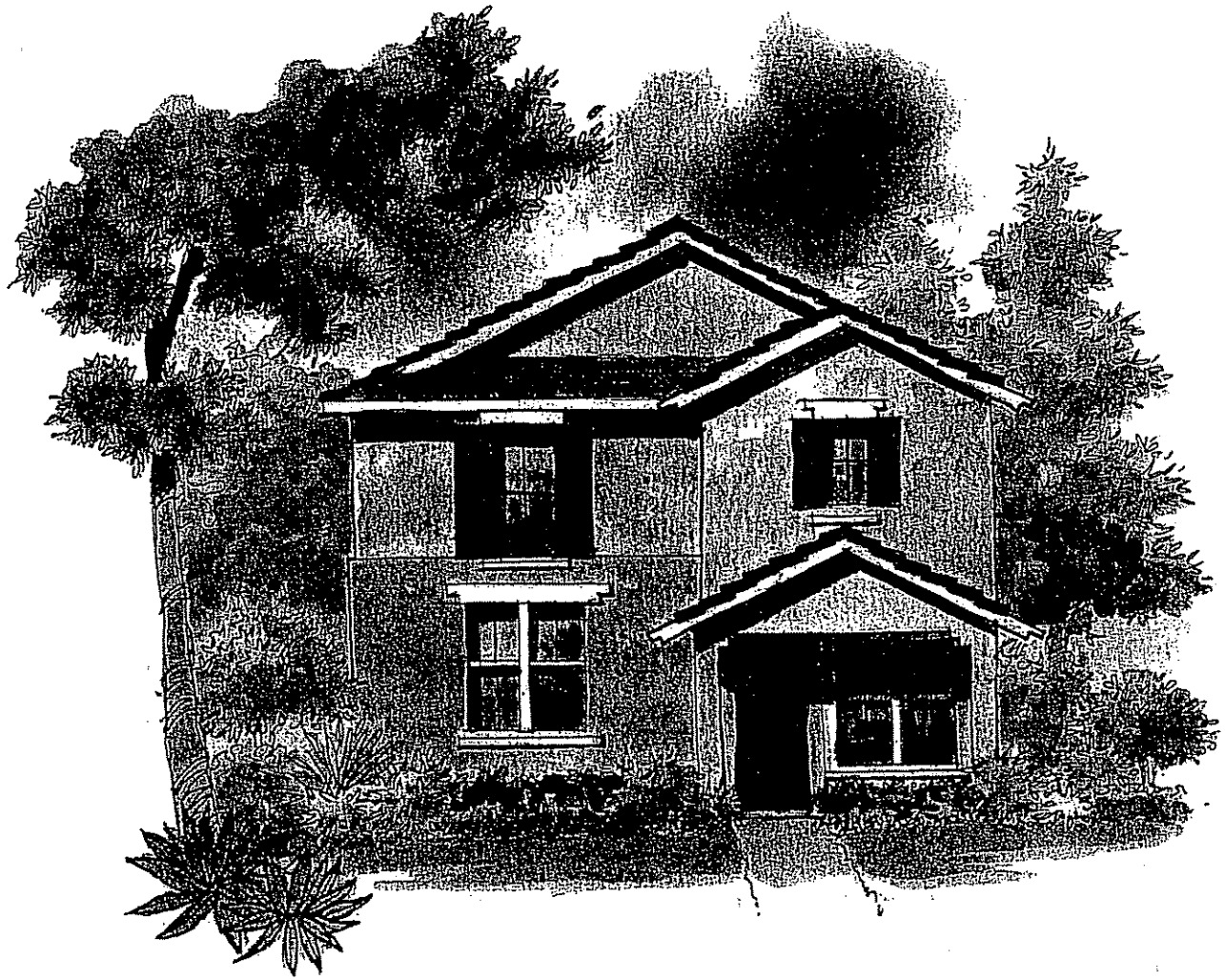

40'x90' 1716 - elevation 'a' - early california

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40'x90' 1716 - elevation 'b' - california bungalow

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Natomas Field

City of Sacramento, California

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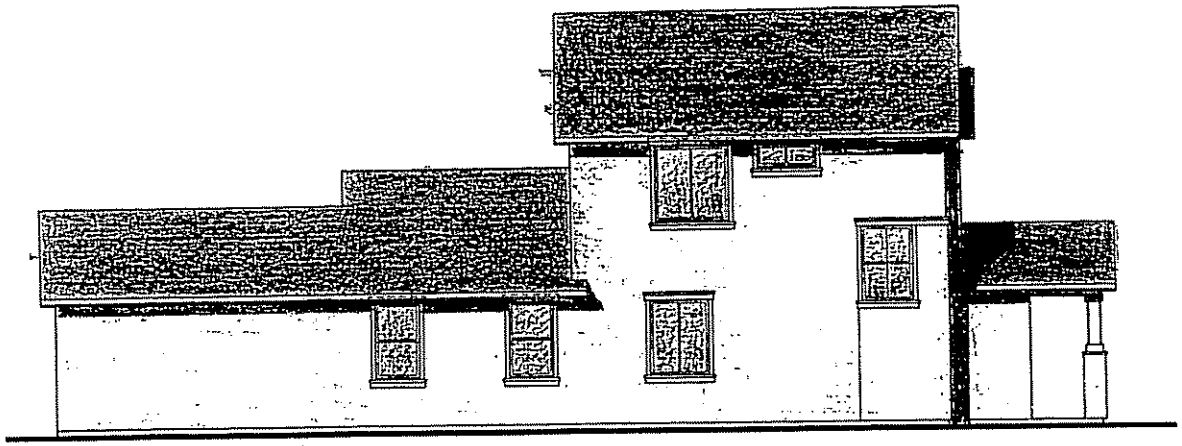
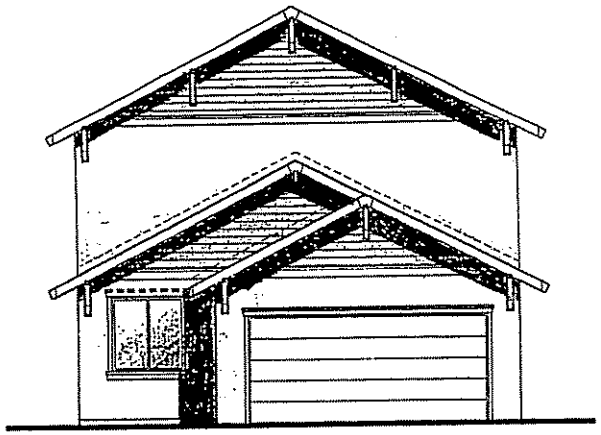
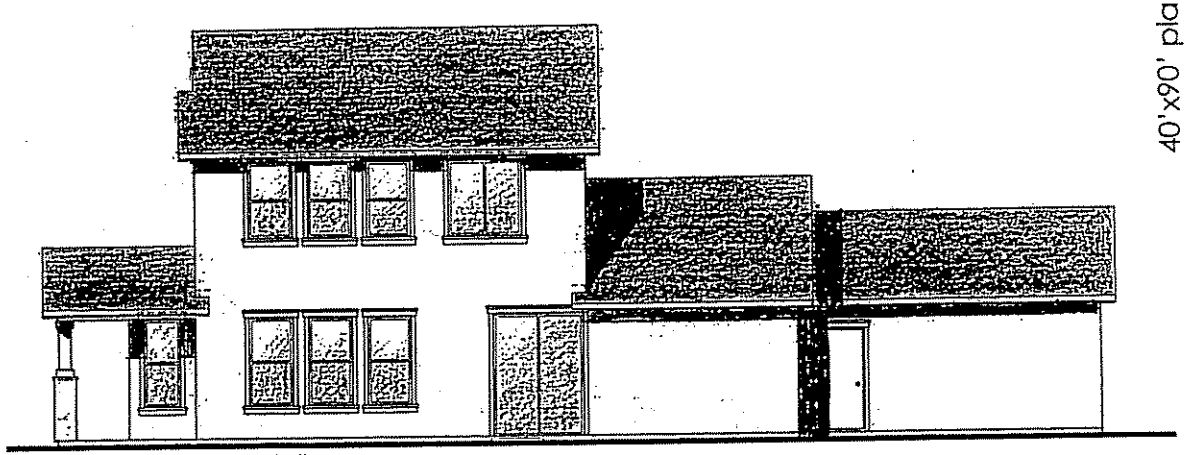


LEFT ELEVATION "B"



"CALIFORNIA BUNGALOW" (SHAKE)
REAR ELEVATION "B"



RIGHT ELEVATION "B"

40'x90' plan 1716 - typical sides and rear elevation

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City of Sacramento, California

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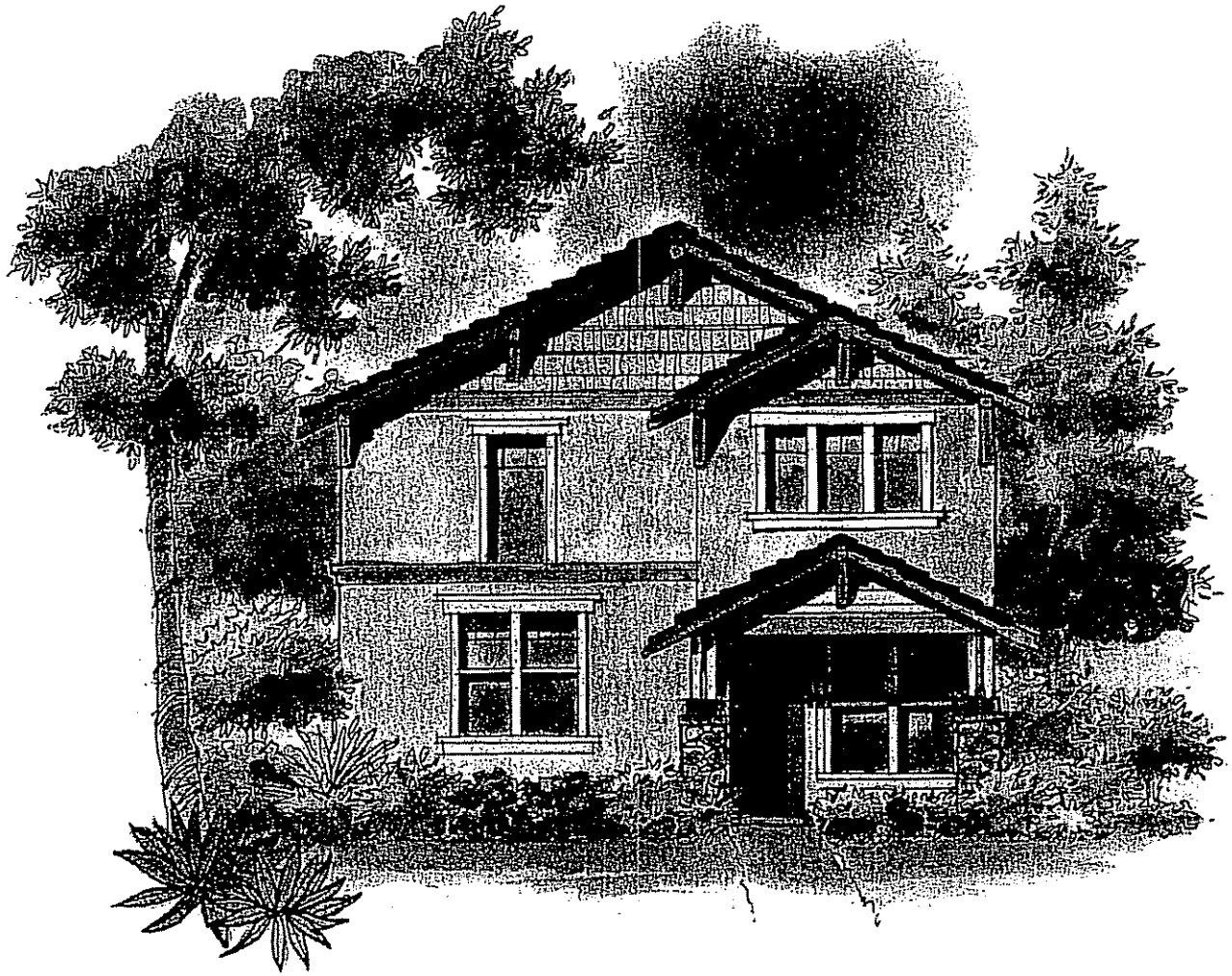
40'x90' 1716 - elevation 'c' - craftsman



Natomas Field

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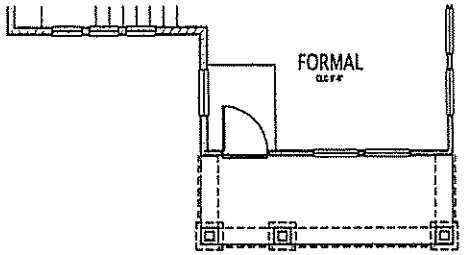
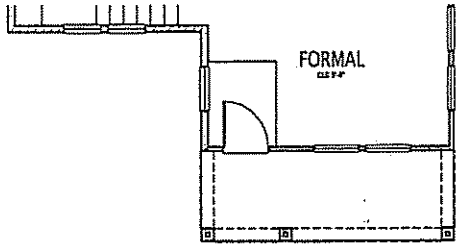
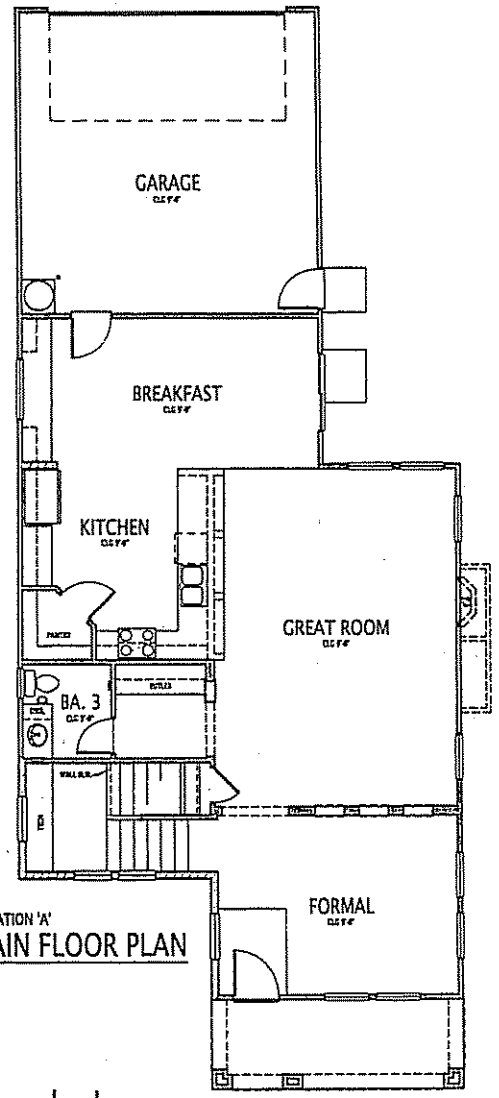


ELEVATION 'C'
PARTIAL FLOOR PLAN



ELEVATION 'B'
PARTIAL FLOOR PLAN



ELEVATION 'A'
MAIN FLOOR PLAN

plan 2206 - main floor plan

Natomas Field

City of Sacramento, California

Beazer Homes

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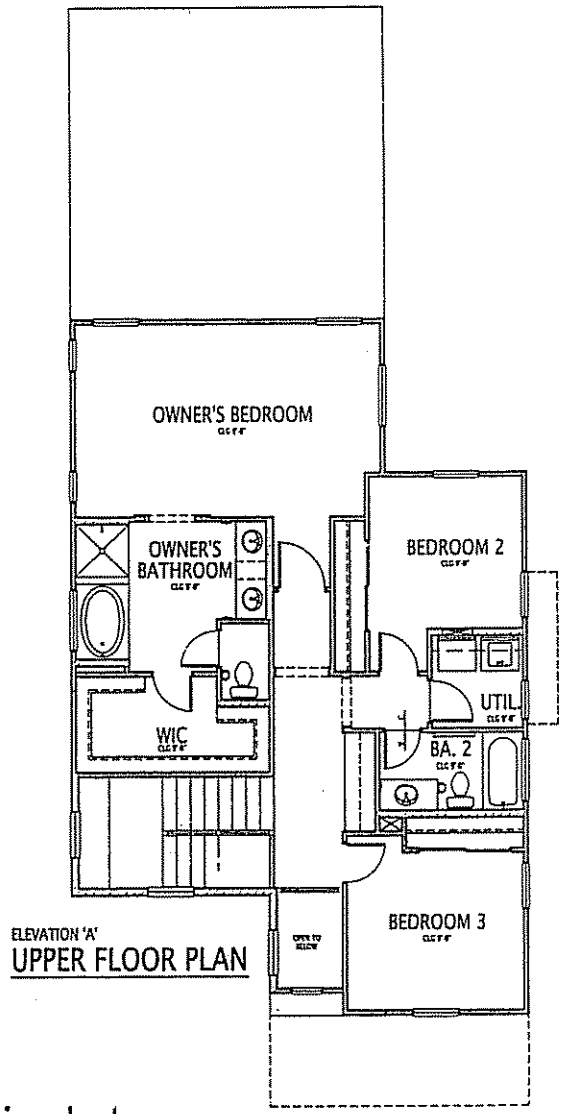
JEFFREY DeMURE + ASSOCIATES
ARCHITECTS · PLANNERS

plan 2206 - upper plan



ELEVATION 'A'
UPPER FLOOR PLAN

Beazer Homes

Natomas Field

City of Sacramento, California

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40'x90' plan 2206 - elevation 'a' - early california

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City of Sacramento, California

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40'x90' plan 2206 - elevation 'b' - california bungalow

Natomas Field

City of Sacramento, California

Beazer Homes

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JEFFREY DEMURE + ASSOCIATES
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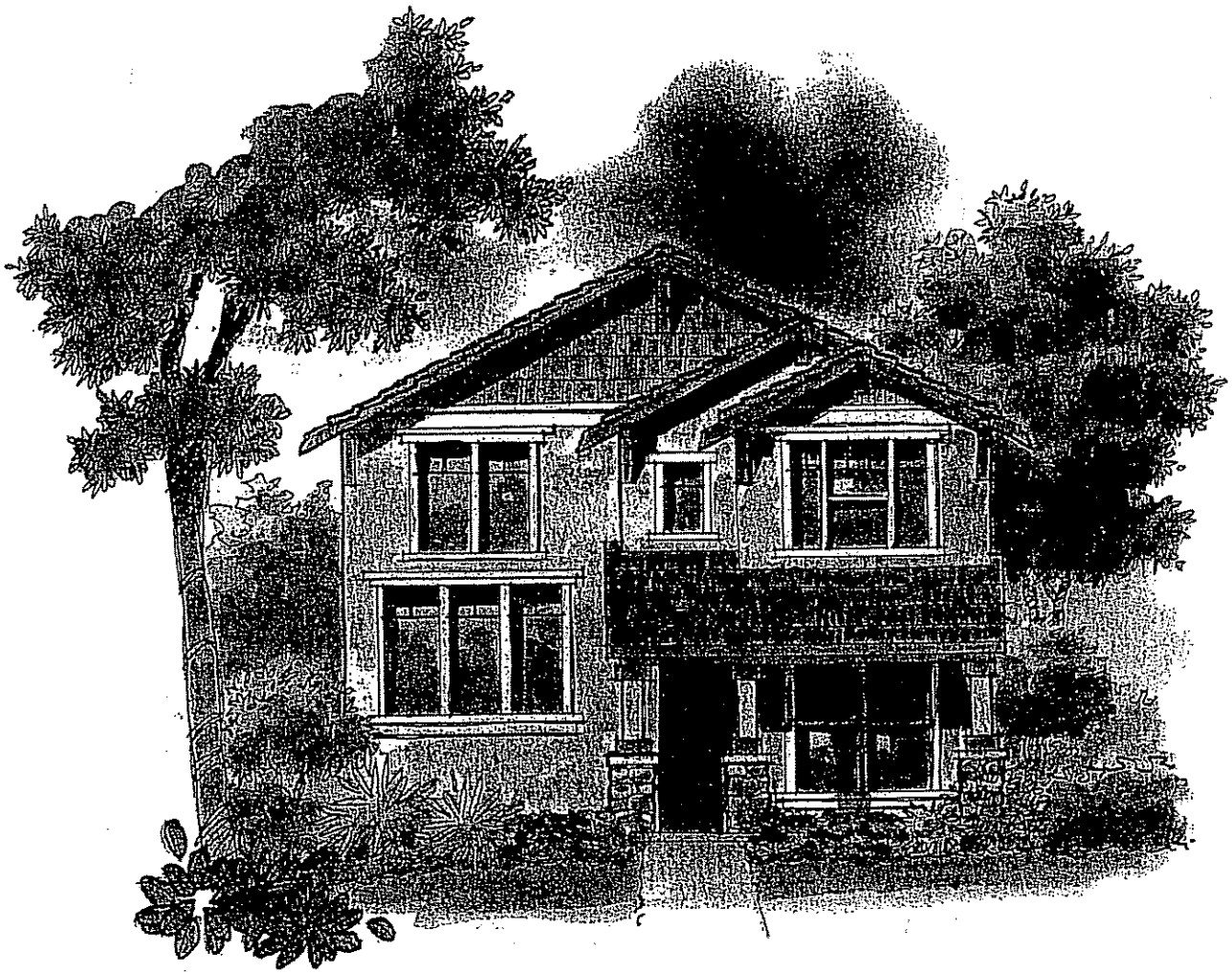

40'x90' plan 2206 - elevation 'c' - ccraftsman

Natomas Field

City of Sacramento, California

Beazer Homes

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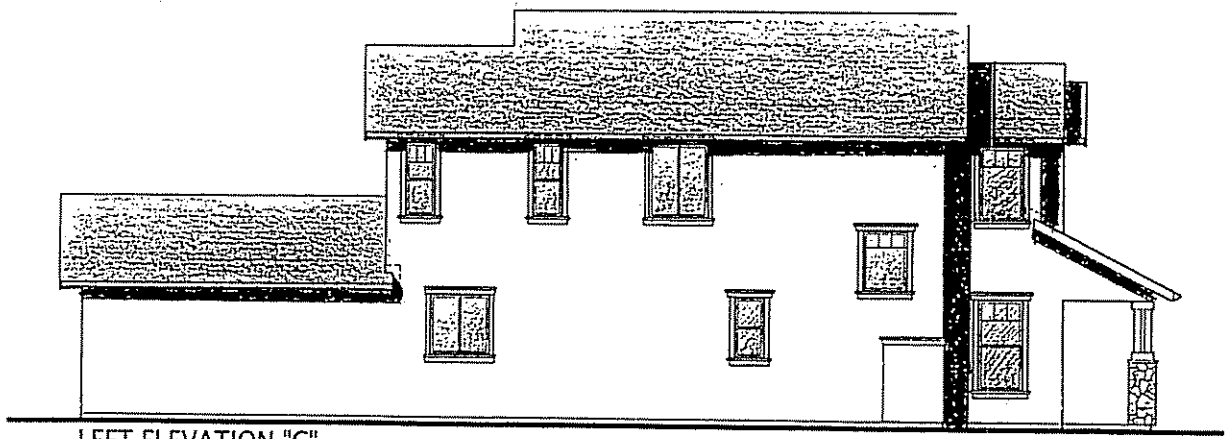
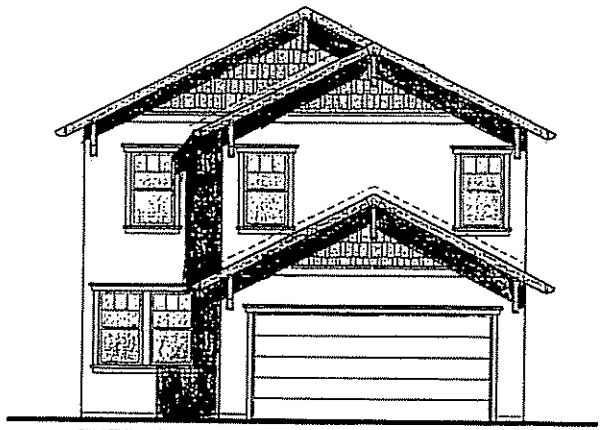
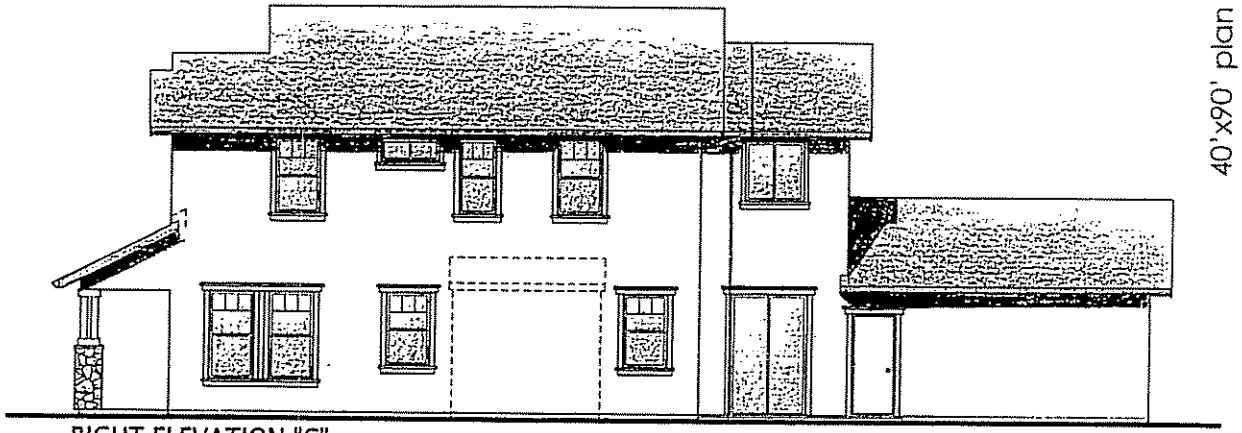
JEFFREY DEMURE + ASSOCIATES
ARCHITECTS · PLANNERS



LEFT ELEVATION "C"



"CRAFTSMAN" (SHAKE)(FIELDSTONE)
REAR ELEVATION "C"



RIGHT ELEVATION "C"

40'x90' plan 2206 - typical sides and rear elevation

Beazer Homes

Natomas Field

City of Sacramento, California

JDA
JEFFREY DeMURE + ASSOCIATES
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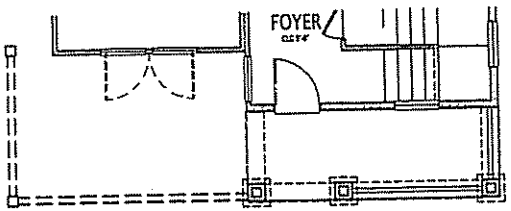
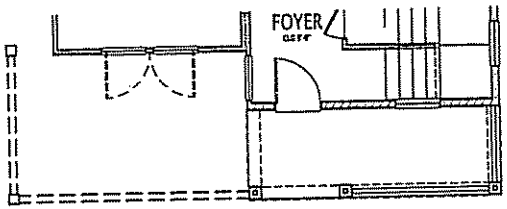
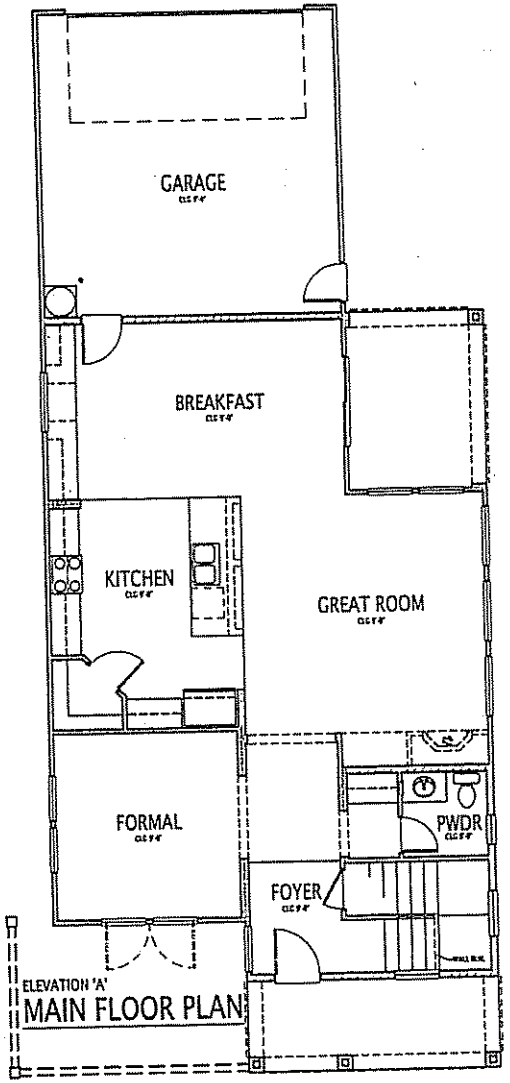
plan 2281 - main floor plan



ELEVATION 'C'
PARTIAL FLOOR PLAN



ELEVATION 'B'
PARTIAL FLOOR PLAN



ELEVATION 'A'
MAIN FLOOR PLAN

Natomas Field

City of Sacramento, California

Beazer Homes

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JEFFREY DeMURE + ASSOCIATES
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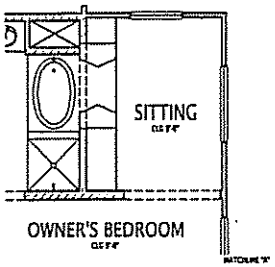
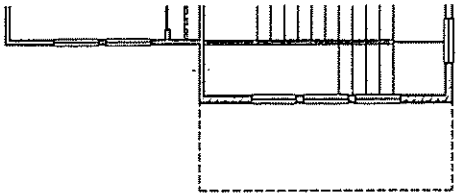


SITTING OPTION

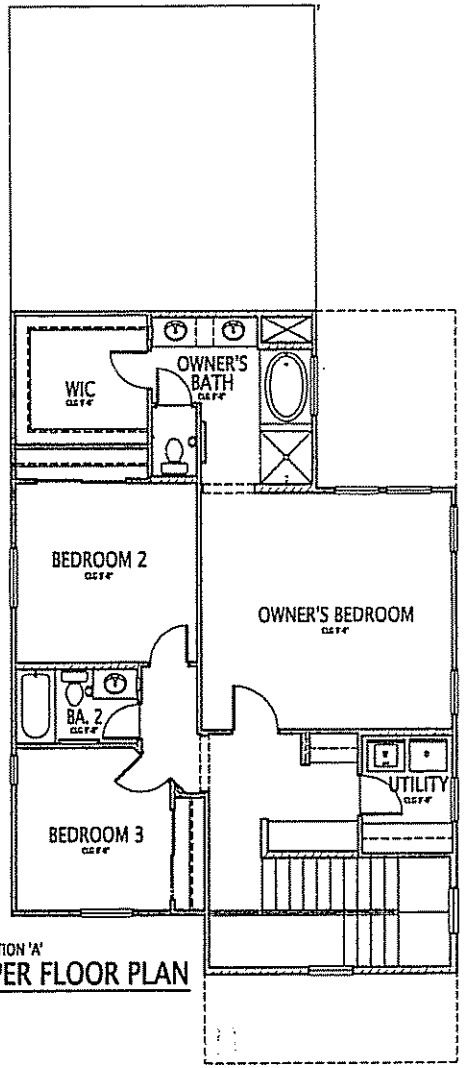
1/4"=1'-0"



ELEVATION 'B' & 'C'

PARTIAL FLOOR PLAN

1/4"=1'-0"



ELEVATION 'A'

UPPER FLOOR PLAN

plan 2281 - upper floor plan

Beazer Homes

Natomas Field

City of Sacramento, California

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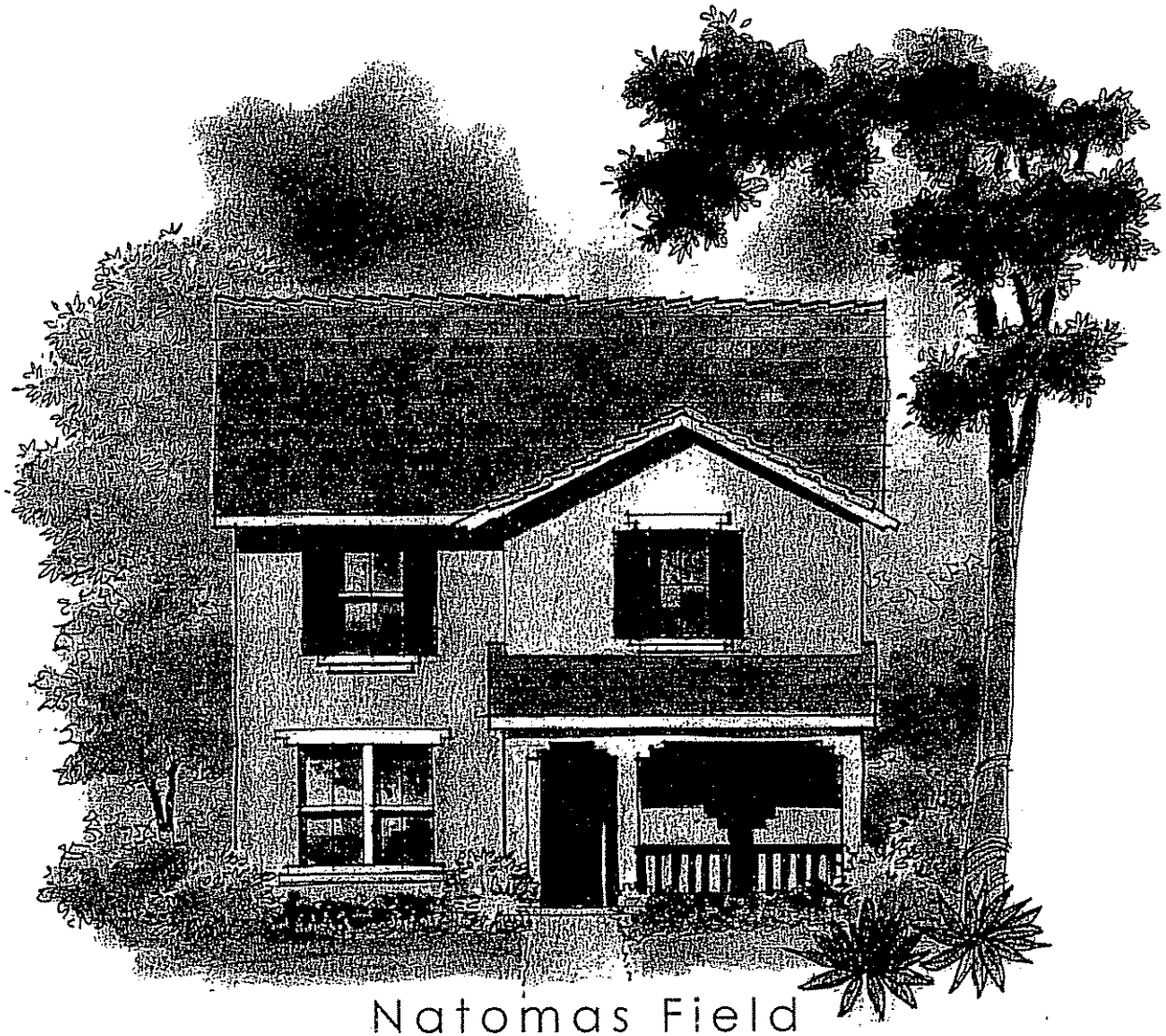

40'x90'' plan 2281 - elevation 'a' - early california

Natomas Field

City of Sacramento, California

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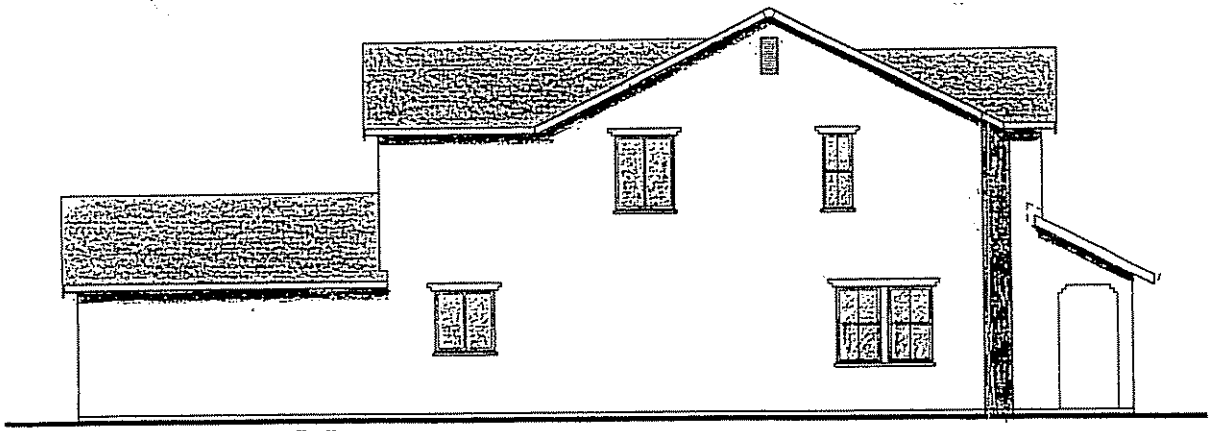
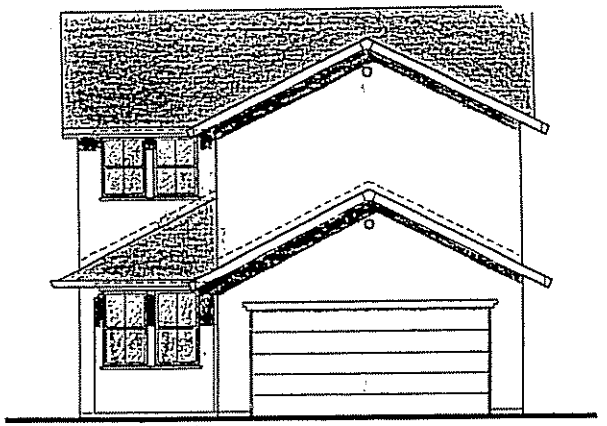
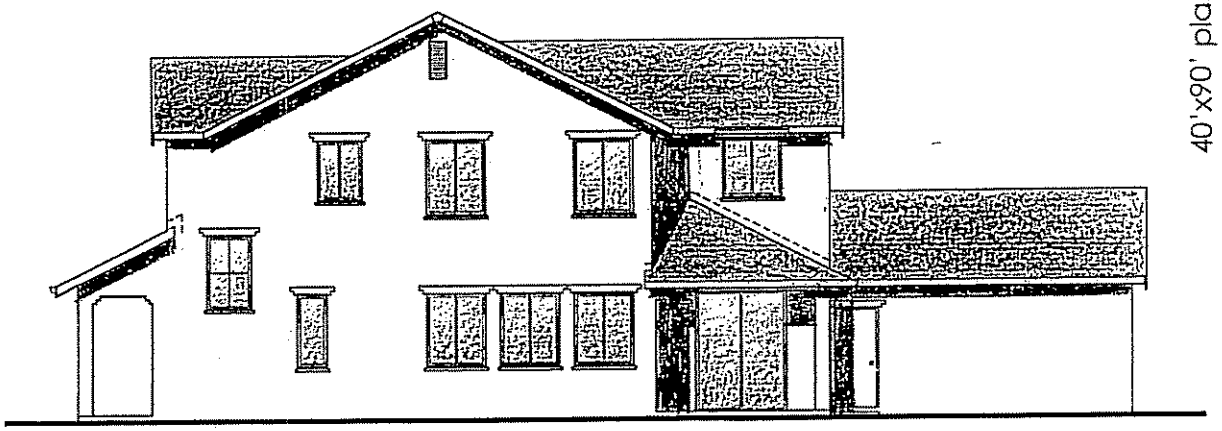


LEFT ELEVATION "A"



"EARLY CALIFORNIA" (SLATE)
REAR ELEVATION "A"



RIGHT ELEVATION "A"

40'x90' plan 2281 - typical sides and rear elevation

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Natomas Field

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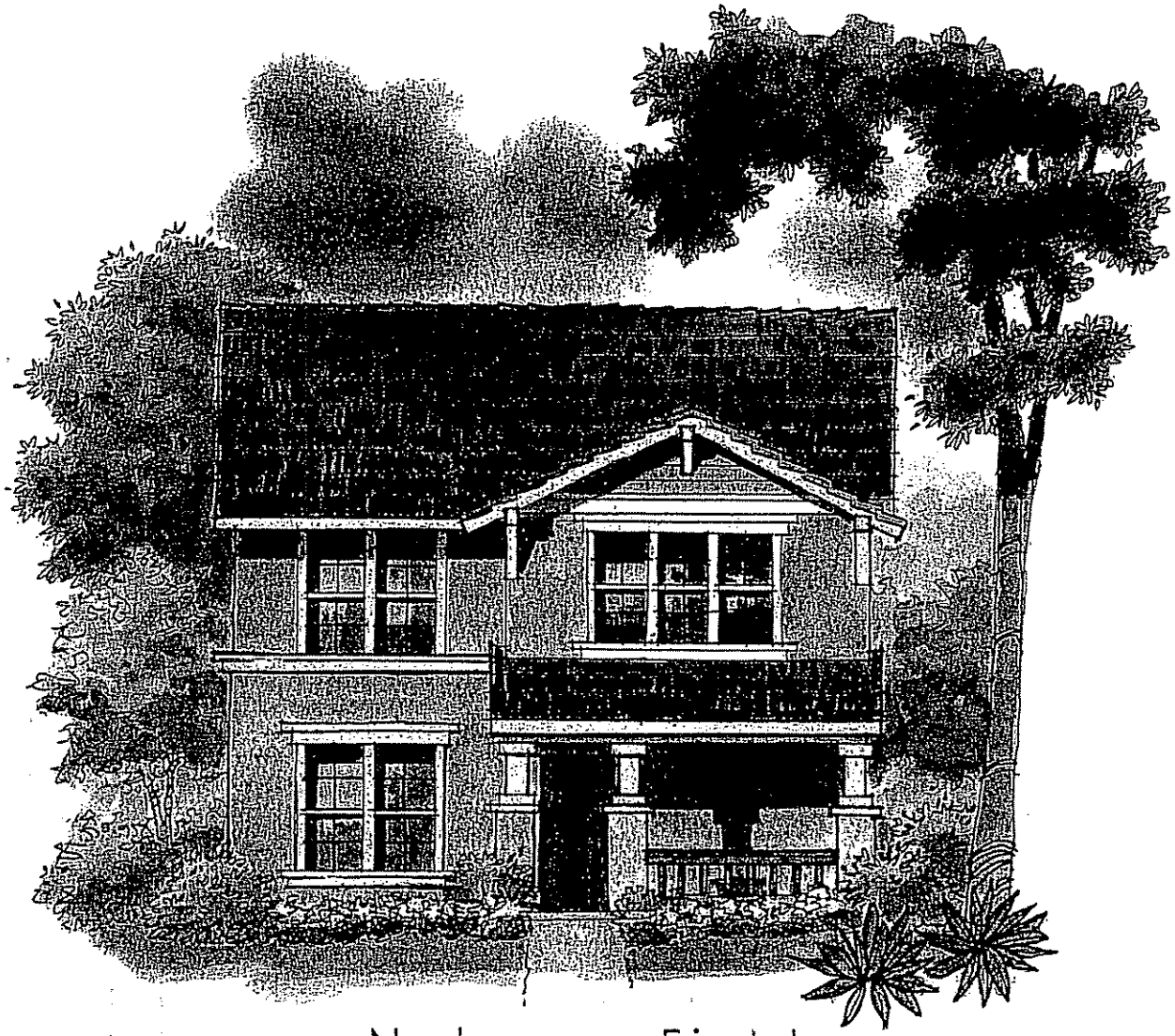

40'x90' plan 2281 - elevation 'b' - california bungalow

Natomas Field

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40'x90' plan 2281 - elevation 'c' - craftsman

Natomas Field

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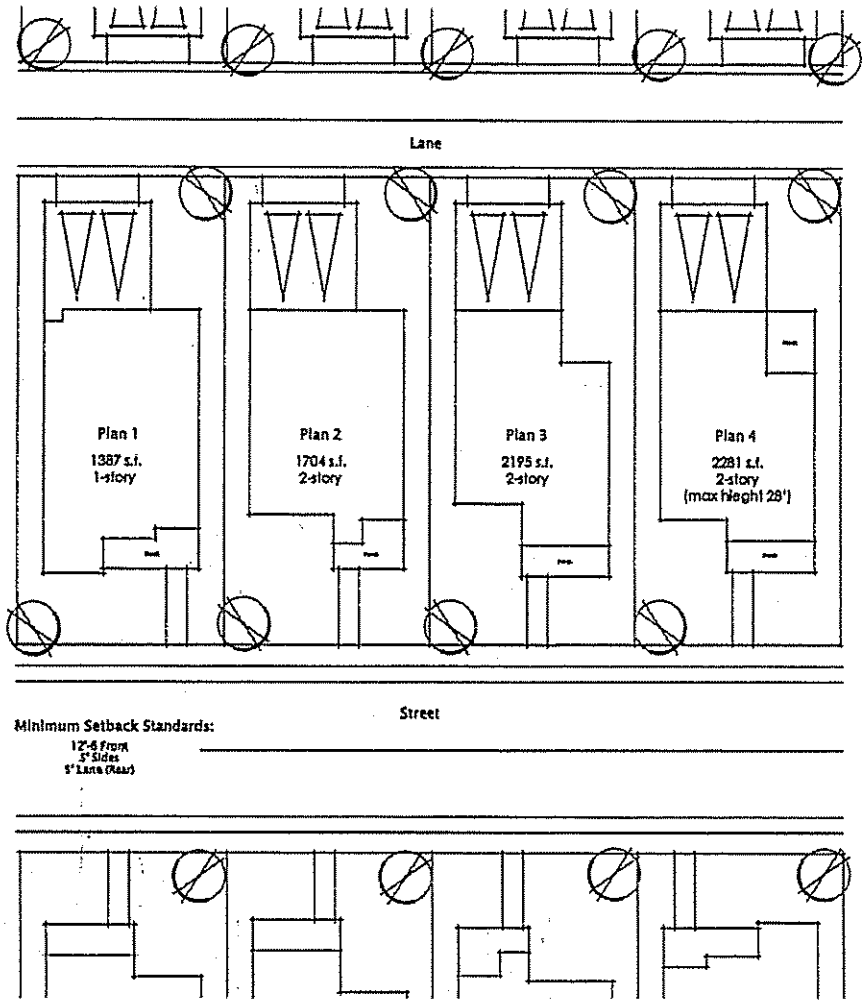


40'x90' - footprints

Natomas Field

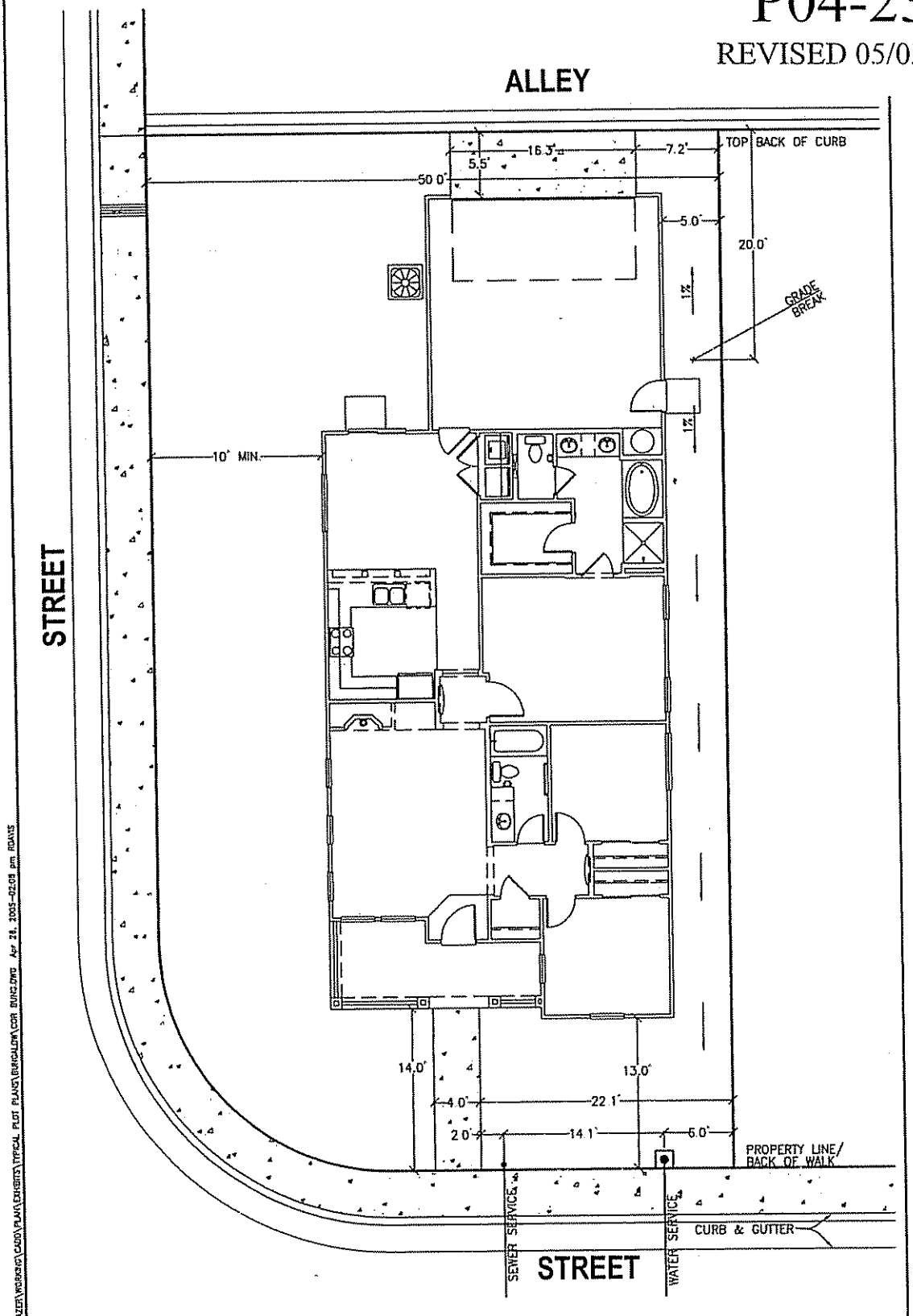
11.15.04

P04-236

REC'D 11-18-2004

P04-236

REVISED 05/03/2005



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CHECKED:	TDM
SCALE:	1"=10'
JOB NO:	20430
DATE:	APRIL 2005
SHEET:	1 of 1

NATOMAS FIELD
TYPICAL PLOT PLAN
BUNGALOW
TYPICAL CORNER 1387

MRO ENGINEERS, INC.
2202 Plaza Drive
Rocklin, CA 95765
Phone (916) 783-3838
Fax (916) 783-5003
www.mroengineers.com
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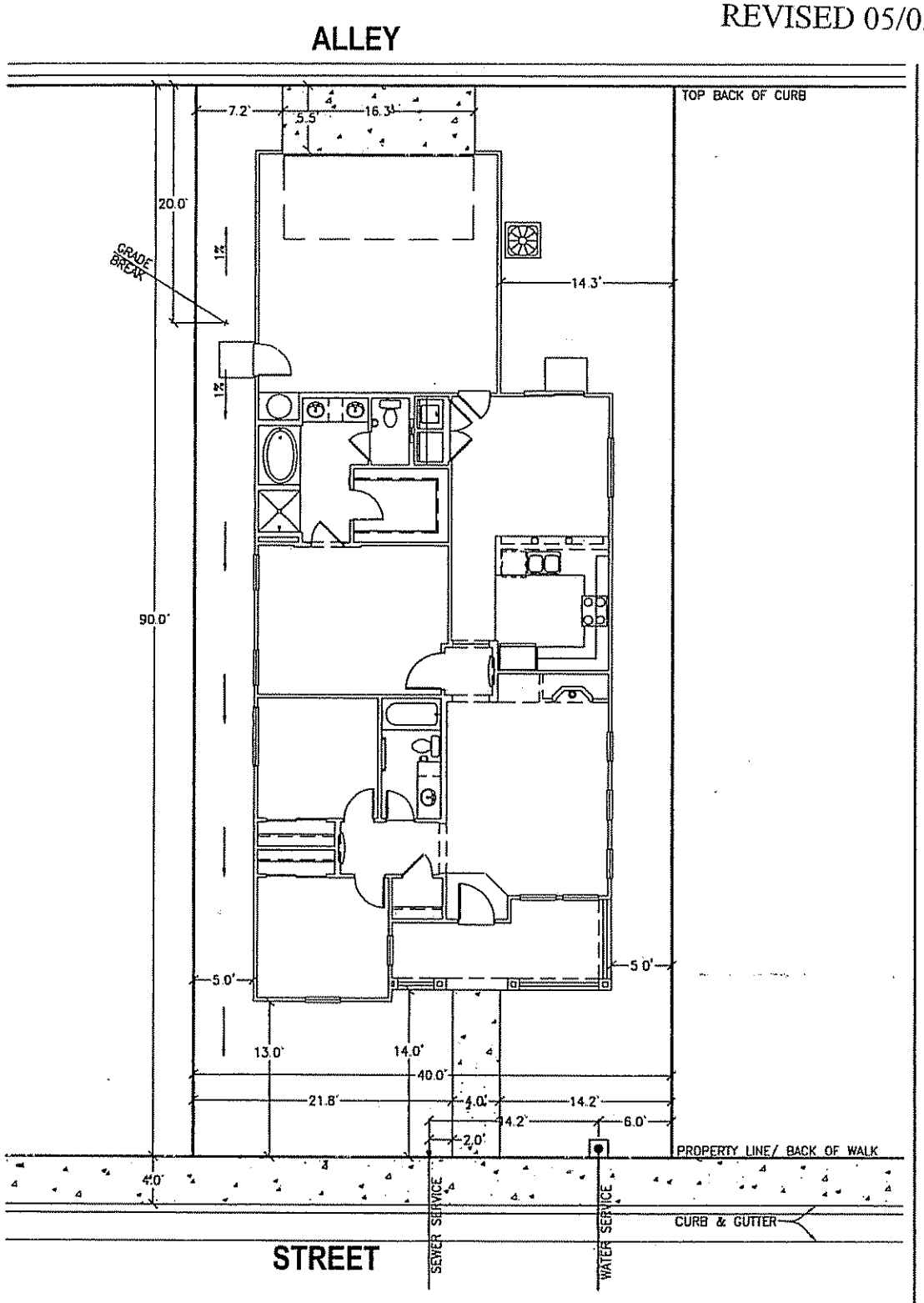
H:\2004\20430 NATOMAS FIELD - BEAZER\WORKING\CADD\PLAN EXHIBITS\TYPICAL PLOT PLANS\BUNGALOW\CORNER BUNG.DWG Apr 21, 2005-02:08 pm ROANS

P04-236

REVISED 05/03/2005



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CHECKED:	TDM
SCALE:	1"=10'
JOB NO:	20430
DATE:	APRIL 2005
SHEET:	1 of 1

NATOMAS FIELD

TYPICAL PLOT PLAN

BUNGALOW

1387

MRO ENGINEERS

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2202 Plaza Drive
Rocklin, CA 95765
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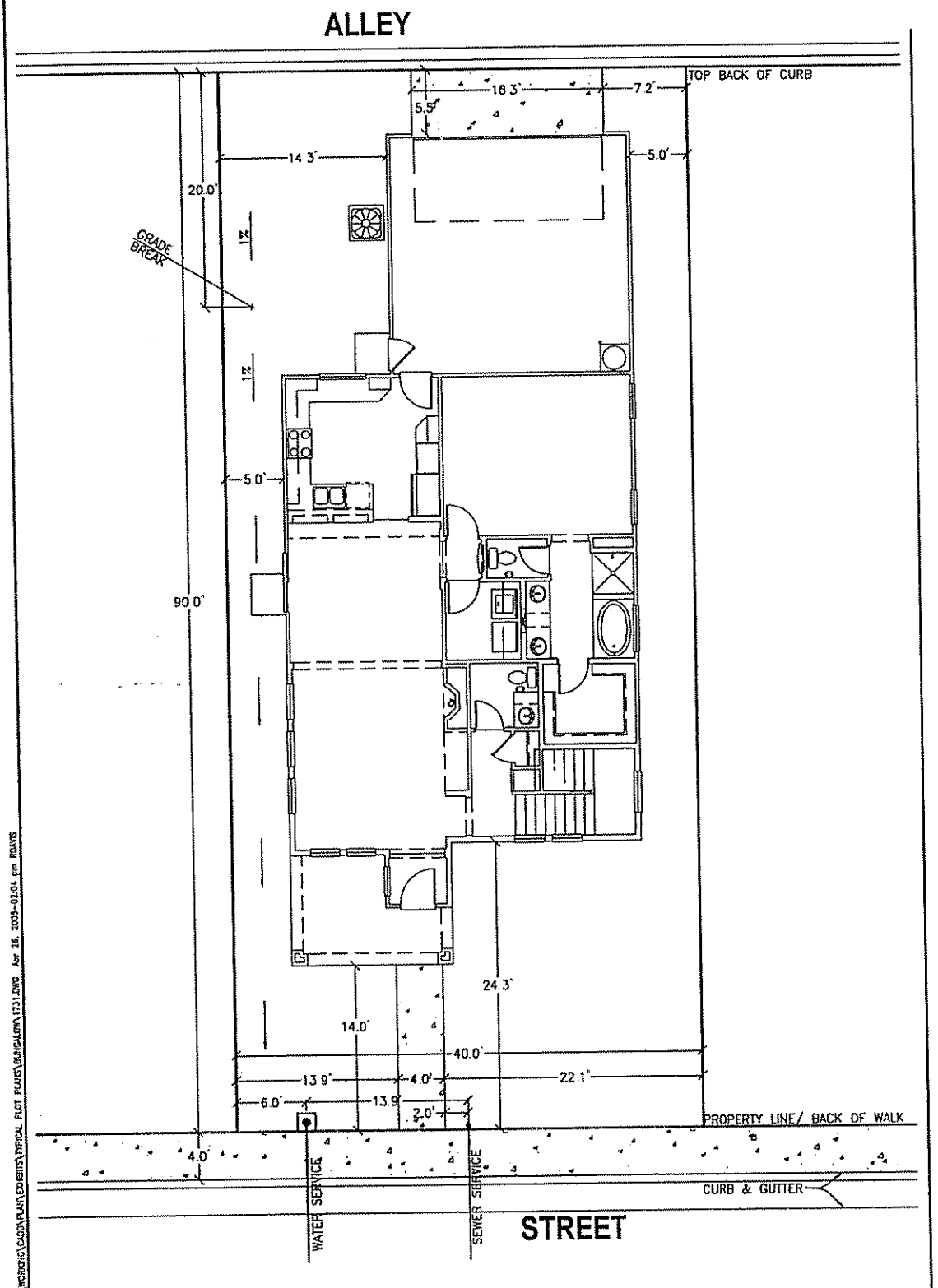

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SCALE:	1"=10'
JOB NO:	20430
DATE:	APRIL 2005
SHEET:	1 of 1

NATOMAS FIELD

TYPICAL PLOT PLAN

BUNGALOW

1731

MRO ENGINEERS, INC
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Rocklin, CA 95765
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Fax (916) 783-5003
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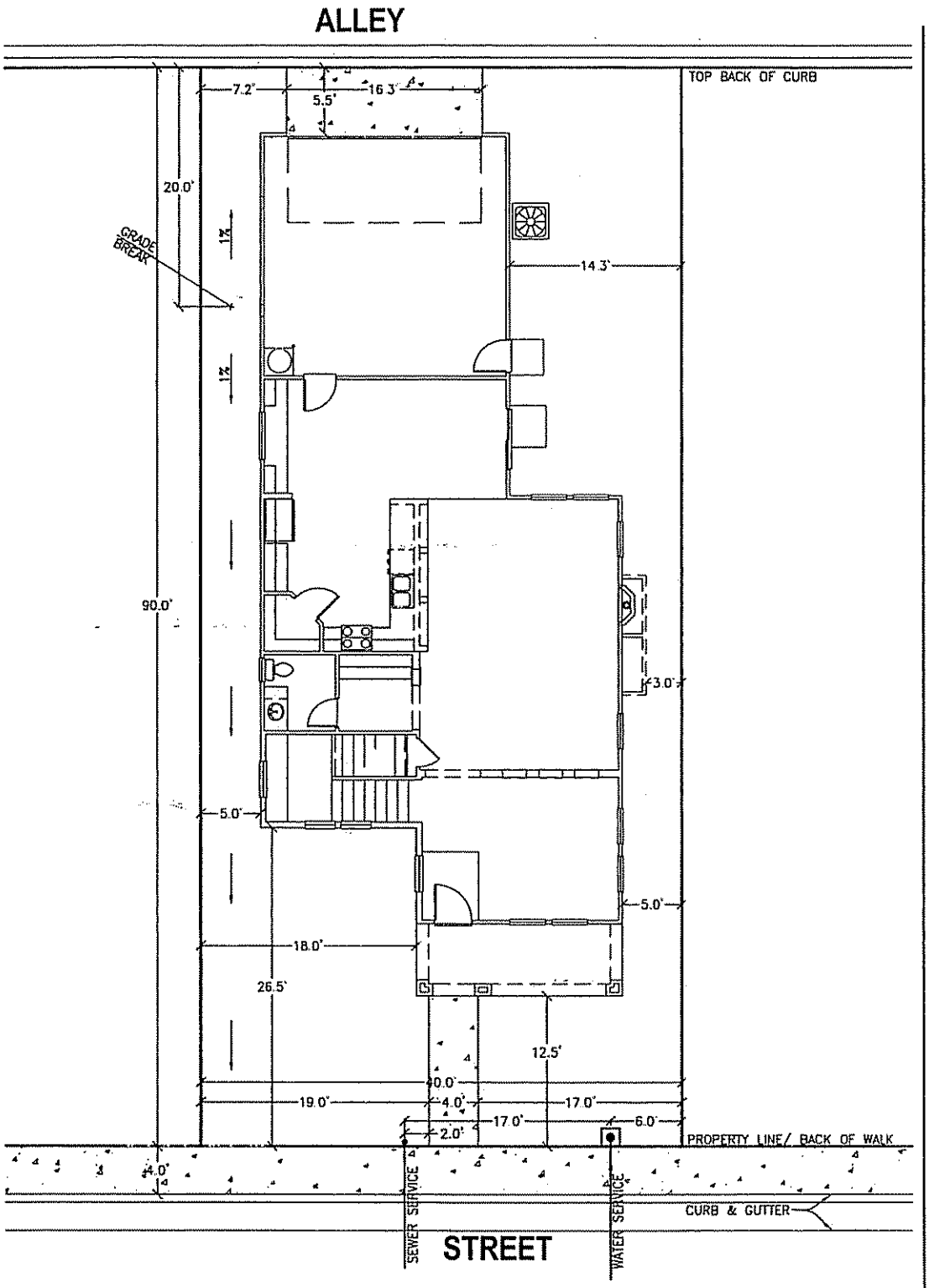
P04-236

REVISED 05/03/2005



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SCALE:	1"=10'
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DATE:	APRIL 2005
SHEET:	1 of 1

NATOMAS FIELD
TYPICAL PLOT PLAN
BUNGALOW
2206

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Rocklin, CA 95765
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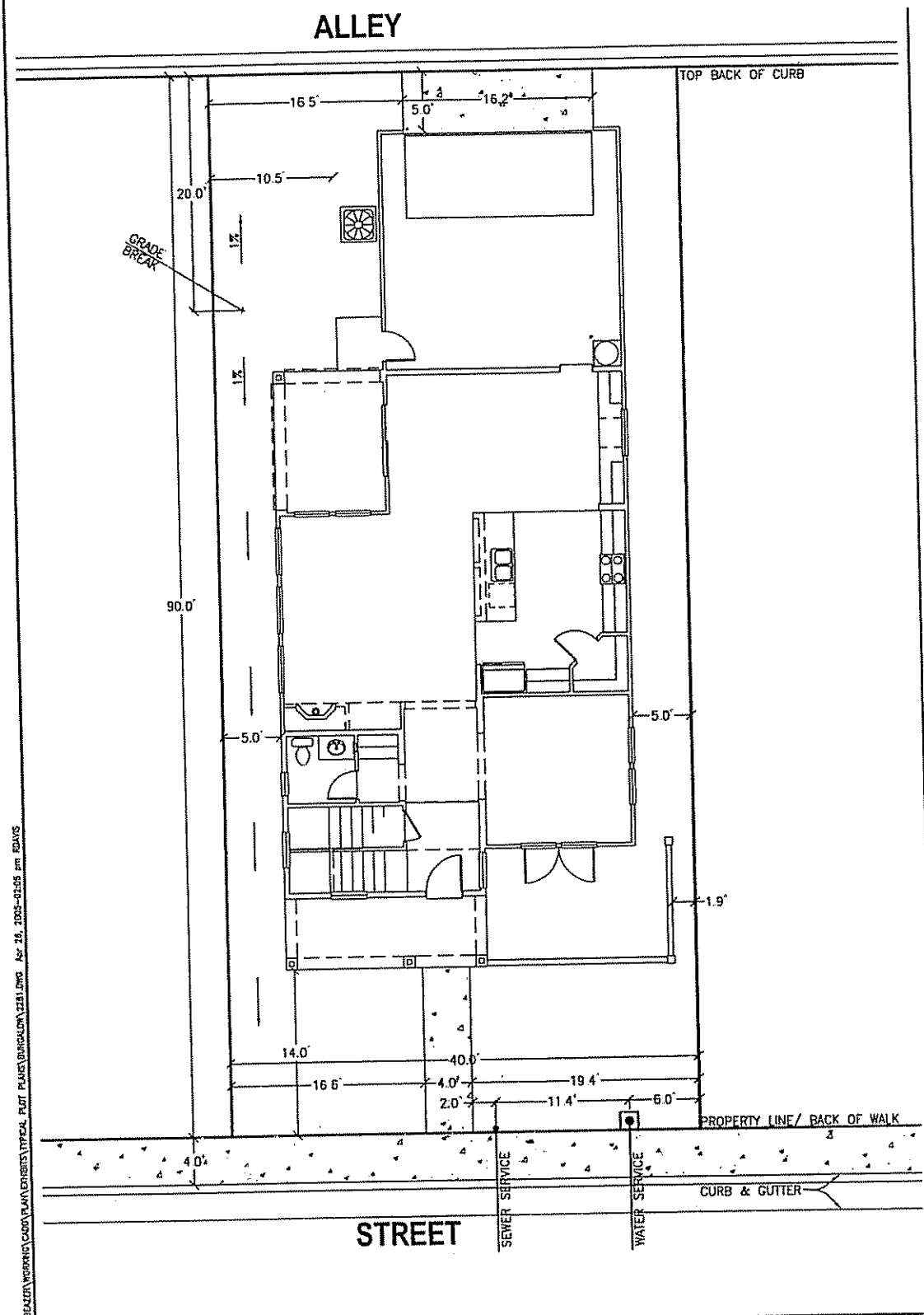
REVISED 05/03/2005



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SCALE:	1"=10'
JOB NO:	20430
DATE:	APRIL 2005
SHEET:	1 of 1

NATOMAS FIELD

TYPICAL PLOT PLAN

BUNGALOW

2281

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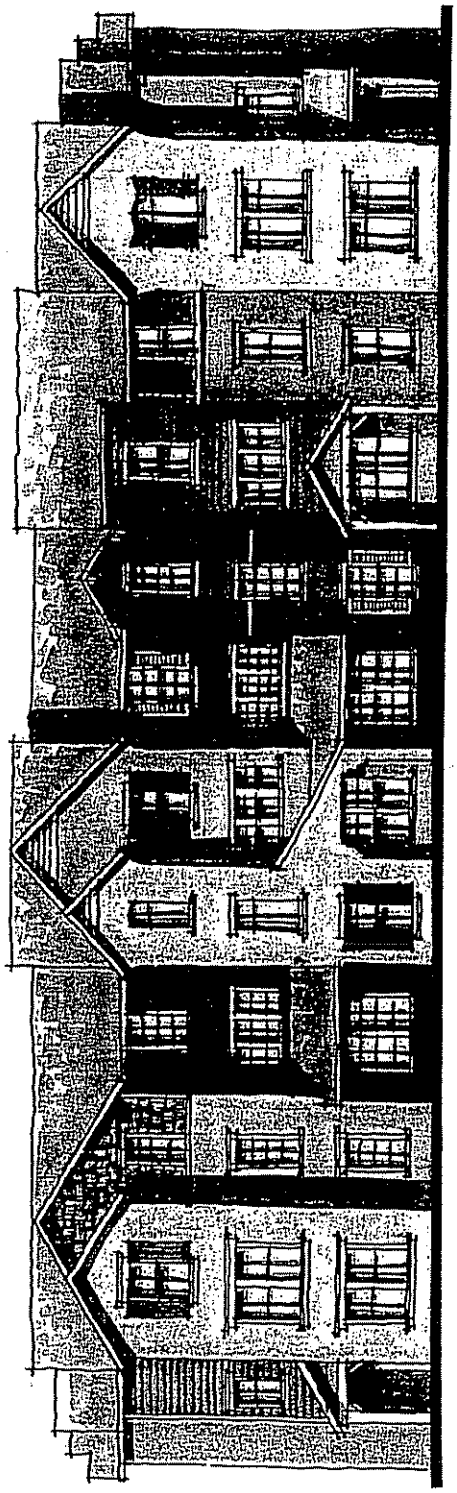
2202 Plaza Drive
Rocklin, CA 95765
Phone (916) 783-3838
Fax (916) 783-5003
www.mroengineers.com

ENGINEERING - PLANNING - SURVEYING

Exhibit 1Q - Townhouse Elevations, Floor Plans, and Plot Plans

townhome building type I, elevation



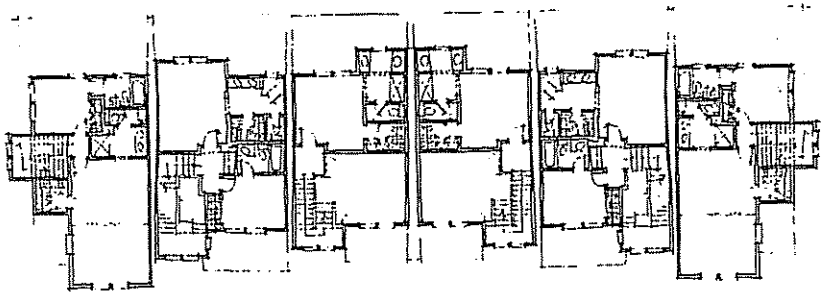
JDA
JEFFREY DEMAREE + ASSOCIATES

Natomas Field

City of Sacramento, California

Beazer Homes

upper floor



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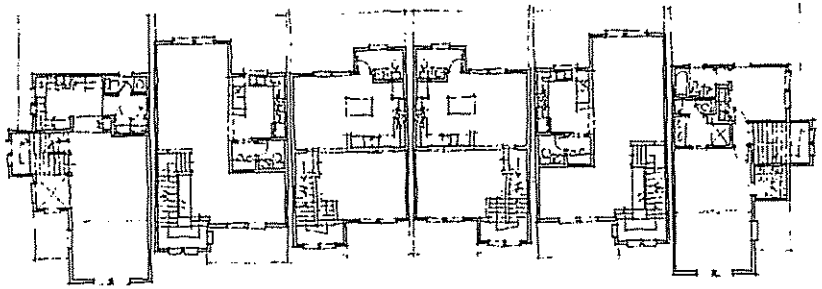
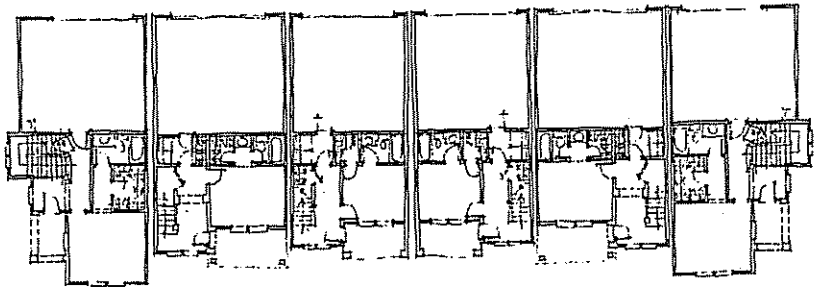


lower floor



townhome building type I, composite plan

Natomas Field

City of Sacramento, California

Beazer Homes

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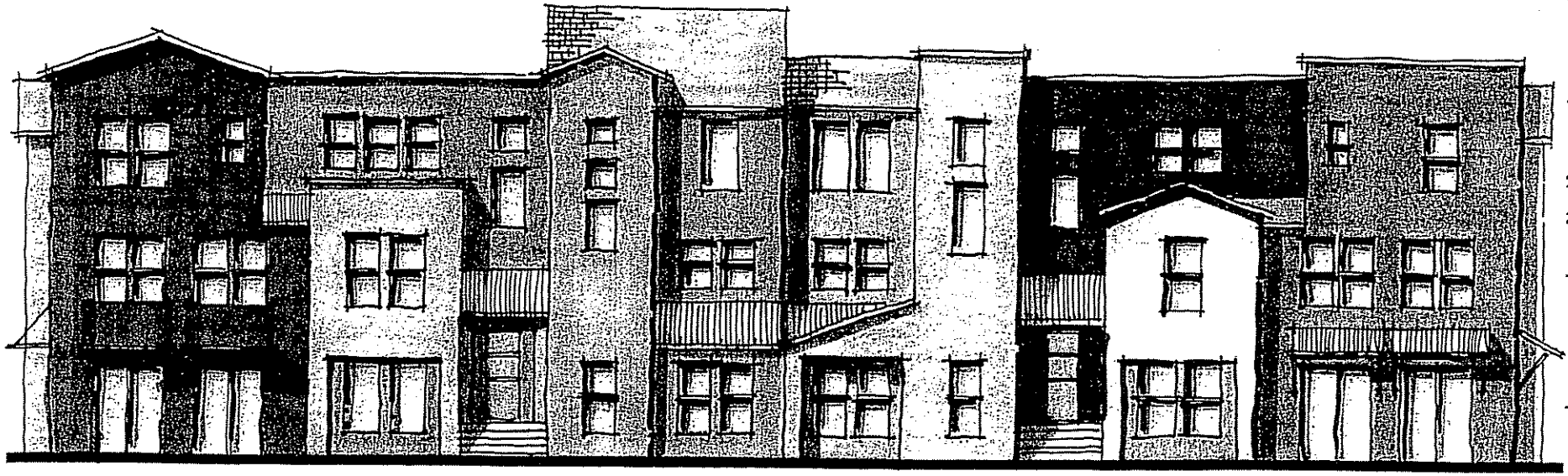
townhome building type II, elevation



Beazer Homes

Natomas Field

City of Sacramento, California

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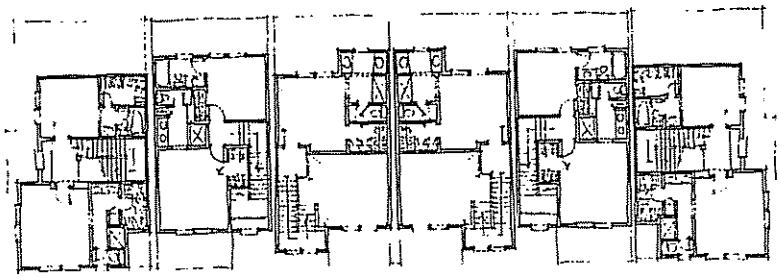

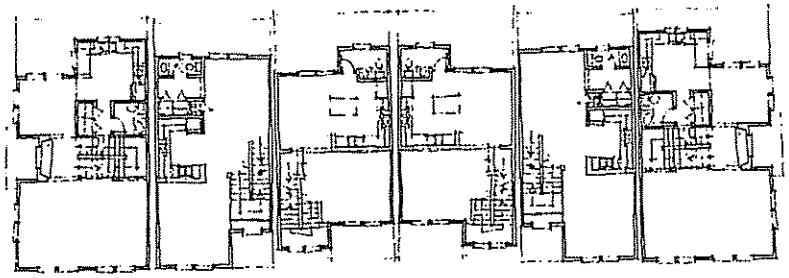

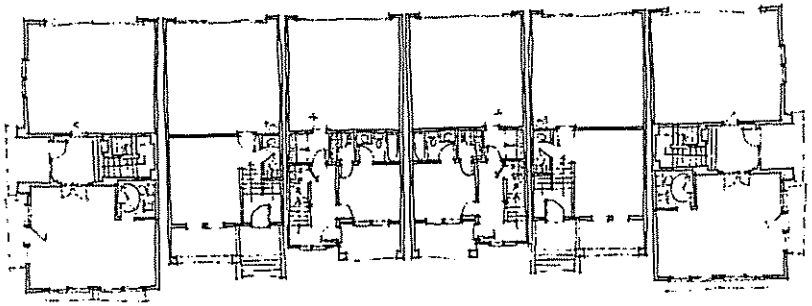

Natomas Field

City of Sacramento, California

townhome building type II, composite plan

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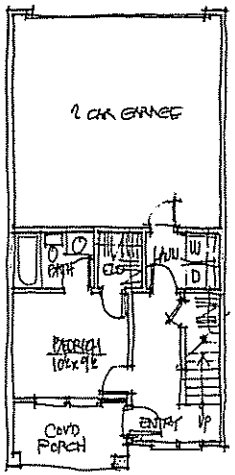
townhome, plan 1



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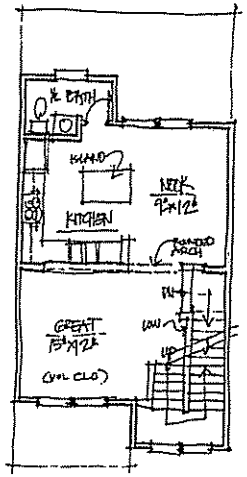

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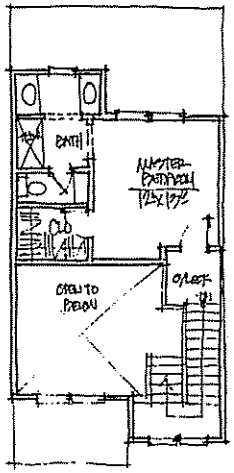

upper

Beazer Homes

Natomas Field

City of Sacramento, California

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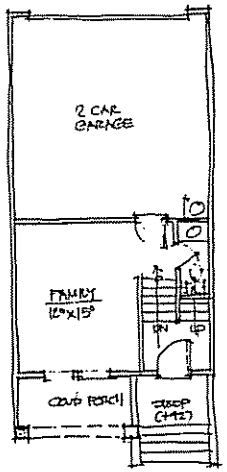
townhome, plan 2



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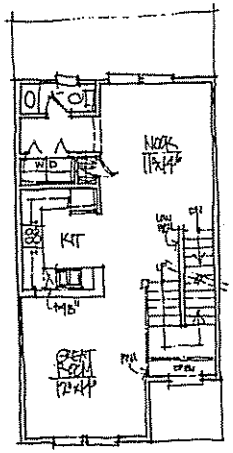

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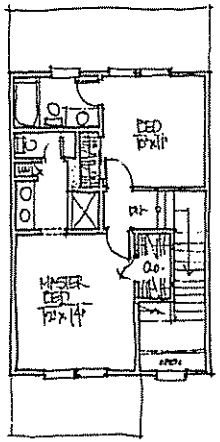

upper

Natomas Field

City of Sacramento, California

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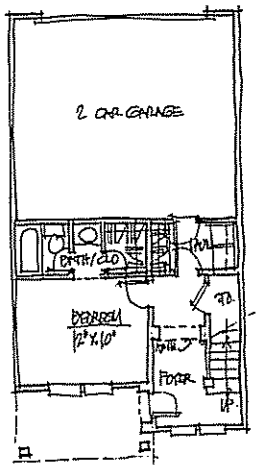
townhome, plan 3



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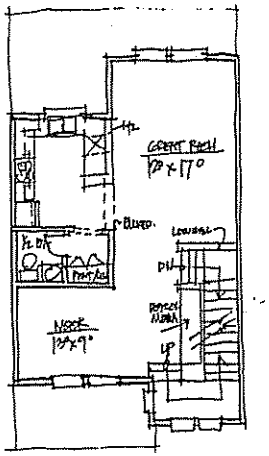

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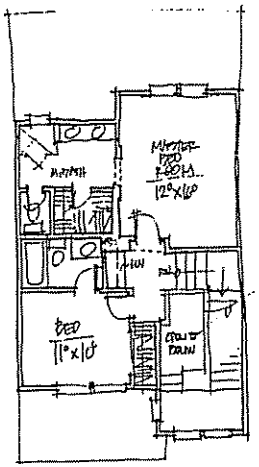

upper

Natomas Field

City of Sacramento, California

Beazer Homes

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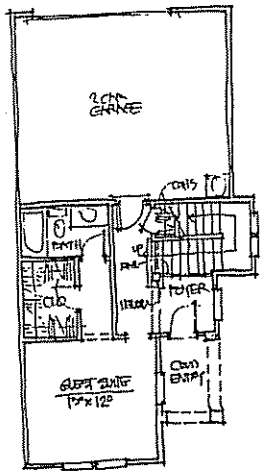
townhome, plan 4



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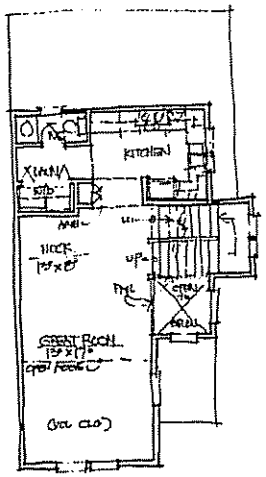

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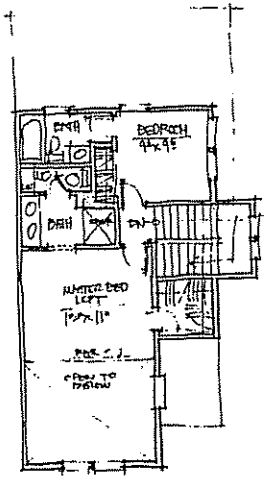

upper

Natomas Field

City of Sacramento, California

Beazer Homes

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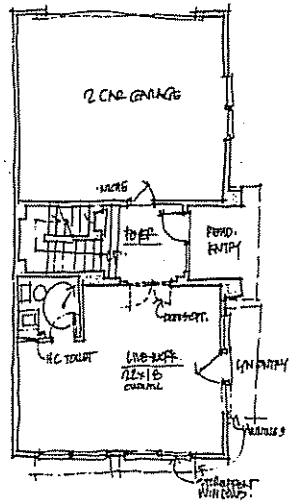
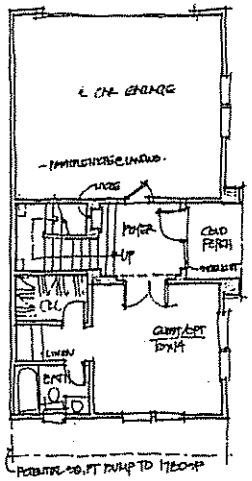
townhome, plan 5





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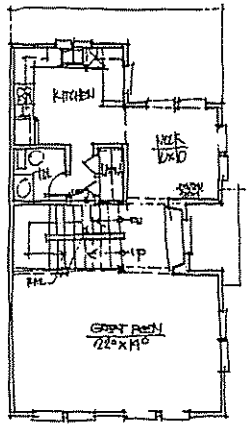

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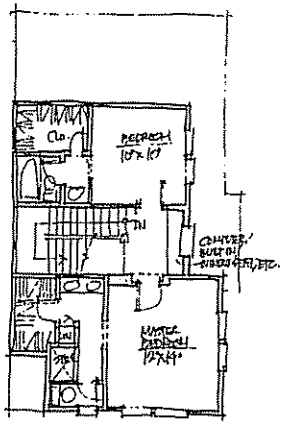

upper

Natomas Field

City of Sacramento, California

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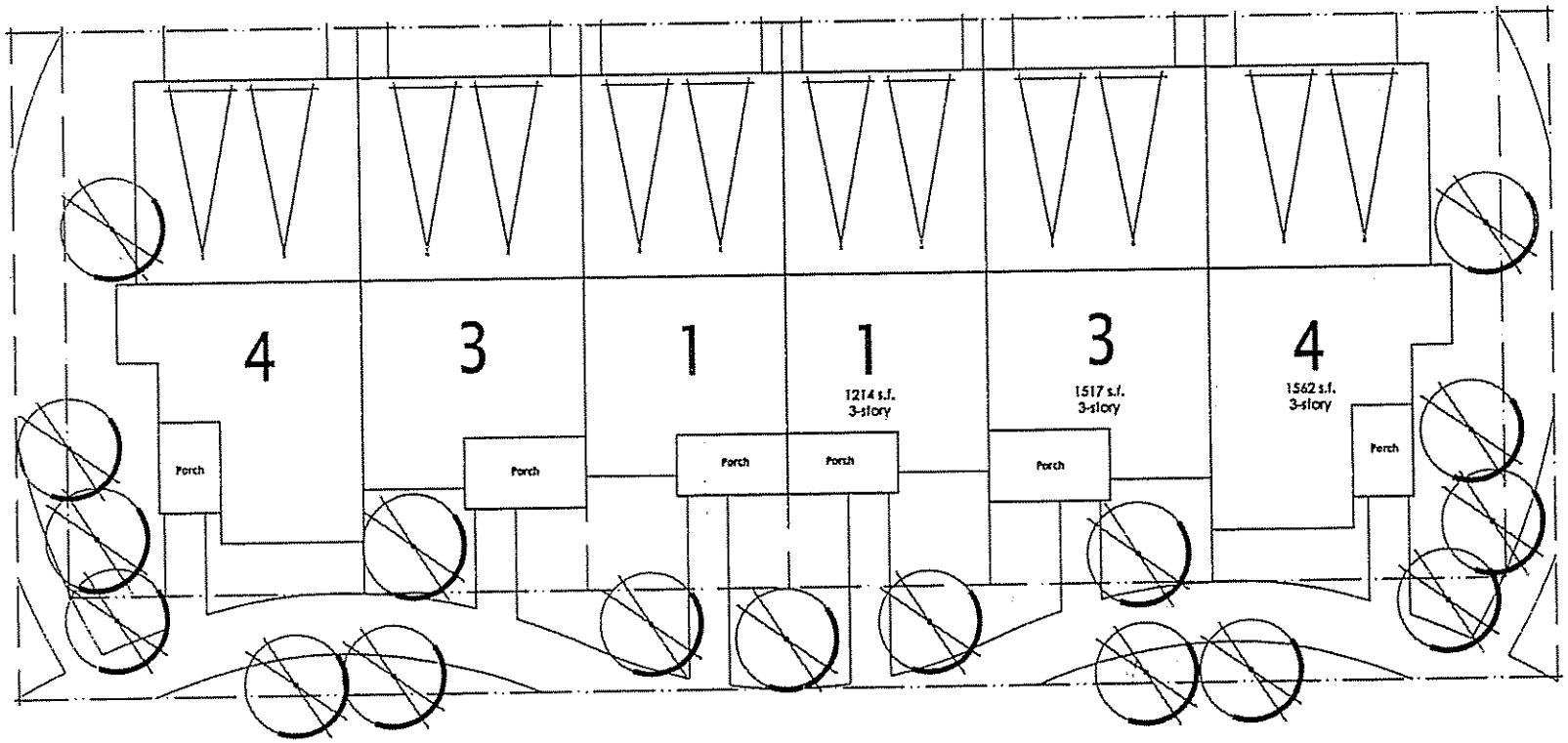


5' min to sidewalk (23' to R.O.W) (front)
20' min. between buildings (side to side)
25' min. between buildings (back to back)

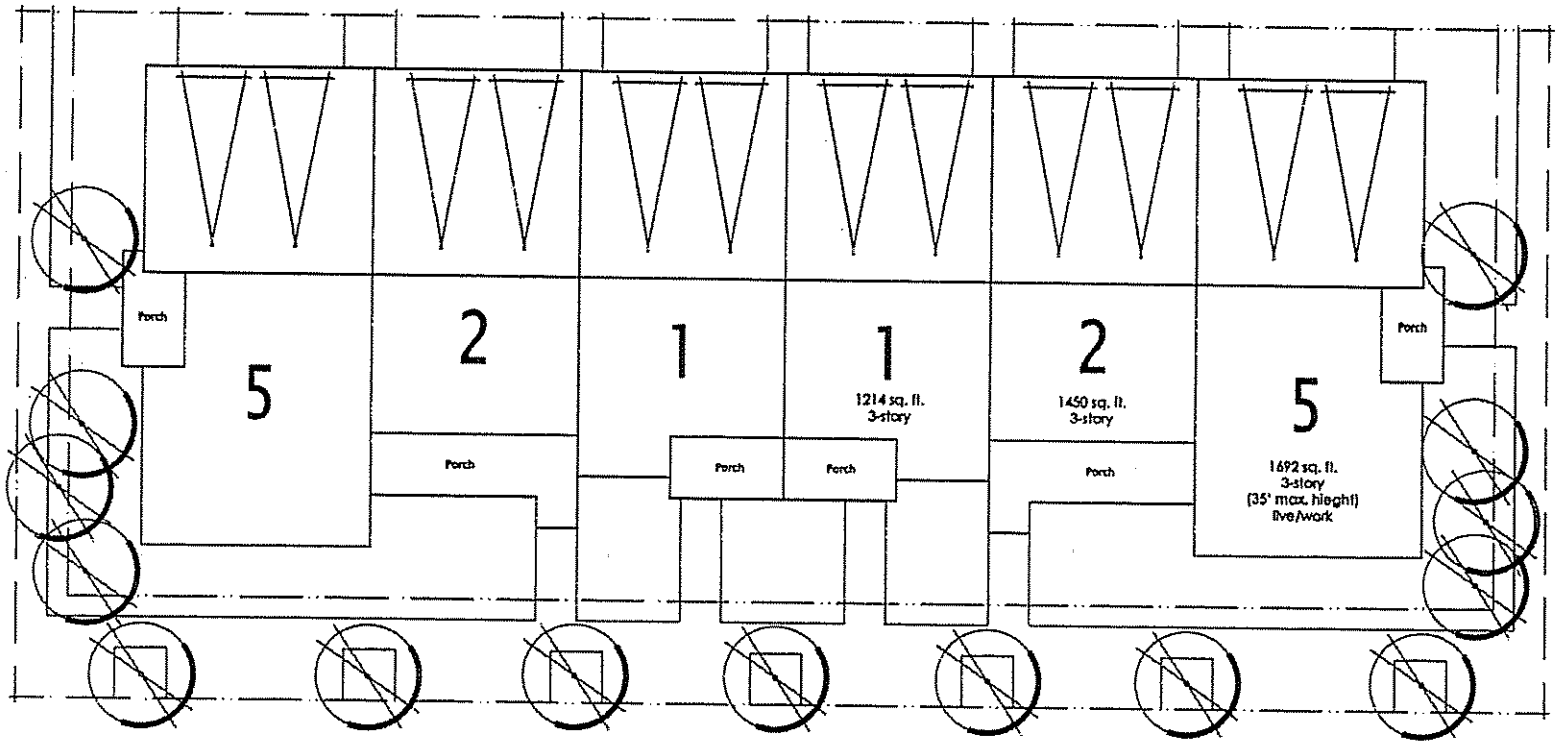
multi-family building type I

Natomas Field

11.15.04

P04-236

REC'D 11-18-2004



5' min to sidewalk (23' to R.O.W) (front)
20' min. between buildings (side to side)
25' min. between buildings (back to back)

multi-family building type II

Natomas Field

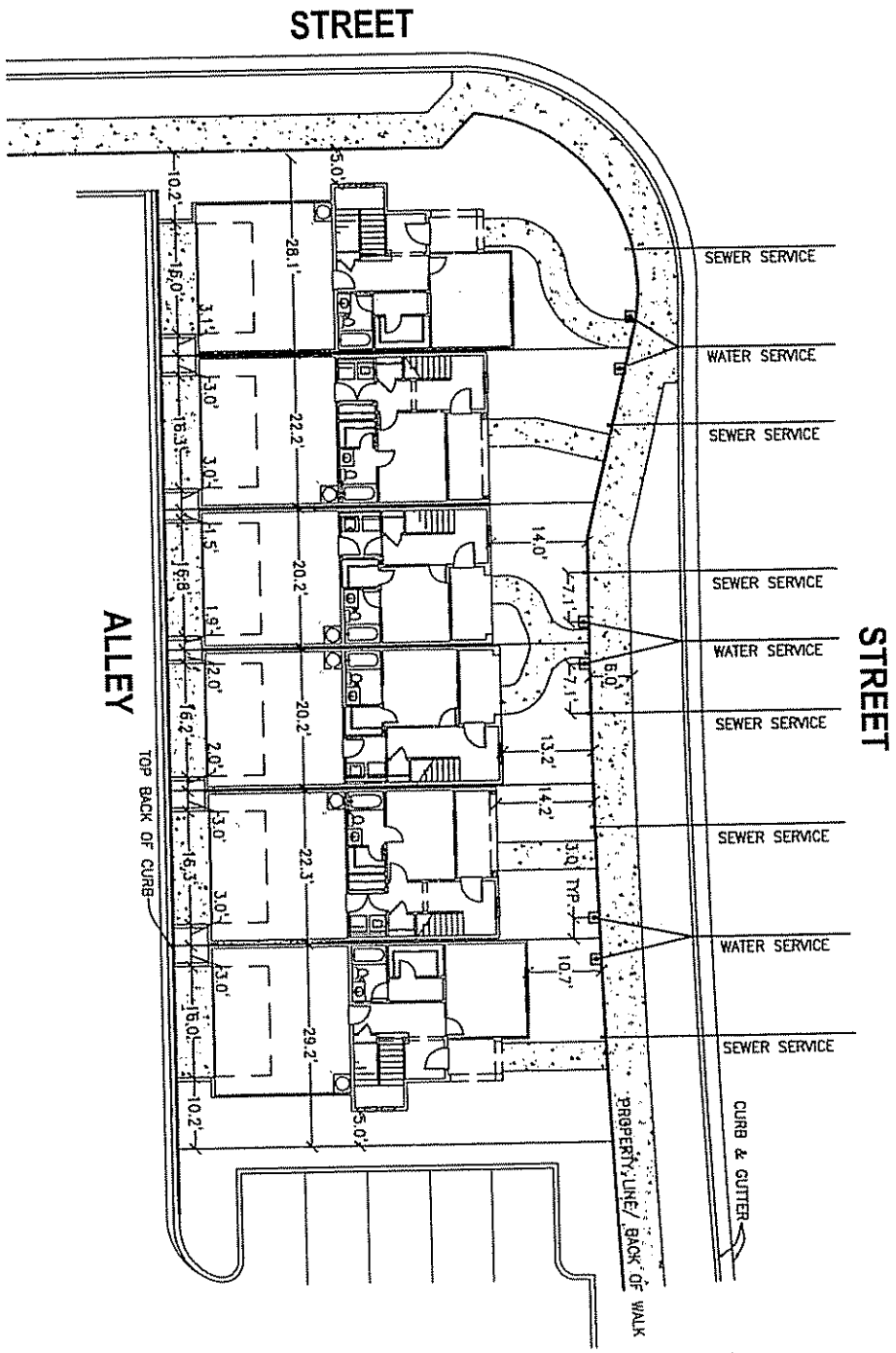
11.15.04

P04-236

REC'D 11-18-2004

P04-236

REVISED 05/03/2005



H:\2004\20430 NATOMAS FIELD - BEAZER\WORKING\CADD\PLAN\EXHIBITS\TYPICAL PLOT PLANS\TH RESLDWG Apr 14, 2005-01:53 pm RDAVIS

DRAWN:	KAC
CHECKED:	TDM
SCALE:	1"=20'
JOB NO:	20430
DATE:	APRIL 2005
SHEET:	1 of 1

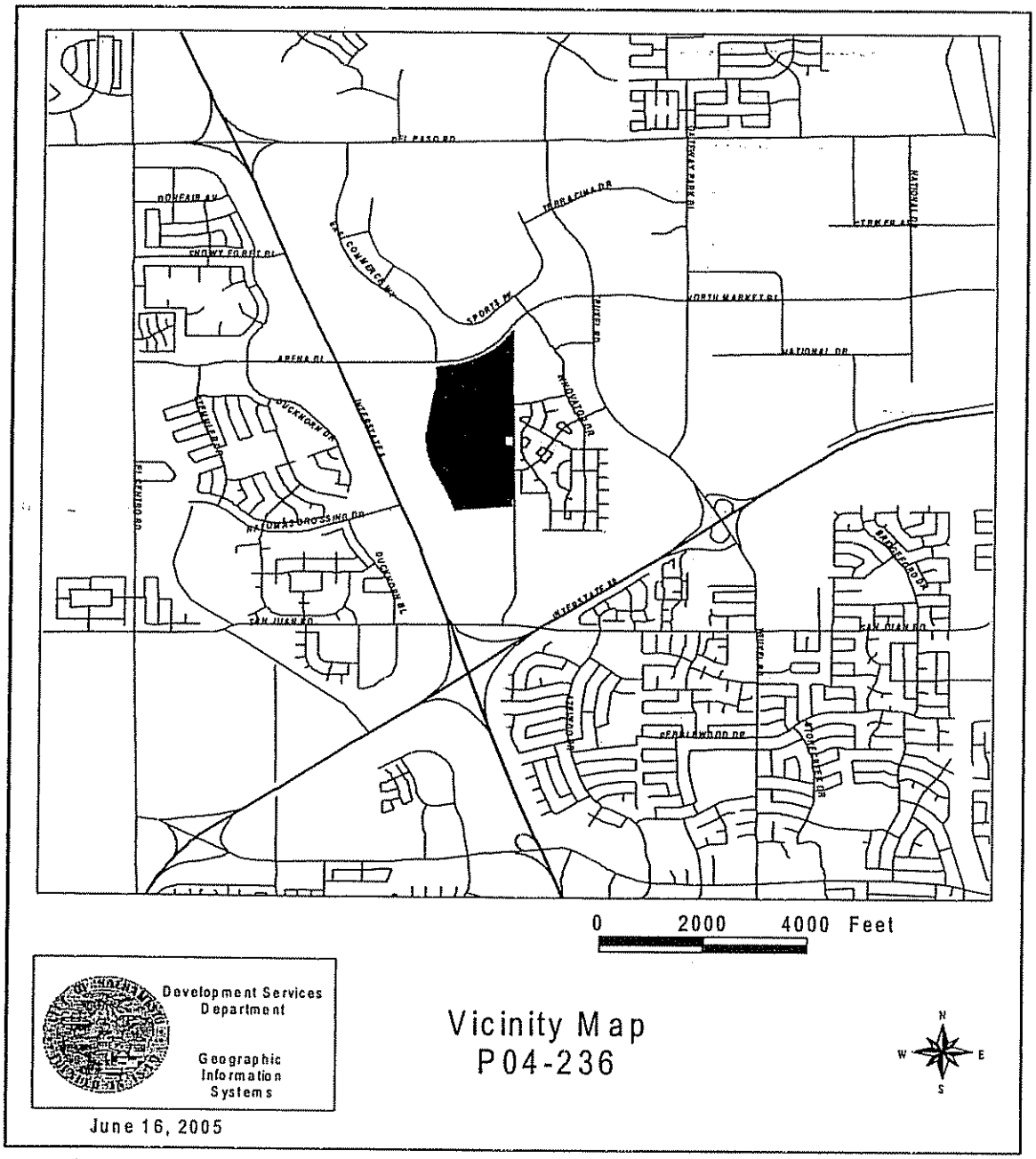
NATOMAS FIELD

TYPICAL PLOT PLAN

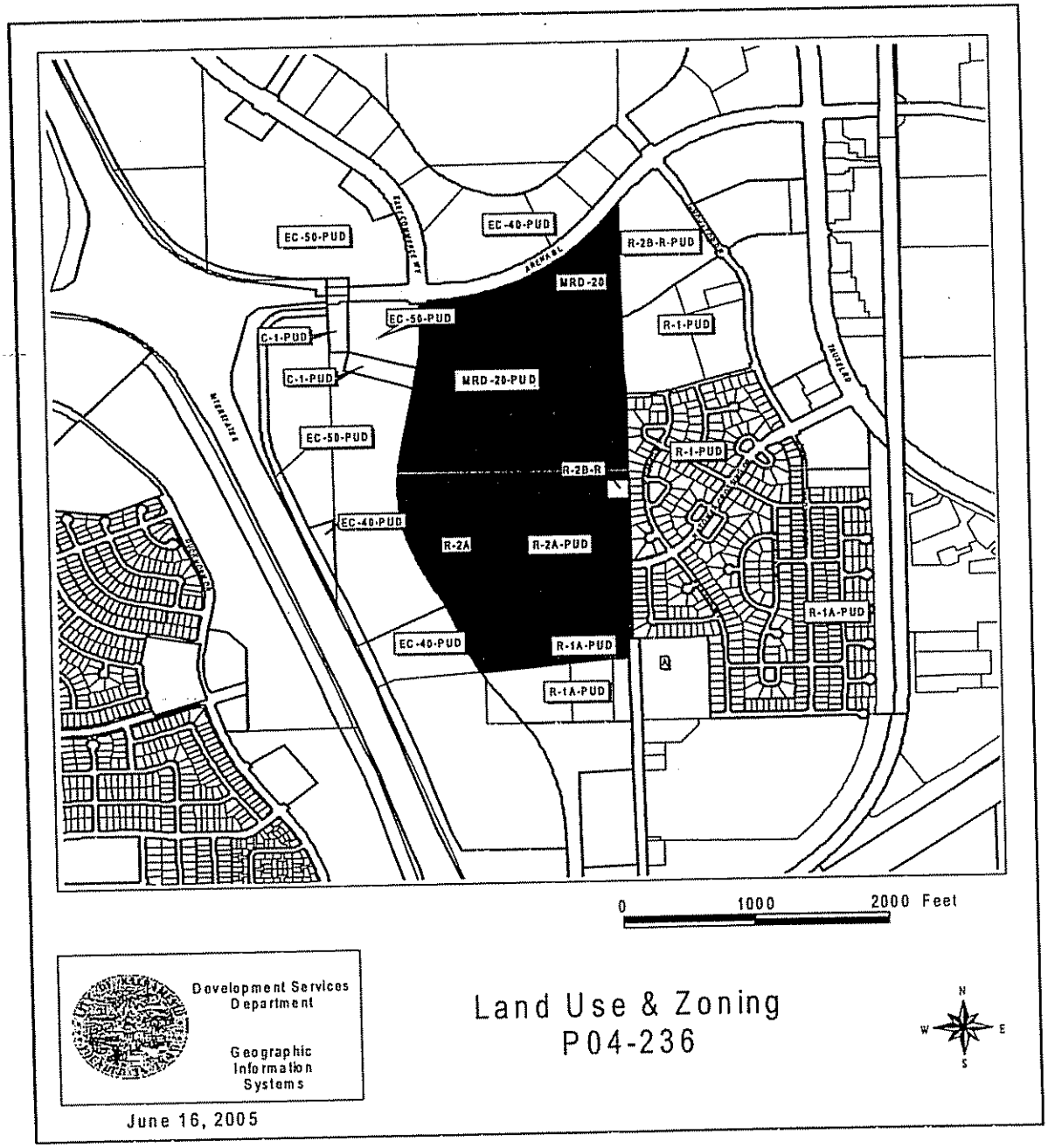
RESIDENTIAL TOWNHOME

MRO ENGINEERS, INC
2202 Plaza Drive
Rocklin, CA 95765
Phone (916) 783-3838
Fax (916) 783-5003
www.mroengineers.com
ENGINEERING - PLANNING - SURVEYING

Attachment 2 - Vicinity Map



Attachment 3 - Land Use & Zoning Map



Attachment 4 – Comments from the Natomas Crossing HOA

Response to Natomas Fields Project Builders' Proposal dated April 1, 2005

This document includes items and quotes from the builders' proposal, followed by comments or questions from the Natomas Crossing HOA Board in response to the items pulled from the proposal. The proposal doesn't appear to be one whole document; rather it appears to be a collection of documents and forms submitted by the builder to the City of Sacramento. Because of this it is difficult to simply reference page numbers when making comments or questions. To compensate for this we have attempted to identify the form or document, page number within said document or form, and paragraph for each item.

Cover Page 1

The following table, derived from the Natomas Field Early Project Notification to Neighborhood Associations, shows that the proposed re-designating and rezoning essentially eliminates Low Density Residential

Land-Use	**Acres (Original)**	**Acres (Proposed)**
Low Density	11.95	N/A
Medium Density	45.48	50.94
High Density	23.89	24.93
Parks/Open Space	7.70	12.91
Community/Neighborhood Commercial Offices	2.03	2.38
General Public Facilities	.05	N/A
Half Section and Frontage Road	7.8	7.74
Total	98.9	98.9

City of Sacramento Universal Development Application

Project Questionnaire

Site Characteristics

There ARE existing structures and they WILL need to be demolished or moved.

Building Characteristics for Entire Project

This part of the form is completely blank.

City of Sacramento
Environmental Information Form

General Information

Builder states that a permit will be required for a "small portion" of the land for the clean-up of pesticide residue...this is very vague and could be viewed as an attempt to evade...would like "small portion" to be quantified, how many acres and exactly where?

Proposed use of site

This section includes LDR...yet the table above, derived from the Natomas Field Early Project Notification to Neighborhood Associations, clearly indicates that LDR is not being included...please clarify, which is correct?

Substantial change in existing noise or vibration levels in the vicinity

Builder states that the change would only be during construction, we would disagree as Natomas Crossing Drive will be extended into this community and may eventually connect to Natomas Crossing west of I-5; this would introduce a significant increase in traffic, noise, and pollution through the existing Natomas Crossing community along Natomas Crossing drive as residents of Natomas Fields and communities west of I-5 will use Natomas Crossing Drive to get to Natomas MarketPlace, Sacramento Gateway Mall (aka Promenade), and other retail establishments that were not zoned into the original North Natomas Community Plan. It is vitally important that the City not lose sight of the impact this new community, combined with all the other changes/deviations from the old North Natomas Community Plan, will have on the existing Natomas Crossing residents...particularly those who live right off of Natomas Crossing Drive.

Substantial change in demand for municipal services (police, fire, water, sewage, etc.)

With all due respect, this is absurd as we already have a shortage of police coverage in our area. Natomas Fields, along with Strawberry Fields, will more than double the residents between Truxel Road, I-5, I-80, and Arena Blvd. We would expect the demand for police coverage to at least double. Coverage in this area is already short-handed, who could honestly say that these new communities won't create a substantial change in demand? IF Natomas Crossing Drive east and west of I-5 are connected, there will be a significant increase in traffic violations and auto-related crimes in Natomas Crossing. Once again, the City needs to seriously consider ALL the changes it is making to the original North Natomas Community Plan, the impact it will have on existing homeowners (tax payers), and not blindly approve individual plans/proposals without taking everything into consideration.

Environmental Settings

Builder states that there are no existing structures on site...this is incorrect...there are.

A note on environmental concerns: We have heard that if a developer chooses not to build on contaminated land, but instead creates open space / parks on the contaminated land, that the clean-up requirements are much less restrictive...in other words, they don't need to clean it up before building the park. It is our hope that the City will not allow a park or any other residential/commercial facility to be built on contaminated land simply to avoid the cost and inconvenience of clean-up. We suspect that when the builder states there are no structures involved, the builder is saying the land designated at Lot P1 on P04-236 PUD Schematic Plan is designated as open space/park. If this is true, we would like decontamination of this Lot specifically addressed as many children we know and care for will be playing in this park.

City of Sacramento
Tentative Map Waiver of Information Form

The requirement of Section 16.24.040(C)(3) of the Regulations that a preliminary Soil Investigation and Geological Reconnaissance Report to be filed with the tentative map

This has been waived. Due to the known contamination of the area(s) in question, this to us would seem to be completely unacceptable. The community wants the soil analyzed for contaminants before and after cleanup, and all contaminants should be removed BEFORE construction begins.

Natomas Field by Beazer Homes – Project Description
November 12, 2004

Page 1, paragraph 1

Builder states that they intend to develop the property as single-family residential, consistent with the low and medium densities outlined in the Community Plan. Which Community Plan? According to the table above, derived from the Natomas Field Early Project Notification to Neighborhood Associations, there are no plans for low density construction. Please clarify, which is correct?

Page 1, paragraph 1

Builder states that the proposed project density falls within the 14.14 DU/AC range and should be considered consistent with the Community Plan. How is this true when both Medium and High density areas have been increased, while the Low density areas have been completely eliminated? If the open spaces/parks are being used to average 14.14, the open spaces/parks, if approved, must be completely de-contaminated before any construction is allowed. The soil in these areas should be analyzed before and after cleanup to ensure there are no contaminants in the soil before construction begins.

In addition, the Community most directly affected by these proposed zoning changes should be given a chance to weigh in on the approval of the changes; the changed zoning should not be blindly approved by the City.

Page 2, paragraph 2

"Each of the three southern villages..... The two northern villages...."

We only see four villages in this plan, where is the 5th village identified on any of the maps?

Page 2, paragraph 3

Regarding the new product lines:

"Because of their smaller lot and home size it will be possible to achieve a more affordable product that will serve a market need, one which needs to be met, as well as provide housing diversity in this area of the Community Plan."

If we wanted to live in a townhouse community, we would have bought townhomes. But we wanted houses in a nice middle-class neighborhood with demographically similar neighbors. This is what we thought we were buying when we bought our homes. In fact, this is what the original plan shows...low density housing to the west of us, then middle density, then a little high density. Instead, the low density is gone and the middle and high density is right behind us. This smacks of political correctness and quota goals. Please, let us enjoy the homes and community we bought back in 2002...do NOT put unplanned "diverse" housing in our backyard...stick to the original plan. If the City wants to meet a low-income housing need, fine, plan it and build it according to the plan...no "bait-and switch" here please.

Page 2, paragraph 5

Builder states "...the proposed development **is** consistent with the goals and principles of the City of Sacramento Zoning Ordinance, General Plan, and North Natomas Community Plan."

We would like to know where the low density housing went. Our concern is that this is **NOT** consistent with the original North Natomas Community Plan. Just because the City says it is so...multiple times in this paragraph, does not make it so. Ask any one of the homeowners in the existing Natomas Crossing community how they feel about this plan, especially those close to Natomas Field and Strawberry Field...We guarantee there are a lot of people who will disagree with the builders "consistent" assessment. If the City wanted to change the layout and distribution, it should have been planned **before** we bought our houses.

Page 3, paragraph #1

We disagree with the request or rather, the statement that an amendment to the Community Plan should not be required. If ANY changes are to be made to the plan, it should most definitely require an amendment. It should also take into consideration ALL the other changes that have been made to the Plan. The City should take ALL this into consideration before approving any amendments. The City should also consider compensating Homeowners who own property along Natomas Crossing Drive if the proposed amendments are approved, as the drastic increase in traffic along Natomas Crossing Drive will most definitely have a negative impact on quality of life, safety, and most likely property values. Stick to the original plan, and do NOT connect east and west Natomas Crossing Drive over I-5.

Page 3, item #4

"The product types (Town Homes, Brownstone, and Cottages) selected for this development, promote, and assist in developing housing which is more attainable than the average house sold in the greater Sacramento area.

First of all, in the City of Sacramento Environmental Information Form, second page, under "If residential, include the number of units, schedule of unit sizes" the builder lists
Bungalows
Cottages
Brownstone
Town Homes

But here, the builder only talks about the smaller / higher density units. Once again one has to ask...what happened to the low density. Where are the Bungalows?

As to the rest of Page 3 item #4, we do not dispute that there is a need for affordable housing. However, it is unfair to change the Community Plan midstream and stick this housing in our community. Once again, we ask that the City, Developers, Builders plan for this affordable housing in another part of the City and let us in Natomas Crossing have the community we thought we were buying into when we bought our homes...in accordance with the existing North Natomas Community Plan. No "bait and switches" please.

Page 4, paragraph #2

"In addition, mixing the housing product within each village creates a dynamic and viable community where different types of houses are blended together, creating a neighborhood of **diverse architecture where residences of differing economic levels can live.**"

Again, this is not what we signed up for when we bought our homes. If we wanted to live next to high density houses and town houses, we would have bought in areas where this type of construction was being built or already existed. Similarly, it is all very nice and politically correct to say you want to mix "residences of differing economic levels"...but this is not what we want, it is not what we signed up for, it is not what we bought into. Once again, please do not deviate from the North Natomas Community Plan; if you want to do something nice for the greater Sacramento area and build low-income housing, by all means do it, but do it somewhere that doesn't already have hard-working tax payers living in a Community built according to an existing Community Plan that doesn't call for the mix you are proposing. The method the City has chosen to meet the low income families actually costs the home buyer of a medium or low density home an EXTRA $37,000.00. Those new homeowners are paying directly for their lower income neighbors to own a home. Plus the developer is not required to share this information with home buyers. This is a devious City plan at best. Please, No "bait and switch" please...build this vision somewhere else where it has been properly planned for and the plan was followed.

Page 4, paragraph #3

"...the development of the site will be in five phases, closely matching that of the project villages."

Where is the fifth phase in the maps?

Page 4, paragraph #4

"Three park sites are proposed, totaling 8.9 AC (gross)..."

Funny, we count 7.7 AC in the existing community plan and 12.91 or 10.5 AC according to the builders proposed community plan. Where did the builder get 8.9 AC? This needs to be clarified and either the text or maps updated.

Page 4, paragraph #5

"This project involves an application for a General Plan Amendment, Community Plan Amendment and a Rezone."

Inconsistent with the top of the previous page (Page 3) where the builder states "Therefore, since it is consistent, an amendment to the Community Plan should not be required..." The builder is in fact inconsistent and is contradicting themselves. The proposed changes should require amendments and rezoning before being approved.

"It is the opinion of the applicant that the proposed application is in compliance with the North Natomas Community Plan, ..."

The builder is contradicting themselves again....if their proposal was in compliance with the existing plan, they wouldn't need to acknowledge the need for an amendment application and a rezone. Their proposal is **not** compliant with existing North Natomas Community Plan.

Additional Concerns:

Traffic:

The Natomas Crossing Drive / I-5 overpass, combined with the increased number of residences proposed by Beazer in Natomas Field and all the commercial rezoning along Truxel Road, threaten to overwhelm Natomas Crossing Drive once the overpass is completed. We already have a speeding problem along Natomas Crossing Drive, we fear that with the proposed changes and the I-5 overpass, Natomas Crossing Drive will no longer be a residential street but rather a very busy, fast and dangerous thoroughfare for folks heading towards all the shopping and restaurants along Truxel Road.

We are very happy to see that Beazer has taken steps to help mitigate this issue by incorporating a traffic calming circle on Natomas Crossing Drive between Natomas Field and Natomas Crossing Village, as well as a traffic light at Natomas Crossing Drive and East Commerce Way.

Additionaly, we would like the City to seriously consider NOT building the Natomas Crossing / I-5 overpass. Residents west of I-5 can take San Juan or Arena Blvd to get to Truxel Road and Natomas MarketPlace and Sacramento Gateway/Promenade. With the exception of MarketPlace, all the Truxel shopping centers/malls/retail commercial were originally planned to be Employment centers, but were rezoned; we do not want all this retail commercial traffic flowing though our neighborhood.

Rezoning:

As previously stated, we feel it is unfair for the City to continually change the North Natomas Community Plan *after* we have already bought and moved into our homes. Given that the retail rezoning along Truxel Road is already done and cannot be undone, we strongly urge the City to very carefully examine all other rezoning or amendment requests. The City has allowed much more retail along Truxel Road than was originally planned for; MarketPlace, Sacramento Gateway/Promenade, California Family & Fitness.

Please consider what will happen if the Natomas Crossing / I-5 overpass is allowed to be constructed....you will flood Natomas Crossing Drive and the Natomas Crossing community with all the retail traffic coming west of I-5 along Natomas Crossing Drive. We have elderly folks, kids, families that play in the parks and walk along Natomas Crossing Drive, the current speeding problem is bad enough, if you were to compound that with the drastically increased traffic on this street, it would severely and negatively impact our lives here in Natomas Crossing. We do NOT want the land along San Juan

and East Commerce and Airport Road rezoned for residential, we do not want Natomas Field rezoned such that it would increase the total number of residents in that area, we want the traffic load along Natomas Crossing that we expected according to the original Natomas Crossing Community Plan.

Attachment 5 - Comments from Caltrans dated April 26, 2005

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 3 – SACRAMENTO AREA OFFICE
VENTURE OAKS, MS 15
P. O. BOX 942874
SACRAMENTO, CA 94274-0001
PHONE (916) 274-0614
FAX (916) 274-0648
TTY (530) 741-4509

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RECEIVED
MAY 04 2005
PLANNING DEPARTMENT

April 26, 2005

05SAC0062
03 SAC-5 PM 28.138
03 SAC-80 PM 3.643
Natomas Field
Application (P04-256)

Ms. Arwen Wacht
City of Sacramento
Planning Division
1231 I Street, Room 300
Sacramento, CA 95814

Dear Ms. Wacht:

Thank you for the further opportunity to review and comment on the Natomas Field revised project proposal. Our comments are as follows:

- It appears this project application is for 752 lots, 10 less than the previous submittal. Although the trip generation will be slightly less, our previous comments of January 20, 2005 and August 13, 2004 (copies enclosed) still apply.

Please provide our office with a copy of the draft TIS for this project. If you have any questions regarding these comments, please contact Ken Champion at (916) 274-0615.

Sincerely,

KATHERINE EASTHAM, Chief
Office of Transportation Planning – Southwest

Enclosures

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
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January 20, 2005

05SAC0008
03 SAC-5 PM 28.138
03 SAC-80 PM 3.643
Natomas Field
Application (P04-256)

Ms. Arwen Wacht
City of Sacramento
Planning Division
1231 I Street, Room 300
Sacramento, CA 95814

Dear Ms. Wacht:

Thank you for the further opportunity to review and comment on the Natomas Field project proposal. Our comments are as follows:

- Although this project appears to have been reduced in size from 1013 to 762 dwelling units in its current form, its size is still sufficient to generate area-wide traffic impacts. This present project could generate 536 AM and 659 PM peak hour trips. As stated in our August 13, 2004 letter (see enclosure), a Traffic Impact Study, to properly assess the necessary mitigation for resulting impacts on the State Highway System, should be provided for this project.

- The Department supports the livable community concept of communities having a center focus that combines commercial, civic, cultural, and recreation uses. The Department recommends the City of Sacramento locate parks not just in the south section (Villages 4 and 5), but also in the north section (Villages 1, 2, & 3) of the Natomas Field subdivision as was proposed in the North Natomas Community Plan.

- The Department recommends the City of Sacramento consult with local transit service providers and other alternative mode experts in the development of the Natomas Field subdivision multi-modal transportation facilities.

- It is suggested that the City of Sacramento require sidewalks and bike paths on both sides of all Natomas Field roadways.

Please provide our office with a copy of the draft TIS for this project. If you have any questions regarding these comments, please contact Ken Champion at (916) 274-0615.

Sincerely,

Original Signed By

KATHERINE EASTHAM, Chief
Office of Transportation Planning – Southwest

Enclosure

bc: John Holzhauser, Office of Traffic Operations – Sacramento
Jennifer Hayes, Community Planning
Marlon Flournoy, Office of Transportation Planning - Southwest
Jeff Pulverman, Office of Transportation Planning
Ken Champion, District 3 – Sacramento County LDR Coordinator

KC/ kc

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

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August 13, 2004

04SAC0110
03 SAC-5 PM 28.138
03 SAC-80 PM 3.643
Natomas Field
Application (IR04-256)

Ms. Arwen Wacht
City of Sacramento
Planning Division
1231 I Street, Room 300
Sacramento, CA 95814

Dear Ms. Wacht:

Thank you for the opportunity to review and comment on the Natomas Field project proposal. Our comments are as follows:

- A Traffic Impact Study (TIS) should be prepared to assess the potential traffic impacts from this project's generated traffic. This proposed 117 acre, predominantly residential, 1013 dwelling unit project is situated in the North Natomas Community Plan area near the freeway access points of the Interstate 5/Arena Boulevard Interchange and the Interstate 80/Truxel Road Interchange. This project could generate approximately 690 AM and 850 PM peak hour trips. The complete Caltrans TIS guidelines are recommended for use in developing the TIS and are available at the following website:

  http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/ .

- The TIS should incorporate the following scenarios:

  Existing conditions without the project
  Existing conditions plus the project
  Cumulative conditions (without the project)
  Cumulative conditions (with project build-out)

- The traffic analysis should provide a Level of Service (LOS) analysis for the freeway interchange ramps and ramp terminal intersections. A merge/diverge analysis should be performed for the freeway and ramp junctions and all analysis should be based on AM and PM peak hour volumes. The analysis should include the (individual, not averaged) LOS and traffic volumes applicable to all intersection road approaches and turn movements at the interchange. The procedures contained in the Year 2000 Highway Capacity Manual should also be used as a guide for the traffic study.

- Mitigation measures should be identified where the project would have a significant impact. Potential mitigation to consider could include ramp metering, signalization upgrades, ramp widening and ramp intersection improvements. Fair share contribution toward the I-5 High Occupancy Vehicle lane project could also be evaluated.

- Caltrans considers the following to be significant impacts:

  - Off-ramps with vehicle queues that extend into the ramp's deceleration area or onto the freeway.

  - Vehicle queues at intersections that exceed existing lane storage.

  - Project traffic impacts that cause any ramp's merge/diverge Level of Service (LOS) to be worse than the freeway's LOS.

  - Project impacts that cause the freeway or intersection LOS to deteriorate beyond LOS E for freeway and LOS D for intersections. (If the LOS is already "E" or "F", then a quantitative measure of increased queue lengths and delay should be used to determine appropriate mitigation measures.)

- The analysis of future traffic impacts should be based on a 20 year planning horizon.

- Future transportation system improvements assumed for cumulative conditions should only include those improvements in the Sacramento Area Council of Government's 2002 Metropolitan Transportation Plan.

- Assembly Bill (AB) 1807 amended the California Environmental Quality Act (CEQA) and Public Resources Code Sections 21081.4, 21081.6 and 21081.7, mandate that lead agencies under CEQA provide the California Department of Transportation with information on transportation-related mitigation monitoring measures for projects that are of statewide, regional, or area-wide significance. The enclosed "Guidelines for Submitting Transportation Information from a Reporting or Monitoring Program to the Department of Transportation" (MM Submittal Guidelines) discuss the scope, purpose and legal requirements for mitigation monitoring reporting and submittal. The Guidelines also specify the generic content for reports, and explain the procedures for the timing, certification and submittal of the required reports. This development project under review has impacts that are of regional or area-wide significance. Therefore, the enclosed Mitigation Monitoring Certification Checklist form should be completed and submitted to our office when the mitigation measures are approved, and again when they are completed.

- The Department encourages local agencies to look beyond the pavement to the role that streets and roads play in enhancing communities and the natural environment, including, for example, traffic calming elements, as well as pedestrian and bicycle facilities. We recommend that all Villages be linked by bike and pedestrian trails.

- We appreciate the City of Sacramento providing for a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Please provide our office with a copy of the draft TIS for this project. If you have any questions regarding these comments, please contact Ken Champion at (916) 274-0615.

Sincerely,

ORIGINAL SIGNED BY:

KATHERINE EASTHAM, Chief
Office of Transportation Planning - Southwest

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
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January 20, 2005

05SAC0008
03 SAC-5 PM 28.138
03 SAC-80 PM 3.643
Natomas Field
Application (P04-256)

Ms. Arwen Wacht
City of Sacramento
Planning Division
1231 I Street, Room 300
Sacramento, CA 95814

Dear Ms. Wacht:

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- Although this project appears to have been reduced in size from 1013 to 762 dwelling units in its current form, its size is still sufficient to generate area-wide traffic impacts. This present project could generate 536 AM and 659 PM peak hour trips. As stated in our August 13, 2004 letter (see enclosure), a Traffic Impact Study, to properly assess the necessary mitigation for resulting impacts on the State Highway System, should be provided for this project.

- The Department supports the livable community concept of communities having a center focus that combines commercial, civic, cultural, and recreation uses. The Department recommends the City of Sacramento locate parks not just in the south section (Villages 4 and 5), but also in the north section (Villages 1, 2, & 3) of the Natomas Field subdivision as was proposed in the North Natomas Community Plan.

- The Department recommends the City of Sacramento consult with local transit service providers and other alternative mode experts in the development of the Natomas Field subdivision multi-modal transportation facilities.

- It is suggested that the City of Sacramento require sidewalks and bike paths on both sides of all Natomas Field roadways.

#232

File: P04-236
JN: PI14

Item No: 02
SRC Date: June 1, 2005

SRC CONDITIONS: Natomas Field

TO: Arwen Wacht, Planning Division
FROM: Juan Chavez, Development Engineering and Finance Division
DATE: May 31, 2005

CONDITIONS: Tentative Subdivision Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P04-236). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

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:

SEQUENCE: Order of Approval

1. Prior to the recordation of the Final Subdivision Map(s), the Master Parcel Map associated with this project shall be recorded.

GENERAL: All Projects

2. In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments, Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments, Zoning changes, and the Development Agreement;

3. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated by Resolution No. 2002-373 on June 11, 2002, and shall execute any and all agreements, which may be required in order to implement this condition;

4. Execute a Development Agreement to the satisfaction of the City of Sacramento. Comply with and meet all requirements of said agreement;

5. Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento;

6. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P04-236) to the satisfaction of the Planning Director and Development Engineering and Finance Division;

7. The design of any improvement not covered by these conditions or the PUD

Guidelines shall be to City standard;

8. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement;

9. Show all existing and proposed/required easements on the Final Map;

10. 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;

11. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City;

12. 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 and Finance Division after consultation with the U.S. Postal Service;

13. Provide, without cost to the City, in the form of an IOD, all public land covered in the North Natomas Financing Plan Land Acquisition Program;

14. 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.

15. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Development & Finance Division Plan Check Engineer at 808-7915 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible;

Development Engineering and Finance Division: Streets

16. 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;

17. All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the map shall be designed and constructed to City standards;

18. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the city code and standards adopted in and for the North Natomas Community Plan. Improvements required shall be determined by the City, but at a minimum, streets shall include half-streets and at least one travel lane in each direction. Costs associated with offsite or overwidth improvements may be subject to reimbursement, per the development agreement;

19. Improvements shall be designed and constructed to City standards in place at the time that each subsequent final map is recorded. Improvements required for subsequent maps will be determined by the City for each of those maps;

20. Unless otherwise specified or noted in these conditions, dedicate and construct all residential streets to City Standard 53-foot cross-sections.

21. Dedicate and construct all alley ways & drive aisles in accordance with the cross-sections (not structural section) shown on the Tentative Map. Improvements shall include concrete pavement and lighting, to the satisfaction of the Development Services Department. Parking within the alleys shall be restricted, which shall include the placement of appropriate signage/striping.

22. To facilitate maintenance of any alleys and/or drive aisles which are not paved with concrete, if accepted by the City, the applicant shall provide a funding mechanism acceptable to the City to fully cover the cost of maintaining the alleys and street lighting adjacent to the alleys in perpetuity.

23. Dedicate a 5' Public Utility Easement (PUE) adjacent to both sides of the alleys and install City Standard Ornamental Street lighting inside the PUE's to the satisfaction of the Development Services Department.

24. Sidewalk on Arena Boulevard shall be removed and relocated to provide a landscaped planter between the curb & sidewalk. To facilitate the relocation of the sidewalk, a pedestrian easement adjacent to the existing right-of-way or additional right-of-way dedication on Arena Boulevard shall be required.

25. The applicant shall provide and/or replace landscaping within the center-island median on Arena Boulevard, to the satisfaction of the Development Services Department.

Costs associated with this requirement may be subject to reimbursement, per the North Natomas Finance Plan.

26. East Commerce Way, north of Natomas Crossing Drive, is to be a 6-lane facility and shall be dedicated and constructed to a 68-foot half street with a full, landscaped median, plus one-travel lane in the opposite direction.

27. East Commerce Way, south of Natomas Crossing Drive, is to be a 4-lane facility and shall be dedicated and constructed to a 50-foot half street with a full, landscaped median, plus one-travel lane in the opposite direction.

28. Dedicate and construct Natomas Crossing Drive to an 83-foot major collector street-section, which shall include a full landscaped median. The sidewalk and landscaped planter strip may be widened, as proposed in the 89-foot cross-section shown on the tentative map, as determined by the City. Said street shall be designed and constructed to the satisfaction of the Development Services Department.

29. Dedicate and construct Proper Street to a 59-foot commercial street section, to provide on-street parking on both sides of said street. The sidewalk adjacent to parcel A1 may be located outside the public right-of-way, if a pedestrian easement is provided to facilitate the placement said walk. The pedestrian easement shall be dedicated to the satisfaction of the Development Services Department. The ultimate design and construction of Prosper Street shall be to the satisfaction of the Development Services Department.

30. *Street '20' must shall modified to align with the approved street to the south of Prosper Street, "Street A" (part of the Strawberry Field Tentative Map, P03-134), to facilitate vehicle movements at said intersection.* ***Or,*** *as an alternative, the applicant may coordinate with the owner(s) of the adjacent subdivision, Strawberry Field (P03-134), to re-align the approved "Street A", as noted above, to eliminate the offset between Street '20' and "Street A".* ***The ultimate layout for this intersection shall be provided to the Development Engineering & Finance Division at least 2 weeks prior the project being scheduled for Planning Commission.***

31. The applicant shall dedicate sufficient right-of-way and construct a roundabout at the intersection of Natomas Crossing Drive and Street '18' to the satisfaction of the Development Services and Transportation Departments. The applicant shall be responsible for acquiring all right-of-way necessary for the construction of the roundabout;

32. The applicant shall be responsible for obtaining an easement from the adjacent property owner(s) for the necessary rights-of-way along Street 18, Street A, and the proposed roundabout, if not already dedicated or obtained.

33. At the intersections of Streets '6' and '20', with Arena Boulevard, a City Standard 59' right-of-way is required on Street '6' and '20' for a minimum of 200'. After the 200' Streets '6' and '20' may transition to a City Standard 53' right-of-way. **Or,** as an alternative, on-street parking may be restricted along the portions of Streets '6' and

'20' which would require widening, as described above. The transitions and/or restrictions shall be to the satisfaction of the Development Engineering and Finance Division;

34. Streets adjacent to schools and parks shall have a minimum 53 foot right-of-way, and vertical curb as determined by the Development Engineering and Finance Division. Streets adjacent to parks shall be constructed to a modified 59-foot commercial street section. This modified street section shall eliminate the landscaped planter adjacent to the park, which reduces the right-of-way dedication to 53-feet;

35. Streets adjacent to schools, detention basins, canals and other open spaces shall include a post and cable (or similar) barrier or vertical curb, to the satisfaction of the Development Engineering and Finance Division. Vertical curb and sidewalk shall be provided along park frontages;

36. Unless signalized, access to streets that intersect East Commerce Way and/or Arena Boulevard shall be restricted to right-in/right-out turn movements only.

37. Left-turns onto Street '15' from Natomas Crossing Drive shall require construction of left-turn pockets to the satisfaction of the Development Services Department.

38. Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Development Engineering and Finance Division 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 Finance Division and Fire Department. Certain exceptions may be considered by the Development Engineering and Finance Division and the Fire Department on a case-by-case basis;

39. The City may, at its discretion, require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, traffic circles, intersection portals, chicanes, speed humps, additional 4-way intersections, etc. Speed humps will be required on certain streets adjacent to school/park combinations, as determined by the Development Engineering and Finance Division;

40. 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 and Finance Division;

41. Provide additional right-of-way for expanded intersections at intersections to be signalized and other locations specified by the Development Engineering and Finance Division;

42. Right-turn deceleration lanes may be required on East Commerce at the intersection

of Prosper Street, and on Arena Boulevard at the intersections of Street '6' and Street '20'. The applicant shall dedicate any additional right-of-way, if necessary, and construct said turn lanes the satisfaction of the Development Services Department.

43. Developer is required to install permanent street signs to the satisfaction of the Development Engineering and Finance Division;

44. 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 and Finance Division. The center lines of such streets shall be aligned;

45. The design and construction of the required signals and the first 200' of those streets to be signalized (measured from the signalized intersection) shall be at the discretion of and to the satisfaction of the Development Services and Transportation Departments. Approaches to the signal shall be constructed to provide sufficient turn lanes and stacking distances to safely facilitate anticipated vehicle movements at those intersections. An analysis of these intersections and the projected vehicle volumes shall be provided to the City as part of the design review process. This analysis will be used in determining the ultimate design of these intersections.

46. Construct traffic signals at the following intersections to the satisfaction of the Development Engineering and Finance Division (if not already secured or in place):

a. East Commerce Way and Street "1"
b. East Commerce Way and Natomas Crossing Drive
c. Arena Boulevard and Street "20"
d. Arena Boulevard and East Commerce Way (Modify to accommodate 4th Leg of intersection to be built with this project, if necessary)

NOTE: Signals shall be constructed as part of the public improvements for the map. Signal design and construction shall be to the satisfaction of the Development Engineering and Finance Division. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of the Department of Transportation. The signal at East Commerce & Natomas Crossing Drive is reimbursable under the North Natomas Financing Plan, however the other signals are not. Therefore, the applicant shall be required to enter into an agreement with the City stating that the City will use its best efforts to obtain a fair share contribution from future development projects within the area around the signals equivalent to 50% of the actual cost of the signals. Said contributions, if obtained, shall be used to reimburse the applicant. Alternatively, if the signal is already in place the applicant shall pay a fair share contribution equivalent to 50% of the actual cost of the signals, which shall be used, for reimbursement. (NOTE: Construction of signals a, and b, as noted above, are currently required as conditions of approval for the Natomas Crossing Area 3 project, P01-028. The requirement for fair share and/or construction of these signals may be dependant upon the timing in which development occurs for project P01-028 and the

implementation of said conditions).

47. The applicant shall submit a signal design concept report (SDCR) per section 15.18 of the City's Design and Procedures Manual to the Development Engineering & Finance Division for review and approval prior to the submittal of any improvement plans involving traffic signal work. The SDCR provides crucial geometric information for signal design and should be started as early as possible to avoid delays during the plan check process.

48. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit;

49. 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 and Finance Division.

PRIVATE/PUBLIC UTILITIES:

SMUD:

50. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public street rights of ways, excepting where building and structures are located;

51. Dedicate 5.00 feet adjacent to the alleys as a public utility easement for underground facilities and appurtenances.

52. Dedicate the Landscape corridors as a public utility easement for underground facilities and appurtenances;

CSD-1:

53. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.

54. Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system. On site collection systems may be required on commercial and multiple residential properties (common interest residential only).

55. CSD-1 shall require an approved sewer study prior to the approval of the Final Map or submittal of improvement plans for plan check to CSD-1, which ever comes first.

56. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required. All sewer lines with discharges from more than one building shall be 8-inch (min) collectors in public easements (excepting apartment rental properties).

57. Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at

least 20 feet in width and ensure continuous access for installation and maintenance.

58. CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance.

59. The subject project owner(s) of on site sewer collectors shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of street and drives within these easements damaged by District maintenance and repair operations. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be the responsibility of the successor in interest in future land divisions and by language approved by the District.

60. CSD-1 requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

61. All structures along private drives, in District Easements, shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer services.

62. Private drives shall have structural street sections that meet County of Sacramento Improvement Standards. This will prevent pavement damage by CSD-1 maintenance and repair operations.

MISCELLANEOUS:

63. Prior to recordation of the Final Map, Natomas Central Mutual Water Company shall be notified of map processing. Also, all assessments due on the property shall be paid and if the land use is other than agricultural, severance from the company is required. Pursuant to Company by-laws, severance from the Company requires execution of a stock cancellation agreement with Natomas Central Mutual Water Company, and severance fees must be paid (if any).

CITY UTILITIES:

64. An assessment district, community facilities district or other financing mechanism approved in writing by the City must be formed for the purpose of construction of all common drainage facilities within detention basin areas 5 and 6 and any additional drainage capacity or facilities required to accommodate development of the subject area in accordance with the drainage master plan for Basin 5 and 6 and other applicable drainage plans and criteria for North Natomas. For this purpose, "other financing mechanism" includes but in not limited to a fully executed agreement approved as to form by the City Attorney, which provides for funding and construction of the said facilities, and which provides for posting or depositing with the City unconditional security for performance of the landowner's obligations, which security is adequate in the sole and exclusive discretion of the City, and which is in a form acceptable to the City Attorney.

65. The applicant and/or any successor shall fully participate in any financing mechanism, including but not limited to assessment districts, or community facilities districts formed for the purpose of financing the facilities specified in the previous condition, and any such mechanism formed for the purpose of financing the drainage facilities required under the North Natomas Comprehensive Drainage Plan. For this purpose, "fully participate" requires that the applicant and/or any successor shall, notwithstanding the provisions of Articles XIIIC and/or XIIID of the California Constitution, or any other applicable federal or state law, rule or regulation, waive and relinquish any right to protest or vote against the formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; actively participate in a positive manner in the proceedings for formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; and pay all taxes, assessments and/or fees levied pursuant thereto.

66. Execute a drainage agreement with the City for the construction of common drainage facilities per the approved drainage plan. The drainage agreement shall be to the satisfaction of the Department of Utilities and the City Attorney.

67. Prior to submittal of improvement plans, prepare a project specific drainage study for review and approval by the Department of Utilities (DOU). The 10-year and 100-year HGL=s for this study shall be calculated using the City's SWMMM model. The drainage study shall be developed using the Master Drainage Plan for Basins 5 and 6. Drain inlets shall be 6-inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the local controlling overland flow release elevation, whichever is higher. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City=s Design Procedures Manual. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage which crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the Department of Utilities. 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. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project.

68. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.

69. Street and gutter flow line elevations shall be designed so that runoff from the development overland releases to Basins 5 and 6.

70. Prior to the submittal of improvement plans, prepare a project specific water study for review and approval by the Department of Utilities. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) 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, (2) 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 water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. Contact the Department of Utilities for the pressure boundary conditions to be used in the water study.

71. A minimum of two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.

72. All water connections shall comply with the City of Sacramento's Cross connection Control Policy.

73. If adequate fire flow and pressure cannot be obtained by connecting to the existing water system in Arena Boulevard and Tanzanite Drive, then a 12-inch water line shall be constructed in the future East Commerce Way from the south boundary of the development to San Juan Road. The construction shall be to the satisfaction of the Department of Utilities. The applicant is responsible for obtaining all necessary permits, easements and approvals from federal, state and local agencies, and private land owners for the construction of this water line. The easements shall be granted to the City, at no cost to the City, and shall be to the satisfaction of the DOU.

74. Construct water pipes and appurtenances, construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in Arena Boulevard, East Commerce Way, Natomas Crossing Drive, Prosper Street, Endeavor Way, Streets A through E, Streets 1 through 22 and Loop 1 Street. The construction shall be to the satisfaction of the DOU and County Sanitation District 1 (CSD1).

75. Construct storm drain lines from East Commerce Way to the existing drainage canal adjacent to Interstate 5. The construction shall be to the satisfaction of the DOU. The applicant is responsible for obtaining all necessary permits, easements and approvals from federal, state and local agencies, and private land owners for the construction of this water line. The easements shall be granted to the City, at no cost to the City, and shall be to the satisfaction of the DOU.

76. Construct storm drain and sanitary sewer stubs and water taps, meters and RP's for Lots P1, P2, P3 and P4. The construction shall be to the satisfaction of the Department of Utilities.

77. The proposed development is located within the Reclamation District 1000 (RD 1000). The applicant shall comply with all RD 1000 requirements and pay all required fees.

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

79. Place a 2-inch (minimum) sleeve under the sidewalks for each single family lot along all streets with separated curb and sidewalk for irrigation of the landscape planter. Sleeves shall be placed prior to construction of sidewalks.

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

81. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps may need to be larger the 1-inch depending on the length of the house service, number of fixtures units, etc.).

82. Public and private streets with City maintained water or drainage facilities and CSD1 maintained sewer facilities shall have a minimum paved width of 25-feet from lip of gutter to lip of gutter.

83. Alleys or Drive Aisles with City maintained water or drainage facilities and CSD1 maintained 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 in these Alleys and Drive Aisles shall be constructed to City Standards for residential streets. Alley 18 and a portion of Alleys 17 and 18 shall be constructed as a Drive Aisle (width 28.33') unless otherwise approved by the DOU.

84. Surface and subsurface drainage facilities located within Alleys or Drive Aisles not constructed to City standards and with a width of less than 25 feet from lip of gutter to lip of gutter, shall be private facilities maintained by a homeowners association (HOA) or a privately funded maintenance district. Private easements shall be dedicated for these facilities. The responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the Department of Utilities and the City Attorney.

85. The proposed development is located within County Sanitation District No. 1 (CSD1). Satisfy all CSD1 requirements.

86. Provide standard subdivision improvements per Section 16.48.110 of the City Code. Construct water, sewer, and drainage facilities to the satisfaction of the Department of Utilities. Off-site main extensions may be required. If the Machado Subdivision (P04-114) is not constructed prior to construction of this project, the applicant shall construct off-site water and storm drain lines connecting to the existing 12-inch water line and existing 60-inch storm drain line in Tanzanite Drive.

87. Properly abandon under permit, from the County Environmental Health Division, any well or septic system located on the property.

88. 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.

89. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area that is served by a regional water quality control facility (Basins 5 & 6), only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. 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 edition of the "Guidance Manual for On Site Stormwater Quality Control Measures", for appropriate source control measures.

90. This project is greater than 1 acre, 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 from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

91. 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.

92. Dedicate all necessary easements, right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements. Easements shall be dedicated for the off-site water and storm drain main extensions. All dedications shall be at no cost to the City and shall be to the satisfaction of the DOU.

93. The applicant shall enter into and record a Hold Harmless Agreement, in a form acceptable to the City Attorney, for all lots within the subdivision regarding the placement of water meters within driveways, walkways, hardscape and concrete or asphalt concrete (AC) flat work.

94. If required by the Department of Utilities, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage,

water and sanitary sewer at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book____, Page___)."

PPDD: Parks - Dedication

95. The Applicant shall comply with City Code 16.64 (Parkland Dedication) by:

a. Dedication of park site:

i. Applicant shall dedicate to the City the park site identified on the tentative subdivision map as Lot P1. The park site shall be dedicated as two parcels as shown on the map. The first parcel (Parcel A) shall include all of the land within Lot P1 that is not subject to or otherwise affected by the on-going site remediation effort being conducted under the authority and direction of the Central Valley Regional Water Qualify Control Board. The second parcel (Parcel B) shall include the land within Lot P1 that is subject to or otherwise affected by the on-going site remediation. Subdivider shall provide to City a separate irrevocable offer of dedication of fee title (IOD) for Parcel A and for Parcel B with the final map.

ii. At the time of acceptance of fee title by City of either or both Parcel A or Parcel B, the land shall be free and clear of all physical conditions and defects and all title encumbrances that would interfere with its use as a public park. The IOD for Parcel B shall not be accepted by the City until all mandated remediation is complete and the site is clean to residential standards.

iii. Prior to filing a final map, the applicant shall provide the City with a Letter of Credit in a form approved by the City Attorney and in an amount equal in value to Parcel B to secure the dedication of Parcel B for the final map. The Letter of Credit shall be released by the City upon acceptance by City of fee title to Parcel B as required by this condition. If this tentative map is superseded or expires without the dedication of Lot B, the City may call the Letter of Credit and use the funds for park and recreational purposes.

iv. At the time of acceptance by City of fee title to either or both Parcel A or Parcel B the applicant shall provide to City, at applicant's cost, a title report and title insurance with the City as named beneficiary, assuring the conveyance of clear title to City for Parcel A and Parcel B.

b. Payment of in-lieu fees:

i. The applicant shall pay in-lieu fees in the amount determined pursuant to Chapter 16.64 to be equal in value to 1.77 acres to complete compliance with City Code 16.64 based on the tentative subdivision map identifying 491 single family units and 416 multi-family units. Should the unit count change the amount of in-lieu fee to be paid shall be adjusted accordingly.

96. Prior to the recordation of a Final Subdivision Map which creates a park parcel the applicant shall enter into an Agreement (Standard Public Improvement Agreement) for Construction of Public Improvements with the City stating that the developer shall construct all public improvements deemed necessary for the City's acceptance of the Park Site prior to the recordation of any Final Map adjacent to said park site. The Developer shall maintain (weed abatement) on said park site for two years after the acceptance by the City of the public improvements or until construction of said park site is complete (whichever is less). The two-year period shall begin following the issuance of a notice of completion by the City for the public improvements.

97. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager)

DESIGN:

98. When parkland is dedicated the applicant must submit a site plan and electronic file showing the location of all utilities on site to the PPDD for review and approval. As per City Code, the Applicant shall provide the following on a dedicated park site: Full street improvements including but not limited to curbs, gutters, accessible ramps, street paving, street lights, and sidewalks; and improved surface drainage through the site. The applicant shall include the following list of potential park site amenities in the environmental document for Natomas Field; community gardens, sitting areas, tables, hardscape, public art, basic landscaping/ irrigation/turf/trees; site furniture/walkways/entry improvements/signage/drinking fountains, children's play area (tot lot and adventure area), picnic area with shade structure, sport court, sports fields, a neighborhood/community Skate Park, restroom, on-site parking, bicycle trail, a nature area, a dog park, lighted sport fields or sport courts, and a water play area.

99. The Applicant shall install a six foot high masonry wall as approved by the City PPDD on property lines separating public park and designated open space areas from adjacent private uses. The masonry wall shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as otherwise approved by PPDD.

100. The Applicant shall install post-and-cable fencing between a designated park and any adjacent open space area as approved by PPDD. Refer to PPDD Post and Cable detail and specification.

101. The Applicant shall, at his expense and as per City Code, install a concrete walkway and vertical curb along all street frontages that open onto a park. The sidewalk shall

be contiguous to the curb (attached) for neighborhood parks and separated from the curb (detached) for community and regional parks unless otherwise approved by PPDD.

102. The Applicant shall provide a twelve inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at the proposed park site at a location approved by PPDD for future service. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.

103. The Applicant shall install water taps for irrigation, water taps for drinking fountains, and electrical and telephone service to the proposed park site, quantity, size and location as approved by PPDD. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.

104. The Applicant shall install a ten-foot (10') wide driveway into the park at a location approved by PPDD. The driveway is to provide future maintenance access to the park.

105. The Applicant shall rough grade a proposed park as required by City Code to provide positive drainage as approved by PPDD.

106. The Applicant shall ensure all dedicated park acres are free and clear of any wetland mitigation and/or development restrictions. The Applicant shall be responsible for any required mitigation costs or measures associated with the park site.

107. The Applicant must coordinate with PPDD to identify the appropriate location of any appurtenances to be placed within any portion of the PUE on any park lots prior to submitting plans for approval of the Department of Parks and Recreation.

MULTI-USE TRAIL:

108. The applicant shall be required to dedicate an easement for the multi-use trail and landscaping. The applicant shall dedicate an easement and provide funding for a 20-foot segment of the 34-foot landscaped trail corridor planned in conjunction with the adjacent Villagio Apartment complex in the north-east corner of the Natomas Field project extending south from Arena Blvd. to the first east-west street crossing.

109. The entire multi-use trail and adjacent landscaping shall be constructed as specified below and in compliance with the PPDD "Multi-Use Trail Design Guidelines" available by contacting PPDD. PPDD will provide the improvement plans and construction documents. The applicant will pay ½ the cost for preparation of the improvement plans and construction documents.

110. The proposed multi-use trail is to be a total of 16' wide including 12' of asphalt pavement with a 2' wide decomposed granite shoulder on each side.

111. Trails shall be 3" asphaltic concrete over 6" min of Aggregate base, with a centerline

stripe, refer to PPDD Trail detail and specification.

112. Fold-Down Bollards shall be placed at the entrance to all access points to the trail; refer to PPDD fold-down bollard detail and specification.

113. The applicant shall disclose the location of the planned multi-use trail to all future owners of parcels within the subdivision.

TURN KEY PARK:

114. The Applicant shall enter into an agreement with City providing for the design and construction of first phase park improvements on Lot P1 in a form approved by City and to the satisfaction of the City's PPDD prior to filing a final map. The Applicant may receive credit from the City for the construction of the park against this subdivision's required Park Impact Fee as approved by the City in the park improvement agreement. Timing of first phase park construction shall be stipulated in the development agreement as approved by PPDD.

115. The Applicant shall maintain all improvements to be accepted into the park maintenance financing district for a minimum of two years and until a minimum of 50% of the residential units to be served by the park have received occupancy permits - unless the City agrees to accept park maintenance into the District at an earlier date. The two-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

SPECIAL DISTRICTS: Assessment Districts

116. Dedicate to the City those areas identified on the Tentative Subdivision Map as Landscape Corridors, Freeway Buffers, and Open Space areas. Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping, irrigation and masonry walls or wood fences in dedicated easements or rights of way, to the satisfaction of the Development Engineering and Finance Division, and the Planning Division. Acceptance of the required landscaping, irrigation and walls or fences by the City into the Landscape Maintenance District shall be coordinated with the Development Engineering and Finance Division. The Developer shall maintain the landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls or fences;

FIRE DEPARTMENT:

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

118. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or City accepted hammerhead).

119. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.

120. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided.

MISCELLANEOUS:

121. City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Section requirements;

ADVISORY NOTES:

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

122. If a lifting and/or pumping station is required to serve this project, the applicant shall submit a Hazardous Materials Plan (HMP) to CSD-1. The HMP shall satisfy state and CSD-1 requirements, and shall be approved by CSD-1 prior to acceptance of the facility.

123. If a lifting and/or pumping station is required to serve this project, the applicant shall install all necessary infrastructure (electrical power and wiring, telemetry, piping, manholes, wells, gates, etc.) for the complete operation of the facility at full development and final maximum service capacity as identified in applicable approved sewer studies. The only exception to this requirement is the pump size, which shall be installed in accordance with the initial designed service capacity.

124. In interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the applicant shall be responsible for the cost to CSD-1, to decommission, and abandon such interim seer infrastructure. The mechanism to capture these costs shall be approved and accepted by CSD-1 prior to the recordation of the Final Map or approval of Improvement Plans for plan check to the CSD-1, which ever comes first.

125. Trunk sewer design and construction may be reimbursed by CSD-1 under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify for reimbursement under the terms of a Collector Sewer Reimbursement Agreement. Prior to initiating design of any sewer facility, contact CSD-1 for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate CSD-1 staff prior to any design. Failure to strictly comply with the provisions of the CSD-1 Ordinances may jeopardize all sewer reimbursement.

126. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or

issuance of Building Permits, which ever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

127. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. 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 the appropriate SRCSD fees.

128. Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water, and floods control improvements shall be in place, fully functioning, and a notice of completion shall be issued by Development Services Department.

129. Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.

130. This subdivision is located within an AEvacuation Area@. This project shall comply with the policies set forth in the City of Sacramento Comprehensive Flood Management Plan, dated February, 1996.

131. Subject property must complete annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County or execute a sanitary sewer service agreement with Sacramento Regional County Sanitation District and County Sanitation District No. 1 prior to issuance of building permits.

132. Depending upon project phasing and the construction pace of surrounding development, developers in North Natomas may be required to construct water transmission mains (pipes greater that 12-inches). In such cases, reimbursement agreements between the City and developers will be negotiated.

133. As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres".

134. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy- saving shade and cooling, enhance aesthetics and property values, and contribute to community image and

quality of life.

135. Sidewalks adjacent to park sites should be shown as on-street, not separated sidewalks.

Item No: 02
SRC Date: June 1, 2005

File: P04-236
JN: PI14

SRC CONDITIONS: Natomas Field

TO: Arwen Wacht, Planning Division
FROM: Juan Chavez, Development Engineering & Finance Division
DATE: May 31, 2005

CONDITIONS: Tentative Master Parcel Map

NOTE: **These conditions shall supersede any contradictory information shown on the Tentative Master Parcel Map or any contradictory provisions in the PUD guidelines approved for this project (P04-236). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.**

The applicant shall satisfy each of the following conditions prior to filing the Parcel 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:

SEQUENCE: Order of Approval

1. Prior to the recordation of the Master Parcel Map, the Lot Line Adjustment associated with this project shall be recorded.

GENERAL: All Projects

2. In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments, Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments, Zoning changes, and the Development Agreement;

3. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, as amended from time to time, and shall execute any and all agreements which may be required in order to implement this condition;

4. Execute a Development Agreement to the satisfaction of the City of Sacramento and comply with and meet all the requirements of the Agreement;

5. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P04-236) to the satisfaction of the Planning Director and Development Services Department;

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

segregate existing assessments, in accordance with the Development Agreement;

7. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.

8. Place the following note prominently on the master parcel map:

"THIS MASTER PARCEL MAP DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENT ON THE LAND SUBJECT TO THE MAP; PRIOR TO ANY IMPROVEMENT OR CONSTRUCTION, ALL REQUIRED LAND USE ENTITLEMENTS, INCLUDING BUT NOT LIMITED TO A SPECIAL PERMIT, MUST BE APPLIED FOR AND APPROVED, AND ALL APPLICABLE CONDITIONS OF APPROVAL MUST BE SATISFIED"

9. Show all existing and proposed/required easements on the Parcel Map;

10. 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, Development Services and Transportation.

DEVELOPMENT ENGINEERING: Streets

11. 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;

12. Streets shall be sized, dedicated, and constructed as follows (the PUD Guidelines shall be revised to be consistent with these requirements):

Street	*from*	*to*	*Lanes*	*R/W*	*Min. Face Face/curb*
~~Arena Blvd~~	E Commerce Way	Eastern Boundary	6	68' (Half-street)	54' (F/C to CL)
Street "B"	Street "22"	Prosper Street	2	53'	30'

Prosper St	E Commerce Way	Eastern Boundary	2	59'	36'
East Commerce Way	Arena Blvd	Natomas Crossing Drive	6	68' (Half-Street) Full Median & Additional Travel Lane are required	54' (F/C to CL)
East Commerce Way	Natomas Crossing Drive	Southern Boundary	4	50' (Half-Street) Full Median & Additional Travel Lane are required	37' (F/C to CL)
Street "1"	E Commerce Way	200' east of East Commerce Way	2 (min)	59' (min), Expanded Intersection Req'd R/W TBD	To Be Determined based on Intersection Analysis
Street "1"	200' east of East Commerce Way	Eastern Boundary	2	53'	30'
Natomas Crossing Drive	East Commerce Way	Eastern Boundary	2+	83' – 89'	60'
Street "7"	Street '1'	Street '11'	2	53'	30'
Street "8"	Street '11'	Street '14'	2	53' (Modified 59' street section, omits landscaping adjacent to park).	36'
Street "14"	Street '8'	Street '15'	2	53' (Modified 59' street section, omits landscaping adjacent to park).	36'
Street "15"	Street '14'	Natomas Crossing Drive	2	53' (Modified 59' street section, omits landscaping adjacent to park).	36'
Street "6"	Prosper Street	Arena Blvd	2	53' – 59' (Less R/W req'd if on-street parking is restricted)	30' – 36' (Less R/W req'd if on-street parking is restricted)

NOTES: ***Dedication and construction of all streets shall be as required elsewhere in these conditions. Landscaped planters may be omitted adjacent to parks and schools, as determined by the City. The minimum right-of-way for any street not mentioned above shall be 53'. The City will determine off-site improvement requirements prior to filing each subsequent map or phase. All roadways may require additional dedication at intersections for turn lanes. On street bike lanes shall be provided along East Commerce Way, Arena Boulevard, and Natomas Crossing Drive.***

13. Multiple access points will be required for all phases of the Final Parcel Map to the

satisfaction of the Development Services Department. Dead end streets must be less than 500' in length and must include a turn-around approved by the Development Services and Fire Departments. Certain exceptions may be considered by the Development Services and the Fire Departments on a case-by-case basis;

14. Provide additional right-of-way for expanded intersections at intersections to be signalized and other locations specified by the Development Services Department;

15. Prosper Street, Street "6", Street "1", Street "19", and Street "B" Street shall be dedicated upon filing the first phase of the Master Parcel Map. Provide Irrevocable Offers of Dedication (I.O.D.) for said streets as required by, and to the satisfaction of the Development Services Department;

16. 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 Services Department. The center lines of such streets shall be aligned;

17. 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 and Finance Division;

18. Developer is required to install permanent street signs to the satisfaction of the Development Services Department;

19. Improvements shall be designed and constructed to City standards in place at the time that each subsequent final map is recorded. Improvements required for subsequent maps will be determined by the City for each of those maps;

20. Streets adjacent to schools and parks shall have a minimum 53 foot right-of-way, and vertical curb as determined by the Development Engineering and Finance Division. Streets adjacent to parks shall be constructed to a modified 59-foot commercial street section. This modified street section shall eliminate the landscaped planter adjacent to the park, which reduces the right-of-way dedication to 53-feet;

21. The applicant shall make provisions for bus stops, shelters, transit centers, turn-arounds, etc. to the satisfaction of RT and the Development Services Department;

22. Construct traffic signals at the following intersections to the satisfaction of the Development Engineering and Finance Division (if not already secured or in place):

    a. East Commerce Way and Street "1"

b. East Commerce Way and Natomas Crossing Drive
c. Arena Boulevard and Street "20"
d. Arena Boulevard and East Commerce Way (Modify to accommodate 4th Leg of intersection to be built with this project, if necessary)

NOTE: Signals shall be constructed as part of the public improvements for the map. Signal design and construction shall be to the satisfaction of the Development Engineering and Finance Division. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of the Department of Transportation. The signal at East Commerce & Natomas Crossing Drive is reimbursable under the North Natomas Financing Plan, however the other signals are not. Therefore, the applicant shall be required to enter into an agreement with the City stating that the City will use its best efforts to obtain a fair share contribution from future development projects within the area around the signals equivalent to 50% of the actual cost of the signals. Said contributions, if obtained, shall be used to reimburse the applicant. Alternatively, if the signal is already in place the applicant shall pay a fair share contribution equivalent to 50% of the actual cost of the signals, which shall be used, for reimbursement. (NOTE: Construction of signals a, and b, as noted above, are currently required as conditions of approval for the Natomas Crossing Area 3 project, P01-028. The requirement for fair share and/or construction of these signals may be dependant upon the timing in which development occurs for project P01-028 and the implementation of said conditions)

23. The applicant shall submit a signal design concept report (SDCR) per section 15.18 of the City's Design and Procedures Manual to the Development Engineering & Finance Division for review and approval prior to the submittal of any improvement plans involving traffic signal work. The SDCR provides crucial geometric information for signal design and should be started as early as possible to avoid delays during the plan check process.

24. Access to parcels shall be restricted as outlined in the North Natomas Street Sizing Guidelines;

25. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Development Services Department, Plan Check Engineer at 808-7915 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible;

FINANCE PLAN:

26. Provide, without cost to the City, in the form of an Irrevocable Offer of Dedication (IOD), all public land covered in the North Natomas Financing Plan Land Acquisition Program;

CITY UTILITIES:

27. An assessment district, community facilities district or other financing mechanism approved in writing by the City must be formed for the purpose of construction of all common drainage facilities within detention basin areas 5 and 6 and any additional drainage capacity or facilities required to accommodate development of the subject area in accordance with the drainage master plan for Basins 5 and 6 and other applicable drainage plans and criteria for North Natomas. For this purpose, "other financing mechanism" includes but in not limited to a fully executed agreement approved as to form by the City Attorney, which provides for funding and construction of the said facilities, and which provides for posting or depositing with the City unconditional security for performance of the landowner's obligations, which security is adequate in the sole and exclusive discretion of the City, and which is in a form acceptable to the City Attorney.

28. The applicant and/or any successor shall fully participate in any financing mechanism, including but not limited to assessment districts, or community facilities districts formed for the purpose of financing the facilities specified in the previous condition, and any such mechanism formed for the purpose of financing the drainage facilities required under the North Natomas Comprehensive Drainage Plan. For this purpose, "fully participate" requires that the applicant and/or any successor shall, notwithstanding the provisions of Articles XIIIC and/or XIIID of the California Constitution, or any other applicable federal or state law, rule or regulation, waive and relinquish any right to protest or vote against the formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; actively participate in a positive manner in the proceedings for formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; and pay all taxes, assessments and/or fees levied pursuant thereto.

29. Execute a drainage agreement with the City for the construction of common drainage facilities per the approved drainage plan. The drainage agreement shall be to the satisfaction of the Department of Utilities and the City Attorney.

30. A drainage master plan for this site must be completed by the applicant and approved by the Department of Utilities. The 10-year and 100-year HGL=s for this study shall be calculated using the City's SWMMM model. The drainage study shall be developed using the Master Drainage Plan for Basins 5 and 6. Drain inlets shall be 6- inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the local controlling overland flow release elevation, whichever is higher. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City=s Design Procedures Manual. The drainage master plan is required to show the sizes of all common trunk lines in the street right-of-ways. A phasing plan for drainage infrastructure, if appropriate, shall be approved by the Department of Utilities and included in the final master drainage plan report.

31. A water master plan for this entire area must be completed by the applicant and approved by the Department of Utilities. This study shall also determine if the existing

the project to an existing parks maintenance district prior to recording a Parcel Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager)

SPECIAL DISTRICTS: Assessment Districts

40. With each phase of the Final Master Parcel Map dedicate to the City those areas identified on that phase of the Tentative Master Parcel Map as Landscape Corridors, Freeway Buffers, and Open Space areas. Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping and irrigation in dedicated easements or rights of way, to the satisfaction of the Development Services Department and Parks Planning, Design and Development (PPDD). Acceptance of the required landscaping and irrigation by the City into the Landscape Maintenance District shall be coordinated with the Development Services Department (Special Districts and Development Engineering) and PPDD. The Developer shall maintain the landscaping and irrigation for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping and irrigation;

MISCELLANEOUS:

41. Prior to approval of improvement plans, the applicant shall submit to the Planning Director landscape plans for landscape corridors, open space areas and other public landscape areas (including designs for walls and fences) for review and approval by the Planning Director. Landscape plans shall comply with the PUD Guidelines. Final landscape plans for landscape areas shall be reviewed and approved by the Planning Director;

42. City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Section requirements;

ADVISORY NOTES:

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

43. Comply with Ch. 16.32.160 of the City Code regarding Master Parcel Map, Ordinance No.95-013, Dated March 1995;

water distribution system infrastructure is adequate to supply fire flow demands resulting from developing this project. All water mains shall be placed within the asphalt section of public street right-off-ways as per the City's Design and Procedures Manual.

32. A sanitary sewer master plan for this project must be completed by applicant and approved by Sacramento County Sanitation District No. 1 prior to recordation of the final master parcel map. The sewer master plan shall be provided to the Department of Utilities to assure that no conflicts with water or drainage facilities exist within the streets or easements. All sewer lines shall be placed within the asphalt section of public street right-of-ways as per the City's Design and Procedures Manual, unless otherwise approved by the Department of Utilities and Sacramento County Sanitation District No. 1.

33. Properly abandon under permit, from the County Environmental Health Division, any well or septic system located on the property.

34. All existing easements and all existing right-of-ways shall be shown on the Final Master Parcel Map.

35. Dedicate all necessary easements, right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements. Easements shall be dedicated for the off-site water and storm drain main extensions. Street right-of-way shall be dedicated for common drainage pipes identified in the master drainage plan. All dedications shall be at no cost to the City and shall be to the satisfaction of the DOU.

36. The proposed development is located within the Reclamation District 1000 (RD 1000). The applicant shall comply with all RD 1000 requirements and pay all required fees.

37. Obtain approval from RD 1000 (or other governing agencies) for the abandonment and/or relocation of the existing canals.

PPDD: Parks

38. Prior to the recordation of a Parcel Map which creates a park parcel the applicant shall enter into an Agreement (Standard Public Improvement Agreement) for Construction of Public Improvements with the City stating that the developer shall construct all public improvements deemed necessary for the City's acceptance of the Park Site prior to the recordation of any Final Map adjacent to said park site. The Developer shall maintain (weed abatement) on said park site for two years after the acceptance by the City of the public improvements or until construction of said park site is complete (whichever is less). The two-year period shall begin following the issuance of a notice of completion by the City for the public improvements.

39. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed

101

10 project conditions

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM # 13
DECEMBER 9, 2004
PAGE 1

P04-151 – WESTLAKE PARCEL 31

REQUEST:

A. **Environmental Determination:** Addendum to a Previously Adopted Negative Declaration;

B. **Mitigation Monitoring Plan;**

C. **General Plan Amendment** to re-designate 11.2± acres from Public/Quasi-Public-Miscellaneous (PQPM) to 0.6± acres of Parks/Recreation/Open Space and 10.6± acres of Low Density Residential (LDR);

D. **Community Plan Amendment** to re-designate 11.2± acres from General Public Facilities (GPF) to 0.6± acres of Parks/Open Space and 10.6± acres of Medium Density Residential (MDR);

E. **Rezone** 11.2± acres from Standard Single-Family Planned Unit Development (R-1-PUD) zone to 0.6± acres of Agriculture-Open Space Planned Unit Development and 10.6± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD) zone;

F. **PUD Schematic Plan Amendment** to the Westborough Planned Unit Development to depict 101± single-family cluster lots and additional parks acreage on 11.2± acres;

G. **Tentative Map** to subdivide two parcels totaling 11.2± acres into 119± lots in the proposed Agriculture-Open Space Planned Unit Development (A-OS-PUD) and Single-Family Alternative Planned Unit Development (R-1A-PUD) zones;

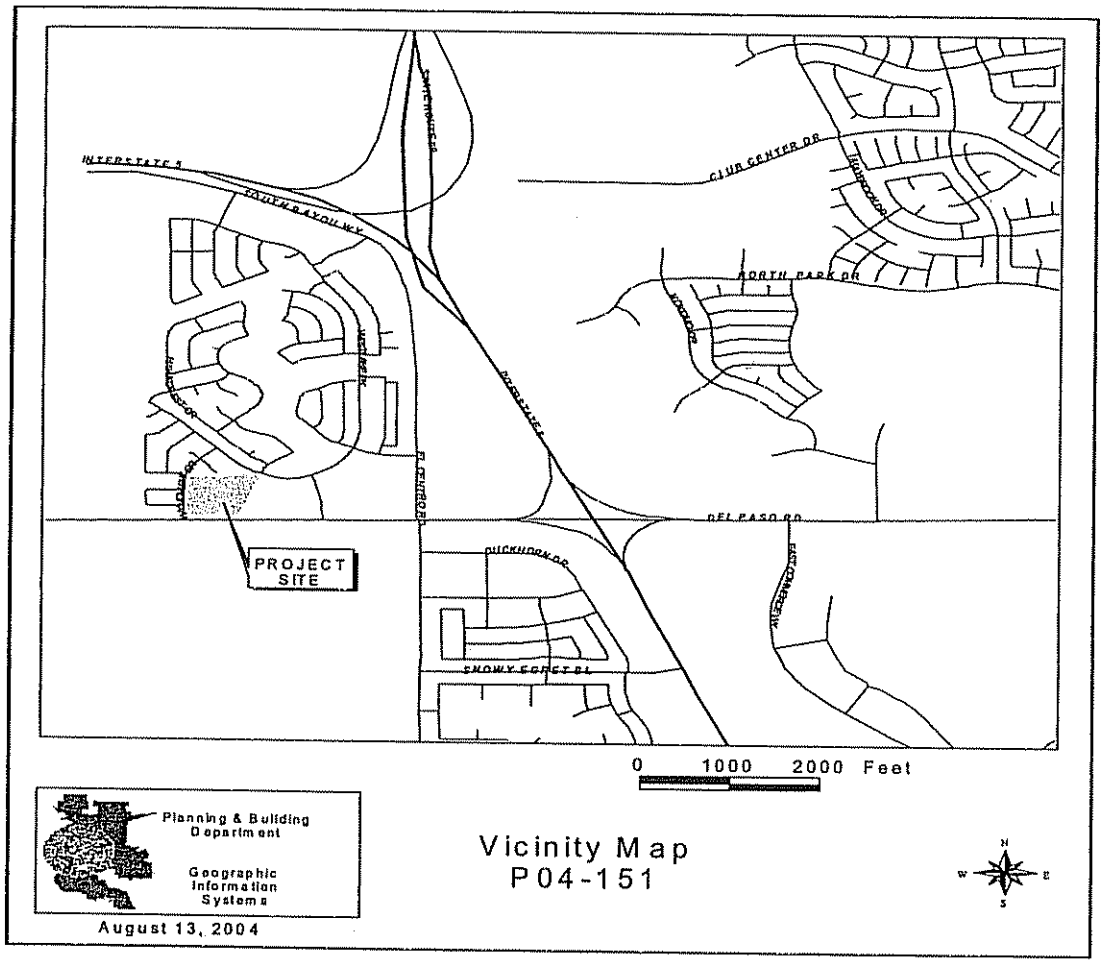
119?

101

H. **Subdivision Modification** to modify street standards, allow for non-standard street elbows, and reduce the P.U.E. to 10' adjacent to the public street; and

I. **PUD Special Permit** to develop three house plans on 101± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.

101 lots



LOCATION:

Northeast corner of Del Paso Road and Wyndview Drive
APN: 225-1480-031 and -051
North Natomas Community Plan Area
Natomas Unified School District
Council District 1

APPLICANT:	Greg Plucker, John Laing Homes, (916) 780-1222 1544 Eureka Road, Suite 250, Roseville, CA 95661
OWNER:	Phoenix LLC 7700 College Town Drive, Suite 101, Sacramento, CA 95826
PLANS BY:	Ken Topper, Wood-Rodgers 3301 C Street, Bldg. 100-B, Sacramento, CA 95816
APPLICATION FILED:	August 2, 2004
APPLICATION COMPLETED:	November 23, 2004
STAFF CONTACT:	Arwen Wacht, (916) 808-1964

SUMMARY: The applicant is proposing to develop 101 single-family cluster residences in the Westborough Planned Unit Development (PUD). This site was previously designated for an elementary school site for the Natomas Unified School District. The school district can no longer locate a school at this site. Due to changes in the state requirements for locating schools, they are working with the property owner to relocate this school site. The applicant is requesting the necessary entitlements to allow the development of cluster lots and additional parks acreage on 11.2± acres in the Westborough Planned Unit Development (PUD).

The applicant is requesting the necessary entitlements to allow the development of cluster lots and additional parks acreage on 11.2± acres in the Westborough Planned Unit Development (PUD).

The overall general plan amendment and community plan amendments are considered minor adjustments of this area of the Westborough PUD. The amendments will result in the removal of the existing land uses designation for a school site and develop this site with detached medium density single-family residences. The applicant is also proposing an increase in the land designated for park acreage (0.6 acres).

As a broader issue, there are two un-addressed issues with this project application. As a result, staff has requested that this item be placed as a hearing item. The issues are discussed in this report and may received testimony at the public hearing. They are as follows: 1) **The relocation of the school site**; and 2) **Staff's concerns with several of the proposed residences backing onto the public streets**. A Westborough resident opposes the relocation of the school and has submitted a letter (Attachment 4) explaining his concerns. This issue is discussed in the Public/Neighborhood/Business Association Comments section

of this report (page 17). The second issue is discussed in the PUD Special Permit – project evaluation section (pages 14-15).

RECOMMENDATION: **Staff recommends approval of the project, subject to conditions.** This recommendation is based upon the proposal's consistency with policies related to land use; housing mixture; promotion of transit services; and compliance with the open space proximity standards. Staff also recommends approval of the project in that: 1) additional medium density units are proposed, which helps add to the diversity of housing types in the project area; and 2) the medium density residential units are located in close proximity to future commercial and a park site.

PROJECT INFORMATION:

General Plan Designation:	Public/Quasi-Public-Miscellaneous (PQPM)
Community Plan Designation:	General Public Facilities (GPF)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Standard Single-Family Planned Unit Development (R-1-PUD) zone

Surrounding Land Use and Zoning:

- North: Single-Family Residential; Standard Single-Family Planned Unit Development (R-1-PUD) zone
- South: School and Vacant; Agriculture-Open Space Planned Unit Development (A-OS-PUD) zone
- East: Park; Agriculture-Open Space Planned Unit Development (A-OS-PUD) zone
- West: Single-Family Residential; Single-Family Alternative Planned Unit Development (R-1A-PUD) zone

Setbacks:	Required	Provided
Front of Building:	5'	10'
Rear Yards:	10'	10'
Garage Setbacks:	5'	20'
Interior Side Yard:	4'	4'
Street Side Yard:	12.5'	12.5'

Property Dimensions:	Irregular'
Property Area:	11.2± gross acres 7.3± net acres
Density of Development:	13.8± dwelling units per net acre
Square Footage of Building:	1,560 to1,783 square feet
Height of Building:	23'-3" to 25'-4" feet, 2 stories
Exterior Building Materials:	Stucco with Wood or Metal Accents
Roof Material:	Concrete Roof Tile
Topography:	Flat

Street Improvements:	Existing and To Be Constructed
Utilities:	Existing and To Be Constructed

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

Permit	Agency
Transportation Management Plan	Public Works, Transportation Division
Final Map	Public Works, Development Services
Driveway Permit	Public Works, Development Services
Building Permit	Building Division

BACKGROUND INFORMATION:

The Westborough Planned Unit Development (PUD) was originally approved by City Council on October 26, 1999 (P98-112). Minor adjustments to the PUD Schematic Plan, North Natomas Community Plan, General Plan, and zoning, together with a Post Subdivision Modification, were subsequently approved by City Council on May 2, 2000 (P00-001); however, the adjustments and modifications in this subsequent approval did not appreciably affect the portion of the Westborough PUD included within the current application.

On May 3, 2001, the City Council approved General Plan Amendments, Community Plan Amendments, and Rezones (P00-036) of a portion of the Westborough Planned Unit Development (PUD). Also approved were amendments to the PUD Schematic Plan and PUD Development Guidelines. On March 22, 2001, the Planning Commission approved the following entitlements: a Tentative Subdivision Map to create 114 single-family residential cluster housing type lots and 111 single-family residential lots, five (5) non-residential lots, and five (5) landscape/open space lots; Subdivision Modifications to eliminate sidewalks and planters along one side of Bayou Road and to allow non-standard street sections; and a Lot Line Adjustment and Lot Merger of eleven (11) parcels into nine (9) parcels. The Planning Commission denied a Special Permit to gate Village 7 of that proposal. The Planning Commission also recommended approval of the above mentioned entitlements. These amendments resulted in minor amendments to land use and zoning designations, allowed front-on lots on Westlake Parkway, reduced and relocated an institutional lot, removed 2 acres of parks acreage, made minor boundary line amendments, and the subdivided 34.7± gross acres for single-family residential development. These entitlements resulted in the approval of modified PUD Development Guidelines to allow a similar residential development.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan

The General Plan designates the subject site as Low Density Residential (4-15 du/na). The property consists of 11.2± acres and is currently designated as indicated in Table 1 below.

The applicant is proposing to re-designate the site as shown in Table 1 and in Exhibit 1B, in order for the designations to be consistent with the current proposal.

Table 1
Existing and Proposed General Plan Designations

Designation	Current	Proposed	Difference
Low Density Residential	0.0 acres	10.6 acres	+10.6 acres
Parks/Recreation/Open Space	0.0 acres	0.6 acres	+0.6 acres
Public/Quasi-Public-Miscellaneous	11.2 acres	0.0 acres	-11.2 acres
Total	11.2 acres	11.2 acres	N/A

The proposed General Plan Amendment is an initial step for the continue refinement of development in the Westborough PUD. Staff believes that this proposal is consistent with the goals and policies of the General Plan's Housing Element, in that it will improve the quality of the residential neighborhood by protecting, preserving, and enhancing its character by providing a well designed multi-family development and providing adequate landscape buffers. The proposal will also promote orderly residential growth in an area where urban services are readily available or can be provided in an efficient manner and provide a mix of affordable housing units.

North Natomas Community Plan

The North Natomas Community Plan (NNCP) designates the subject site as General Public Facilities. The applicant is proposing to remove the General Public Facilities designation and replace it with Medium Density Residential and Parks/Open Space designations. The property consists of 11.2± acres and is currently designated as indicated in Table 2 below. The applicant is proposing to re-designate the site as shown in Table 2 and in Exhibit 1C, in order for the designations to be consistent with the current proposal.

Table 2
Existing and Proposed Community Plan Designations

Designation	Current	Proposed	Difference
Medium Density Residential	0.0 acres	10.0 acres	+10.0 acres
Parks/Open Space	0.0 acres	0.5 acres	+0.5 acres
General Public Facilities	10.5 acres	0.0 acres	-10.5 acres
Major Streets	0.7 acres	0.7 acres	0.0 acres
Total	11.2 acres	11.2 acres	N/A

The applicant is proposing an average density of 13.8± dwelling units per net acre (du/na) on the Medium Density Residential, which is consistent with the Community Plan designation (which has an allowable range of 7-21 du/na and a target average of 12 du/na). The proposal is also consistent with the following goals and policies of the NNCP:

- Medium Density Residential (MD): Target average density is 12 units per net acre and allowable density range is 7 to 21 units per net acre. Single-family petite lot detached, single family attached, townhouse, and condominium units are included in this designation. (p. 6)
- Each neighborhood shall provide a variety of housing densities, types, and prices to enhance a neighborhood identity, and serve the wide array of residents, and avoid monotony. (p. 13)
- At least 80 percent of the dwelling units shall be within 880 feet of open space. Open space includes accessible public and private parks and parkways, drainage corridors, agricultural buffers, golf courses, lakes, and other open space opportunities. (p. 13)
- The formation of neighborhood associations should be encouraged to resolve common problems and undertake neighborhood projects based on utilization of available neighborhood resources. (p. 13)
- Each dwelling unit should have convenient access to a commercial center. Convenient access should be provided along a local connection, such as a local street or ped/bike path, or residential collector, rather than an arterial street. (p. 13)
- At least 80 percent of the dwelling units shall be within 880 feet of open space. Open space includes accessible public and private parks and parkways, drainage corridors, agricultural buffers, golf courses, lakes, and other open space opportunities. (p. 13)
- **Balance of Residential Densities in Each Neighborhood:** Each neighborhood shall strive for a balance of residential densities...The medium density residential can be uses as a "linchpin" to help balance the neighborhood. For example, in a neighborhood with primarily low density, the medium density should be designed to reflect a higher density type, i.e. more rental opportunities, smaller lots, etc. (p. 14)
- **Variety of Housing Types:** Because residents vary in their household size, the number of vehicles they own, the number of generations in their home, their willingness to maintain a yard, their tolerance of living near their neighbors, their ability to afford a large or small home, their preference to own or rent a home, their desire for shared recreational facilities and equipment, and their need for privacy, a variety of housing types are needed. Residential developers thrive on economies of scale and would prefer to build a minimum number of housing types. A balance is needed that would provide sufficient housing types so that each resident can be happy living in the community but not too many that the developer cannot provide an affordable product. (p. 14)
- **Affordable Housing:** To provide a wide range of affordability, including ownership opportunities for low and moderate income residents, each development shall comply with the North Natomas Housing Trust Fund Ordinance. Developments in North Natomas must also comply with the Inclusionary Housing and Fair Share Policies of the City of Sacramento. (p. 16)
- Connect, don't isolate, neighborhoods and activity centers with a well-designed circulation system (p. 38)
- **Residential Development:** All new residential developments must reduce reactive organic gas emissions by a minimum of 20 percent compared to the single occupant vehicle baseline. (p. 48)
- Every resident and worker shall have convenient access to active and passive recreational opportunities. (p. 56)

- Parks and Open Space Access Standard: Eighty percent of the residential units shall be located within 880 feet of some form of public or private open space element. The 880 foot access standard is calculated based on actual walking routes rather than radius. An open space element includes a public or private park, linear parkway, agricultural buffer area, drainage corridor, and other open space opportunity available to the residents. (p. 56)

It should be noted that there is a loss of 10.5± acres of General Public Facilities designated land. This site was originally intended to provide a school in the Westborough community. Due to changes in the location criteria for school sites, the Natomas Unified School District is no longer able to locate a school at this location. The school is currently reviewing a new location to the northwest of this project site (within the county). As a result, the applicant is requesting the necessary entitlements to develop this site with medium density detached single-family residences.

Staff believes the project meets the goals and policies of the North Natomas Community Plan (NNCP), as discussed previously. The proposed Community Plan Amendment is an initial step for the continue refinement of development in the Westborough PUD. Opportunities exist for the project to provide good pedestrian, bicycle, and transit linkages.

Habitat Conservation Plan (HCP)

The Community Plan requires development and implementation of a Habitat Conservation Plan as mitigation for development in North Natomas. In 1997, a Natomas Basin HCP was approved by the City of Sacramento, U. S. Fish & Wildlife Service (USFWS), and California Department of Fish & Game (CDFG). The Natomas Basin HCP is a conservation plan supporting application for a federal permit under Section 10(a)1(B) of the Endangered Species Act and a state Permit under Section 2081 of the California Fish and Game Code, i.e., an Incidental Take Permit (ITP). The purpose of the Natomas Basin HCP is to promote biological conservation along with economic development and continuation of agriculture within the basin. The HCP and ITP were subsequently challenged, and on August 15, 2000, the federal court ruled that the ITP should not have been issued, and an EIS was required for the project. Based on the federal court ruling, the ITP was invalidated.

Based on this ruling, the City of Sacramento, Sutter County, Reclamation District No. 1000 (RD 1000), and Natomas Central Mutual Water Co. are now jointly managing the preparation of an Environmental Impact Report/Environmental Impact Statement (EIR/EIS) on behalf of the USFWS. The USFWS is the lead federal agency for the preparation of the EIS and the City of Sacramento, Sutter County and RD1000 are co-lead agencies for the preparation of the EIR. The City of Sacramento and Sutter County will seek adoption of a revised NBHCP and the issuance of a new ITP by USFWS and CDFG for development within the Natomas Basin.

On May 15, 2001, the same court granted a motion modifying the Order of August 15, 2000, to allow incidental take protection for limited development within the City with the provision of

mitigation land in specific areas of the Natomas Basin. The new order was based upon a settlement agreement entered into by all parties to the litigation.

The Settlement Agreement allows a maximum of 1,668 acres of development in North and South Natomas. Under the agreement the City can issue grading permits for up to 1,068 acres (phase 1) with these requirements in place: 1) HCP mitigation fees have been paid; 2) A biological pre-construction survey has been completed; and 3) grading must be accomplished during the grading season of May 1 to Sept 30th; 4) the developer must comply with all applicable mitigation measures; and, 5) the developer must sign a Grading Agreement that identifies requirements of the Settlement Agreement to which the project must comply. After grading permits have been issued for up to 1,068, the remaining 600 acres (phase 2) require: 1) ½ acre of mitigation land shall have been acquired for each acre authorized for disturbance under Phase 2, 2) City will replace the 200 acre "cushion"; and 3) development under the settlement agreement shall not exceed 1,360 acres until at least 250 acres of mitigation land have been acquired within Zone 1. The fees for this site were paid in 1999 and the site was graded, prior to the Settlement Agreement.

Smart Growth Planning Principles

"Smart Growth" is a term coined by the United States Environmental Protection Agency (USEPA) as an umbrella term for the many initiatives intended to address some of the negative consequences of urban sprawl. Smart Growth generally occurs when development patterns are sustainable and balanced in terms of economic objective, social goals, and use of environmental/natural resources. The following Smart Growth principles apply to the proposed project:

- Higher-density, cluster development.
- Multi-modal transportation and land use patterns that support walking, cycling and public transit.
- Streets designed to accommodate a variety of activities. Traffic calming.
- Planned and coordinated projects between jurisdictions and stakeholders.

The proposed project has been designed to incorporate many of the Smart Growth Principles listed above.

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.

The proposed project is exempt from the Mixed Income Housing Ordinance because it is subject to an existing Development Agreement and the requested entitlements are considered "minor legislative entitlements" as defined in the Sacramento City Code, Section 17.190 et. seq. "Minor legislative entitlements" refer to legislative entitlements or amendments to legislative entitlements, which satisfy one or more of the following:

1. Entitlements that do not result in any of the following criteria as defined by the North Natomas community plan target average densities: a net loss of residential acreage; a net loss of acreage of land designated for high density residential (HDR) or medium density residential (MDR) development, unless the HDR total residential units replace the loss of MDR residential units; or a net loss of total residential units;

2. Entitlements that are the result of, and required by, amendments to public facilities or roadways designated in the North Natomas community plan; provided further that the entitlements are limited to addressing the amendments required by the city or other public agency; or

3. Entitlements that are limited to amendments to a previously approved PUD schematic plan, tentative map, or PUD development guidelines, provided that the amendments do not result in a loss of more than five (5) percent between the density of the proposed project and the density of the previously approved project.

This site is considered an exempt residential project in that it has a development agreement executed on or before June 20, 2000. Particularly, the proposed project is considered exempt because the entitlements are considered "Minor Legislative Entitlements" pursuant to SMC 17.190.020, particularly criteria 1 in that there is no net loss of residential acreage.

B. Rezone

The property consists of 11.2± acres and is currently zoned Standard Single-Family Planned Unit Development (R-1-PUD). The applicant is proposing to rezone the site as shown in Table 3 below and Exhibit 1D:

Table 3
Existing and Proposed Zoning Designations

Designation	Current	Proposed	Difference
Standard Single Family Planned Unit Development (R-1-PUD)	11.2 acres	0.0 acres	-11.2 acres
Single Family Alternative Planned Unit Development (R-1A-PUD)	0.0 acres	10.6 acres	+10.6 acres
Agriculture-Open Space Planned Unit Development (A-OS-PUD)	0.0 acres	0.6 acres	+0.6 acres
Total	11.2 acres	11.2 acres	N/A

The rezone request (Exhibit 1D) is consistent with the General Plan and North Natomas Community Plan Amendments, as currently proposed by the applicant. Planning staff supports the rezone request.

C. PUD Schematic Plan Amendment

The project site is a portion of the Westborough Planned Unit Development (PUD). The applicant is requesting to amend the Westborough PUD Schematic Plan to depict cluster lots and additional parks land on 11.2± acres. The requested amendments to the Westborough PUD Schematic Plan are shown in Exhibit 1E. The amendment is necessary to make the PUD Schematic Plan consistent with the proposed General Plan Amendment, Community Plan Amendment, and Rezone, therefore staff supports the proposed PUD Schematic Plan Amendment.

D. Tentative Map Design

Map Design

The applicant is proposing a Tentative Subdivision Map (Exhibit 1G) to subdivide two (2) parcels into approximately one hundred and nineteen (119) parcels: one hundred and one (101) cluster lots, fifteen (15) private drives for the cluster lots, two (2) park lots, and one (1) landscape corridor lot, for a total of 11.2± acres. The proposed cluster lots have a density of 13.8± dwelling units per net acre (du/na).

Traffic and Transit

Circulation: The project site would be served by several facilities currently existing and proposed. A description of these is provided below:

Interstate 5 is a six-lane freeway providing north-south access throughout the Sacramento area.

Del Paso Road is a four to six-lane arterial providing east-west access to and from the North Natomas area and the county. Currently Del Paso Road extends from the Power Line Road (county) to the west to Northgate Boulevard (county) to the east, where it then turns into Main Avenue.

El Centro Road is a 2-lane arterial providing north-south access to and from North Natomas area and the county. Currently El Centro Road is extends from West El Camino Avenue to the south to just past Del Paso Road to the north, where it then turns into Bayou Road.

Westlake Parkway is currently a 2-lane road providing north-east-west access to the northeastern portion of the project site. Westlake Parkway extends from Snelling Lane to the northwest and extends to Callison Drive to the northeast, where it then turns into Gresham Lane.

Wyndview Drive is currently a 2-lane road that provides connection "A' Circle to the east. Wyndview Drive extends from Del Paso Road to the south and connects with Westlake Parkway to the north.

"A" Circle is proposed as a 2-lane road that will provide east-west access throughout the project site. "A" Circle will extend from Wyndview Drive to the west and loops around and reconnect to Wyndview Drive to the west.

Lots "D" through "R" are proposed as private courts that will provide access to the cluster lots that do not front on the public roadways.

Pedestrian Circulation: Pedestrian connections are provided through out the site. There are public sidewalks along the public streets and pedestrian connection will be provided on the park site adjacent to the eastern side of the project site.

Transportation Management/Air Quality Plans (TMAQP): The applicant will implement air quality mitigation strategies by complying with the Transportation Systems Management (TSM) Plan Ordinance. The applicant will be required to have a TSM and Air Quality Plan approved.

Staff recommends the Planning Commission approve the Tentative Subdivision Map for Westlake Parcel 31, in that the map is consistent with the 1994 North Natomas Community Plan, General Plan, and the City's Subdivision Ordinance.

E. Subdivision Modification

The applicant is requesting a subdivision modification to allow for modification of street standards, to allow for non-standard street elbows, and to reduce the P.U.E. to 10' adjacent to the public street. Because of the size of this village and the space necessary for the cluster lots, the applicant was not able to provide the standard subdivision standards. Public Works has reviewed the requested modifications and has found these modifications acceptable, subject to the conditions contained in this staff report.

F. PUD Special Permit

The applicant is proposing three (3) house plans to be constructed on the proposed 101 lots in the proposed Single Family Alternative (R-1A) Planned Unit Development (PUD) zone. The house plans range in size from 1,560 square feet to 1,783 square feet and range from two to four bedrooms (see Exhibits 1K through 1M).

Project Information

The applicant is proposing three house plans with three elevations for Plans 1 and 2 and two elevations for Plan 3 (see Exhibits 1K through 1M). Table 4 below shows the square footages for the three proposed house plans.

Table 4
Square Footage of House Plans

House Plan	Square Footage
Plan 1	1,560
Plan 2	1,680
Plan 3	1,783

Height of Buildings: Two stories, up to 25'-4"
Exterior Building Materials: Stucco with stone veneer and/or wood
Roof Materials: Concrete Tile

Setbacks

Due to the reduced size of the cluster lots, the alternative ownership housing type setback standards of the Westborough PUD Guidelines apply to this development. Where the alternative ownership housing type setback standards are silent, the non-conventional shape lots setback requirements shall apply. The setback requirements shall be as follows:

Front of Building: Units will have a minimum setback from the public street, private drive or courtyard of 5'-0". The front of the building includes living area and front porches.

Rear Yards: Units will have a minimum rear yard setback of 10'-0", or zero for detached garages, subject to Building Code.

Garage Setbacks: The garage setback may be reduced to 5'-0" if adequate off-street parking is provided in other locations on the site.

Side Yard: 4'-0" on each side, subject to Building Code, with the exception of zero-lot line conditions, which shall be 5'-0" and 0". Garages and/or accessory dwelling units which are either detached and/or are recessed a minimum of 50' from the street may have a 0'-0" side yard setback. Architectural pop-outs such as bay widows, fireplaces and entertainment centers may encroach into the side yard setback by 2'-0". Street side setbacks are a minimum of 12'-6".

The applicant has confirmed that the proposal house plans will meet the above setback requirements.

Lot Coverage

The Westborough PUD has the following lot coverage requirements:

The lot coverage shall not exceed 45 percent for single story homes and 40 percent for two story homes, given the following allowances/incentives:

- Covered porches in the front or street side do not count toward the maximum lot coverage.
- Attached or detached garages that are recessed a minimum of four feet from the living area of the home (not the porch) count 50 percent toward the maximum lot coverage.
- At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.
- A maximum of 50 percent of the lots within a village may exceed 40 percent lot coverage.
- A maximum of 10 percent of the lots within a village may have a lot coverage for single story homes not exceeding 48 percent with the applicable allowances for covered porch, recessed garage, and accessory structures.
- No more than 2 homes exceeding the lot coverage shall be located in a row along the street.

The applicant has confirmed that the proposal house plans will meet the above lot coverage requirements.

Project Evaluation

Staff has evaluated the proposed house plans against the Single Family Residential Design Guidelines, and has provided Table 5 below, with our evaluation and comments:

Table 5
Project Evaluation Table of House Plans

House Plan	Level of Compliance	Comments
Plan 1	Mitigated	The garage is even with the living space
Plan 2	Compliant	The garage is recessed behind living space
Plan 3	Compliant	The garage is recessed behind living space

Staff is concerned about the house plans on lots 2, 3, 61, and 101 will be backing onto the public streets. Staff believes the applicant has an opportunity to either front or side the proposed residences, instead of providing fences on the public street. The residences on the opposite side of Wyndview Drive currently side onto the public street and lots 1, 59, and 60 of the current proposal will also side and front onto the public streets. Staff believes this proposal has the opportunity to provide active living space onto the public streets and that the applicant should take advantage of this opportunity and has conditioned the proposal as such. The applicant had the following response to staff's request:

"When we laid out the subdivision, we did consider fronting the homes adjacent to Wyndview on to Wyndview. We ultimately decided that this was not the best configuration for the following reasons:

1.) Design Compatibility - The homes on the lots in the subdivision across Wyndview are positioned with their side yards along Wyndview. These side yards are separated from Wyndview by a masonry wall, landscaping, a separate sidewalk, and landscape planter along the street. Wyndview is one of two principle access points into the Westlake community. In designing our land plan, we felt that it was very important from a design perspective to match this entry treatment. Our land and landscape plan creates a mirror treatment to that across the street to create that sense of entryway. Although this design is more expensive to construct, we believe that is a more attractive solution and creates a rich landscape gateway into the community. Placing driveways with direct access to Wyndview would reduce the amount of landscaping that could be installed and would create a completely different appearance than that which presently exists.

2.) Traffic - In talking with the neighbors, there is a concern with the amount of traffic on Wyndview. The general reaction we have gotten from the neighbors is that they like the fact that we are limiting direct access to Wyndview to the two public street connections we are proposing. I am concerned that placing driveways directly on to Wyndview would create the impression and the possibility that there would be more congestion on Wyndview because of our project.

In summary, I believe that our configuration would create a more attractive streetscape, an enhanced gateway into the Westlake development, and minimize potential traffic conflicts."

Staff believes that fronting the three house plans and siding one house plan on Wyndview Drive will provide consistency with the houses along Wyndview Drive. The houses directly west of the proposal currently side onto Wyndview Drive. With the current proposal these four houses will all back onto Wyndview Drive, creating extended areas of fencing and/or walls along Wyndview Drive. Also, the houses directly north of this proposal currently front on Wyndview Drive, so if these four house plans were to front and/or side onto Wyndview Drive, they would provide a consistent view along Wyndview Drive.

Regarding traffic concerns, providing driveways onto Wyndview Drive would actually result in helping to decrease the speed of traffic along Wyndview Drive. Also, fronting the homes on Wyndview Drive will not result in an increase in the number of units proposed for this project site, which would not result in additional congestion above what is currently proposed. Therefore, staff has conditioned the proposal to front on side lots 2, 3, 61, and 101 onto the public streets.

Overall, staff finds that the proposed house plans, as conditioned, comply with all applicable General Plan, Community Plan, Westborough PUD Guidelines, and they are generally consistent with the Single Family Residential Design Guidelines.

PROJECT REVIEW PROCESS:

A. Environmental Determination

On October 26, 1999, the City Council ratified a Negative Declaration for the originally proposed project (P98-112). Potentially significant environmental issues regarding water, plant and animal life, noise, transportation and circulation, human health, and cultural resources discussed and mitigation 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 air, and plant and animal life 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 is 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.

B. Public/Neighborhood/Business Association Comments

The proposal was routed to the following neighborhood associations: Natomas Community Association (NCA); Natomas Journal; North Natomas Alliance (NNA); North Natomas Community Association (NNCA); North Natomas Study Group (NNSG); River Oaks Community Association (ROCA); Sundance Lake Homeowners Association (SLHOA); WalkSacramento; West Natomas Community Association (WNCA); Westside Community Association (WCA); Witter Ranch; JoAnne Whitsett; and Parks Citizen Advisory Committee (PCAC).

The North Natomas Alliance (NNA) had the following comments:

1. We strongly oppose this proposal as it contradicts the community plan goal for each neighborhood to have local schools within walking distance. By changing the location to residential and eliminating the school location Westlake no longer has a local school location, aside from the middle school. Where will their elementary school be located if this change is allowed? This change will mean that elementary students in Westlake will all have to be bussed to their school.
2. The change to residential will also increase the number of students in Westlake, yet there will be no school to serve them.

The Natomas Unified School District is current looking into relocating the school site to the northwest of this project site (within the county limits). This potential school site will still be within walking distance of the Westborough Community.

On September 29th and 30th, the applicant held neighborhood gatherings for the residents of the Westlake community (Westborough). Approximately seventy residents attended the gatherings, with a range of questions and concerns. Representatives of the applicant, Natomas Unified School District, and City Planning staff were also in attendance.

On September 29, 2004, a letter was received by a concerned resident regarding the proposed located of the future school site (see Attachment 4). The letter lists several concerns the resident has for the new location of the school site in the West Lakeside area. Natomas Unified School District is currently considering a location northwest of the project site for the proposed school (that location is not within the City limits).

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. **Building:** Comments provided have been incorporated as conditions of approval and/or advisory notes.

2. **County Sanitation District 1 (CSD-1):** Comments provided have been incorporated as conditions of approval and/or advisory notes.

3. **Development Engineering and Finance Division:** Comments provided have been incorporated as conditions of approval and/or advisory notes.

4. **Fire:** Comments provided have been incorporated as conditions of approval and/or advisory notes.

5. **General Services – Solid Waste Division:** Solid Waste Division staff has reviewed the Application and Project Questionnaire for the above project (P04-151). Staff is available to assist the developer in developing an efficient and environmentally sound integrated waste management plan. Please see our comments compiled below:

   Form A (Page 7 of 8):

   Solid Waste staff has no objections to the proposed project. Single-family homes comply with Title 17 Chapter 17.72 – Recycling and Solid Waste Disposal Regulations by participating in the City of Sacramento's residential trash, recycling, and garden refuse collection programs. Staff recommends that all streets meet City standards so that Solid Waste Division services are not

impacted and residents are not inconvenienced. The developer should note that all new develops will be targeted for containerized garden refuse collection. This necessitates adequate room for three containers on each residential property.

Staff recommends that this project be conditioned to divert demolition and construction waste. The project proponent should plan to target cardboard, wood waste, scrap metal, brick, concrete, asphalt, and dry wall for recovery. The method of recover, waste hauler providing the service, and the disposal/recycling facility should be provided to the Solid Waste Division to document diversion.

6. **Parks Planning, Design, and Development Division (PPDD):** Comments provided have been incorporated as conditions of approval and/or advisory notes.

7. **Sacramento Metropolitan Air Quality Management District (SMAQMD):** Thank you for providing the project listed above to the Sacramento Metropolitan Air Quality Management District (District). Staff comments follow.

As you know, the District has recently published new guidelines on air quality assessment entitled "Guide to Air Quality Assessment in Sacramento County." That guidance replaces our 1994 "Air Quality Thresholds of Significance" document and can be found on our website www.airquality.org under Plans & Rules/ CEQA & mitigation. Table 4.2 (pg. 4-3) in that new document gives a framework to judge whether air quality impacts of projects of various sizes may exceed District thresholds of significance. Under the new guidance, which uses the latest analysis tools, construction related air quality impacts trigger the thresholds of significance with smaller thresholds than before.

Because of the size of this project, we believe it will generate short term (construction) but not long-term (operations) air quality impacts, which may be in excess of the established threshold. An air quality analysis should be done in conjunction with the environmental document in order to determine if those impacts are significant. Relative to the construction impacts, if those impacts are significant, we recommend our standard construction mitigation measures. A copy of those measures can also be found on our website in the same place as listed above.

The project will be subject to District Rule 403 which has to do with fugitive dust. That rule can be found on our website.

Finally, we have an interest in making sure bicycle and pedestrian connectivity to commercial, other residential projects and to bike amenities is maximized.

If you have any questions, please contact me (Art Smith) at 874-4887 or asmith@airquality.org.

8. **Sacramento Municipal Utility District (SMUD):** Comments provided have been incorporated as conditions of approval and/or advisory notes.

9. **State of California – Department of Transportation (CalTrans):** Thank you for the opportunity to review and comment on Westlake Parcel 31 project. Our comments are as follows:

- This 106 residential lot subdivision project, located west of the Interstate 5 (I-5)/Del Paso Road Interchange, may generate approximately 84 AM and 113 PM peak hour trips. As this parcel was originally stated to be a public park and school, this new use warrants a Traffic Impact Study (TIS). Traffic generated from the proposed project will contribute to cumulative impacts at this interchange on Interstate 5. The complete Caltrans TIS guidelines are at the following website:

  http:www.dot.ca.gov/hq/traffops/developserv/operationalsystems/.

- The TIS should incorporate the following scenarios:

  Existing conditions without the project
  Existing conditions plus the project
  Cumulative conditions (without the project)
  Cumulative conditions (with project build-out)

- Potential traffic impacts to the mainline of Interstate 5 and the aforementioned interchange should be analyzed. The traffic analysis should provide a Level of Service (LOS) analysis for the freeway ramps and ramp terminal intersections. Please note that ramp meters are planned for the two onramps at the I-5/Del Paso Road Interchange. A merge/diverge analysis should be performed for the freeway and ramp junctions and all analysis should be based on AM and PM peak hour volumes. The analysis should include the (individual, not averaged) LOS and traffic volumes applicable to all intersection road approaches and turn movements. The procedure contained in the Year 2000 Highway Capacity Manual should also be used as a guide for the traffic study.

- Mitigation measures should be identified where the project would have a significant impact. Caltrans considers the following to be significant impacts:

  - Off-ramps with vehicle queues that extend into the ramp's deceleration area or onto the freeway.
  - Vehicle queues at intersections that exceed existing lane storage.
  - Project traffic impacts that cause any ramp's merge/diverge Level of Service (LOS) to be worse than the freeway's LOS.

- Project impacts that cause the freeway or intersection LOS to deteriorate beyond LOS E for freeway and LOS D for intersections. (If the LOS is already "E" or "F", then a quantitative measure of increased queue lengths and delay should be used to determine appropriate mitigation measures.)

- Interchange improvements (ie. Auxiliary lanes, ramp terminal intersection modifications, ramp meter upgrades, ramp widening and signalization improvements) may be required as mitigation measures to maintain adequate traffic operations in the vicinity of this project.

- The analysis of future traffic impacts should be based on a 20 year planning horizon.

- Future transportation system improvements assumed for cumulative conditions should only include those improvements in the Sacramento Area Council of Government's 2002 Metropolitan Transportation Plan.

Please provide our office with a copy of the draft TIS for this project. If a TIS is not prepared, please provide an explanation of why it is not considered necessary. If you have any questions regarding these comments, please contact Ken Champion at (916) 274-0615.

10. **Transportation – Engineering Services Division:** This project shall require street lighting. There is an existing street lighting system in this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.

11. **Utilities:** Comments provided have been incorporated as conditions of approval and/or advisory notes.

D. Subdivision Review Committee Recommendation

On November 17, 2004, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed Tentative Map subject to the conditions of approval in the attached Notice of Decision.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the (G) Tentative Map, (H) Subdivision Modification, and (I) PUD Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action. Items (C) General Plan Amendment, (D) Community Plan Amendment, (E) Rezone, and (F) PUD Schematic Plan Amendment below, require City Council approval.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

A. Finds that a previous Environmental Document was prepared and ratified/certified;

B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;

C. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the **General Plan Amendment** to re-designate 11.2± acres from Public/Quasi-Public-Miscellaneous (PQPM) to 0.6± acres of Parks/Recreation/Open Space and 10.6± acres of Low Density Residential (LDR);

D. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the **Community Plan Amendment** to re-designate 11.2± acres from General Public Facilities (GPF) to 0.6± acres of Parks/Open Space and 10.6± acres of Medium Density Residential (MDR);

E. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the **Rezone** 11.2± acres from Standard Single-Family Planned Unit Development (R-1-PUD) zone to 0.6± acres of Agriculture-Open Space Planned Unit Development and 10.6± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD) zone;

F. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the **PUD Schematic Plan Amendment** to the Westborough Planned Unit Development to depict 101± single-family cluster lots and additional parks acreage on 11.2± acres;

G. Adopt the attached Notice of Decision and Findings of Fact approving the **Tentative Map** to subdivide two parcels totaling 11.2± acres into 119± lots in the proposed Agriculture-Open Space Planned Unit Development (A-OS-PUD) and Single-Family Alternative Planned Unit Development (R-1A-PUD) zones;

H. Adopt the attached Notice of Decision and Findings of Fact approving the **Subdivision Modification** to modify street standards, allow for non-standard street elbows, and reduce the P.U.E. to 10' adjacent to the public street; and

I. Adopt the attached Notice of Decision and Findings of Fact approving the **PUD Special Permit** to develop three house plans on 101± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.

Report Prepared By,

Arwen Wacht, Associate Planner

Report Reviewed By,

David Kwong, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	General Plan Amendment Exhibit
Exhibit 1C	Community Plan Amendment Exhibit
Exhibit 1D	Rezone Exhibit
Exhibit 1E	PUD Schematic Plan Amendment Exhibit
Exhibit 1F	880' Walking Map Exhibit
Exhibit 1G	Tentative Subdivision Map Exhibit
Exhibit 1H	Site Plan
Exhibit 1I	Conceptual Landscape Plan
Exhibit 1J	Typical Cluster Exhibit
Exhibit 1K	Plan 1 - Floor Plans and Elevations
Exhibit 1L	Plan 2 – Floor Plans and Elevations
Exhibit 1M	Plan 3 – Floor Plans and Elevations
Exhibit 1N	Conceptual Street Scene
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map
Attachment 4	Letter from Concerned Citizen dated September 29, 2004
Attachment 5	Addendum with previous Negative Declaration

NOTICE OF DECISION AND FINDINGS OF FACT FOR WESTLAKE PARCEL 31, LOCATED AT THE NORTHEAST CORNER OF DEL PASO ROAD AND WYNDVIEW DRIVE IN SACRAMENTO, CALIFORNIA IN THE PROPOSED AGRICULTURE-OPEN SPACE PLANNED UNIT DEVELOPMENT (A-OS-PUD) AND SINGLE-FAMILY ALTERNATIVE PLANNED UNIT DEVELOPMENT (R-1A-PUD) ZONES. (P04-151)

At the regular meeting of December 9, 2004, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

A. **Environmental Determination: Addendum to a Previously Adopted Negative Declaration;**

B. **Approved the Mitigation Monitoring Plan;**

C. **Recommended approval of the General Plan Amendment to re-designate 11.2± acres from Public/Quasi-Public-Miscellaneous (PQPM) to 0.6± acres of Parks/Recreation/Open Space and 10.6± acres of Low Density Residential (LDR);**

D. **Recommended approval of the Community Plan Amendment to re-designate 11.2± acres from General Public Facilities (GPF) to 0.6± acres of Parks/Open Space and 10.6± acres of Medium Density Residential (MDR);**

E. **Recommend approval of the Rezone 11.2± acres from Standard Single-Family Planned Unit Development (R-1-PUD) zone to 0.6± acres of Agriculture-Open Space Planned Unit Development and 10.6± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD) zone;**

F. **Recommend approval of the PUD Schematic Plan Amendment to the Westborough Planned Unit Development to depict 101± single-family cluster lots and additional parks acreage on 11.2± acres;**

G. **Approve the Tentative Map to subdivide two parcels totaling 11.2± acres into 119± lots in the proposed Agriculture-Open Space Planned Unit Development (A-OS-PUD) and Single-Family Alternative Planned Unit Development (R-1A-PUD) zones;**

H. **Approve the Subdivision Modification to modify street standards, allow for non-standard street elbows, and reduce the P.U.E. to 10' adjacent to the public street; and**

I. Approve the PUD Special Permit to develop three house plans on 101± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

A. Prior Environmental Document Prepared: The City Planning Commission finds that a previous Negative Declaration was prepared and ratified by the Sacramento City Council on October 26, 1999 for the Westborough PUD (P98-112), and that pursuant to the CEQA Guidelines (Section 15162 and 15164)m for the reasons set forth below, and an Addendum to a previously ratified Negative Declaration is required:

1. 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 considerable different from those analyzed in the previous Negative Declaration would substantially reduce one or more significant effects on the environment.

B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is approved based upon the following findings of fact:

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 1A;

3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.

4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.

G. Tentative Map: The **Tentative Map** to subdivide two parcels totaling 11.2± acres into **119**± lots in the proposed Agriculture-Open Space Planned Unit Development (A-OS-PUD) and Single-Family Alternative Planned Unit Development (R-1A-PUD) zones 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;

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City. The proposed City General Plan Amendment designates the subject site for Low Density Residential (4-15 du/na) land use;

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; and

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

H. Subdivision Modification: The **Subdivision Modification** to modify street standards, allow for non-standard street elbows, and reduce the P.U.E. to 10' adjacent to the public street is **approved** based on the following findings of fact:

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

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

4. 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.

I. PUD Special Permit: The **PUD Special Permit** to develop three house plans on 101± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone is **approved** based on the following findings of fact:

1. The project, as conditioned, is based upon sound principles of land use, in that the site will be designated medium density residential and the proposal provides ownership housing while providing medium density.

2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the residential development is consistent with adopted PUD Guidelines and is consistent with the proposed PUD Schematic Plan for the Westborough PUD. The proposal will also comply with the required setbacks and height restrictions, and the lot coverage determined by the proposed special permit.

3. The project is consistent with the General Plan and North Natomas Community Plan in that:

   a. The project complies with the land use designations;

   b. The project complies with density and open space proximity requirements of the North Natomas Community Plan; and

   c. The project continues to fulfill the North Natomas Community Plan of providing for a variety of housing densities and types with commercial, civic, transit, and park uses in close proximity.

CONDITIONS OF APPROVAL

G. The **Tentative Map** to subdivide two parcels totaling 11.2± acres into 119± lots in the proposed Agriculture-Open Space Planned Unit Development (A-OS-PUD) and Single-Family Alternative Planned Unit Development (R-1A-PUD) zones (Exhibit 1G) is hereby approved subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P04-151). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

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:

GENERAL: All Projects

G1) In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments (if any), Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments (if any), Zoning changes, and the Development Agreement.

G2) The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated by Resolution No. 2002-373 on June 11, 2002, and shall execute any and all agreements, which may be required in order to implement this condition.

G3) Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.

G4) Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P04-151) to the satisfaction of the Planning Director and Development Engineering and Finance Division.

G5) Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P04-151).

G6) The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

G7) Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.

G8) Show any existing and proposed/required easements on the Final Map and on the Improvement Plans.

G9) Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be:

a) Conveyed to Lots 2, 3, 4, 5, and 6 and reserved from Lot D.

b) Conveyed to Lots 9, 10, 11, and 12 and reserved from Lot E.

c) Conveyed to Lots 15, 16, 17, and 18 and reserved from Lot F.

d) Conveyed to Lots 21, 22, 23, and 24 and reserved from Lot G.

e) Conveyed to Lots 27, 28, 29, 32, 33, and 34 and reserved from Lot H.

f) Conveyed to Lots 39, 40, 41, and 42 and reserved from Lot I.

g) Conveyed to Lots 45, 46, 47, and 48 and reserved from Lot J.

h) Conveyed to Lots 51, 52, 53, and 54 and reserved from Lot K.

i) Conveyed to Lots 61, 62, 63, and 64 and reserved from Lot L.

j) Conveyed to Lots 67, 68, 69, and 70 and reserved from Lot M.

k) Conveyed to Lots 73, 74, 75, and 76 and reserved from Lot N.

l) Conveyed to Lots 79, 80, 81, and 82 and reserved from Lot O.

m) Conveyed to Lots 86, 87, 88, and 89 and reserved from Lot P.

n) Conveyed to Lots 92, 93, 94, and 95 and reserved from Lot Q.

o) Conveyed to Lots 98, 99, and 100 and reserved from Lot R.

at no cost, at the time of sale or other conveyance of any parcel.

G10) Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or

public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.

G11) 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 and Finance Division after consultation with the U.S. Postal Service.

G12) Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Development Engineering and Finance Division, Plan Check Engineer at 808-7493 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

Development Engineering and Finance Division: Streets

G13) Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the city code and standards adopted in and for the North Natomas Community Plan. Improvements required shall be determined by the City, but at a minimum, streets shall include half-streets and at least one travel lane in each direction. Costs associated with offsite or overwidth improvements may be subject to reimbursement, per the development agreement. Standard subdivision improvements shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering & Finance Division;

G14) Dedicate and construct A Circle to a standard 53-foot half-street.

G15) Wyndview Drive between Del Paso Road and A Circle shall be posted no parking on both sides of the street to the satisfaction of Development Engineering and Finance.

G16) Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Development Engineering and Finance Division 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 Finance Division and Fire Department. Certain exceptions may be considered by the Development Engineering and Finance Division and the Fire Department on a case-by-case basis;

G17) At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, bulb outs, chicanes, speed humps, etc. Said improvements will be determined by the Department of Transportation.

G18) 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 and Finance Division.

G19) Developer is required to install permanent street signs to the satisfaction of the Development Engineering and Finance Division.

G20) **The proposed parking area, Lot C, shall be designed and constructed to minimize potential impacts to traffic operating conditions on A Circle. This may include, but is not limited to, restricting parking to one-way angled parking. The ultimate layout and design of said parking area shall be subject to approval by the City Traffic Engineer and shall be to the satisfaction of the Development Engineering & Finance Division.**

G21) **Pay a fair share contribution for the construction of Traffic Signals at the following intersections:**

a) **Broadgate/Del Paso Road.**

b) **Wyndview Drive/Del Paso Road.**

Fair share contribution shall be equivalent to ____% of the total cost of the signals, as determined by and to the satisfaction of the Development Engineering & Finance Division. Fair share contribution shall be satisfied prior to the issuance of any building permits.

G22) The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit.

G23) 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 and Finance Division.

DEVELOPMENT SERVICES: Abandonment (Recorded on Map)

G24) The applicant shall submit all necessary abandonment clearance letters and satisfy the conditions of approval of the abandonment (if any) to the satisfaction of the Development Engineering & Finance Division.

PRIVATE/PUBLIC UTILITIES:

G25) Dedicate a standard 12.5-foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all street right of ways except where buildings are located.

G26) Dedicate Lots D through R the private drives and 5' adjacent thereto as public utility easements (PUE) for underground facilities and appurtenances.

G27) Dedicate the southern 20-foot portion of Lot A, the Landscape Corridor, as a public utility easement (PUE) for overhead and underground facilities and appurtenances.

G28) The owner/developer must disclose to future/potential owners the existing Double Circuit 69kV overhead electrical facilities adjacent to Del Paso Road.

G29) Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvements Standards apply to sewer construction.

G30) Each lot or building shall have a separate connection to the CSD-1 sewer system.

G31) In order to obtain sewer service, construction of a CSD-1 sewer infrastructure is expected to be required.

G32) Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.

G33) CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance. The Homeowners Association By-Laws of the subject project shall include a provision to repair and/or replace all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations.

G34) CSD-1 requires their sewers to be located per City Standards. Prior to the recording of the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

CITY UTILITIES:

G35) Prior to or concurrent with the submittal of improvement plans, a project specific drainage study as described in section 11.7 of the City Design and Procedures Manual shall be approved by the Department of Utilities (DOU). The 10-year and 100-year HGL's developed using the North Natomas Drainage Design & Procedures Manual, dated July 1998 and amendments thereto, shall be shown on the improvement plans. Drain inlets shall be a minimum of 6 inches above the 10-year HGL. Residential building pad elevations shall be approved by the DOU and shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the controlling overland release, whichever is higher. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City's Design and Procedures Manual. The storm drain system shall be designed to conform to the master drainage plan for Basin 8A. The existing 18-inch drain stub at Cognac Circle (north) is sized for 2.7 acres, the existing 18-inch drain stub at Cognac Circle (south) is sized for 1.8 acres and the existing 30-inch drain stub at Clubside Lane is sized for 6.9 acres.

G36) Prior to or concurrent with the submittal of improvement plans, a project specific water study shall be approved by the DOU.

G37) The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be a least 30 pounds per square inch and (2) 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.

G38) Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.

G39) Construct water pipes and appurtenances, construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in A Circle. Construct water, storm drain and sanitary sewer connections as necessary in Westlake Parkway and Wyndview Drive. Construct storm drain pipe in Lot H. The construction shall be to the satisfaction of the DOU and County Sanitation District 1 (CSD1).

G40) Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks.

G41) Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities.

G42) Public and private streets with City maintained water and storm drain systems shall have a minimum paved width of 25-feet from lip of gutter to lip of gutter.

G43) Lot H shall be a private drive with a City maintained storm pipe and shall a have a minimum paved width of 20-feet from lip of gutter to face of curb. The pavement shall be asphalt concrete (AC).

G44) Dedicate to the City a storm drain easement in Lot H. The location and width of the easement shall be to the satisfaction of the Department of Utilities. Execute a hold harmless agreement with the City for subsurface and surface improvements placed within the easement. The agreement shall be to the satisfaction of the Department of Utilities and the City Attorney.

G45) Surface and subsurface drainage facilities, sanitary sewer facilities and water facilities (excluding the City storm drain pipe in Lot H) located within the private driveways (Lots D through R) shall be private facilities maintained by the homeowner. Private easements shall be dedicated for these facilities.

G46) Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).

G47) All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

G48) The proposed development is located within County Sanitation District 1 (CSD1). The applicant shall comply with all CDS1 requirements.

G49) Per Sacramento City Code, section 16.28.100, no final map shall be certified (by the Director of Public Works) until the required improvements have been installed or agreed to be installed in accordance with Chapter 16.48 (Subdivision Improvements).

G50) Paragraphs (A), (B), (C), (D), (F), (N) and (Q) of Section 16.48.110 of the City Code shall be required for this development. Off-site water, sanitary sewer and drainage main extensions may be required.

G51) Street and gutter flow line elevations shall be designed so that runoff from the development overland releases to Basin 8A.

G52) Dedicate all necessary easements, right-of-way, or fee title property on the final map as required to implement the approved drainage, water and sanitary sewer studies per each approving agency requirements. Drainage and water easements, right-of-way, or fee title property shall be to the satisfaction of the DOU.

G53) 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. At a minimum, one foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

G54) This project is greater than 1 acre, 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 from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

G55) All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be granted.

G56) The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

G57) Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area that is served by a regional water quality control facility, only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3)

commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. 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 edition of the "Guidance Manual for On Site Stormwater Quality Control Measures", for appropriate source control measures.

G58) The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that each lot shall grant to the adjacent lot, as needed private reciprocal drainage, water, sewer and home maintenance easements at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book____, Page___)."

G59) The applicant shall enter into and record a Hold Harmless Agreement, in a form acceptable to the City Attorney, for all lots within the subdivision regarding the placement of water meters within driveways, walkways, hardscape and concrete or asphalt concrete (AC) flat work.

FIRE:

G60) All turning radii for fire access shall be designed as 35' inside and 55' outside.

G61) Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.

G62) A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access.

PPDD: Parks

G63) The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate the park land identified as Lot B and Lot C on the Revised Tentative Parcel Map for Westlake Parcel 31, dated October 29, 2004. Additionally, the applicant will be granted Quimby credits for the value of the applicant's improvements to the parking lot on Lot C, as authorized by PPDD. In order to satisfy their full Quimby requirements, the applicant will also request the City have prepared, at the applicants expense, a fair market value appraisal of the property to be subdivided and pay the remaining required parkland dedication in lieu fees or, as an alternative to the appraisal process, pay the remaining required parkland dedication in lieu fees based on the Community Planning Area "fixed market value " per acre of land as adopted by Sacramento City Council.

G64) Prior to the recordation of a Final Subdivision Map which creates a park parcel the applicant shall enter into an Agreement (Standard Public Improvement Agreement) for Construction of Public Improvements with the City stating that the developer shall construct all public improvements deemed necessary for the City's acceptance of the Park Site prior to the recordation of any Final Map adjacent to said park site. The Developer shall maintain (weed abatement) on said park site for two years after the acceptance by the City of the public improvements or until construction of said park site is complete (whichever is less). The two-year period shall begin following the issuance of a notice of completion by the City for the public improvements.

G65) The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final (Parcel) Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager)

G66) When parkland is dedicated the applicant must submit a site plan and electronic file showing the location of all utilities on site to the PPDD for review and approval.

G67) As per City Code, the Applicant shall provide the following on a dedicated park site: Full street improvements including but not limited to curbs, gutters, accessible ramps, street paving, street lights, and sidewalks; and improved surface drainage through the site.

G68) The Applicant shall install a six foot high masonry wall as approved by the City PPDD on property lines separating public park and designated open space areas from adjacent private uses. The masonry wall shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as otherwise approved by PPDD.

G69) The Applicant shall, at his expense and as per City Code, install a concrete walkway and vertical curb along all street frontages that open onto a park. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks and separated from the curb (detached) for community and regional parks unless otherwise approved by PPDD. The applicant shall also install a 6-foot sidewalk adjacent to the east edge of Lot C (Proposed Parking Lot) within the existing park site (Westlake Community Park), as approved by PPDD.

G70) The Applicant shall provide a twelve inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at the proposed park site (Lot B) at a location approved by PPDD for future service. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.

G71) The Applicant shall install water taps for irrigation, water taps for drinking fountains, and electrical and telephone service to the proposed park site, quantity, size and location as approved by PPDD.

Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.

G72) The Applicant shall install a ten-foot (10') wide driveway into the park at a location approved by PPDD. The driveway is to provide future maintenance access to the park (Lot B).

G73) The Applicant shall rough grade a proposed park as required by City Code to provide positive drainage as approved by PPDD.

G74) The Applicant shall ensure all dedicated park acres are free and clear of any wetland mitigation and/or development restrictions. The Applicant shall be responsible for any required mitigation costs or measures associated with the park site.

G75) The Applicant must coordinate with PPDD to identify the appropriate location of any appurtenances to be placed within any portion of the PUE on the public park site prior to submitting improvement plans for the approval of the Department of Parks and Recreation.

G76) The applicant shall provide a disclosure to all future/potential home owners within their project as to the improvements proposed for the adjacent park site inclusive of but not limited to tennis courts, active sports fields and the potential for lighted sport activity areas. The park master plan (Westlake Community Park) can be obtained by contacting PPDD.

G77) Should the Applicant elect to construct a turnkey park, the Applicant shall notify the City in writing of the Applicant's intent to construct a turnkey park. If the Applicant elects to construct a turnkey park, the Applicant shall enter into a City standard park development agreement to construct first phase park improvements to the satisfaction of the City's PPDD. The Applicant may receive credit from the City for the construction of the park against this subdivision's required Park Impact Fee as approved by the City in the development agreement. First phase park construction shall be completed by the time that occupancy permits have been issued to 50% of the residential units served by the park, unless otherwise stipulated in the development agreement

The Applicant shall maintain all improvements to be accepted into the park maintenance financing district for a minimum of two years and until a minimum of 50% of the residential units to be served by the park have received occupancy permits –unless the City agrees to accept park maintenance into the District at an earlier date. The two-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

G78) As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres".

G79) Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy- saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.

G80) The applicant shall improve Lot C with a parking lot, landscaping and lighting as approved by PPDD. Prior to the final map recordation, the developer shall submit to the City improvement and landscape plans for the improvements that will be built pursuant to City park standards. The design shall also include provision of accessible parking spaces (1) on each end of the parking lot as well as signage indicating the parking lot is designated for park users. The improvements shall be installed prior to the occupancy of the first production home.

MISCELLANEOUS:

G81) City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Division requirements.

H. The **Subdivision Modification** to modify street standards, allow for non-standard street elbows, and reduce the P.U.E. to 10' adjacent to the public street is hereby approved subject to the following conditions of approval:

H1) The applicant shall comply with the conditions of approval of the Tentative Subdivision Map (P04-151).

H2) Signing and striping of the non-standard elbows shall be to the satisfaction of the Department of Public Works.

I. The **PUD Special Permit** to develop three house plans on 101± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone is approved subject to the following conditions of approval:

I1) Plans shall be consistent with the elevations shown on Exhibits 1K through 1M. The applicant shall provide a minimum of three elevations for each house plan. All three elevations shall be actively marketed and offered for sale with this subdivision.

I2) All of the house plans submitted and approved with this Special Permit shall be actively marketed and offered for sale within the subdivision/villages covered by this approval.

I3) Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.

I4) All building elevations submitted to the Planning and Building Department shall demonstrate compliance with roof pitch and enhancement requirements of the Westborough PUD Guidelines.

I5) Two plot plans shall be provided for each parcel, consistent with the approved Final Map, shall be submitted to Building Division demonstrating compliance with setbacks and lot coverage.

I6) Setbacks shall comply with the Westborough PUD Guidelines for single-family building standards (low and medium density) for alternative ownership housing type and non-conventional shape lots, as they apply.

I7) The lot coverage shall not exceed 45 percent for single story homes and 40 percent for two story homes, given the following allowances/incentives:

- Covered porches in the front or street side do not count toward the maximum lot coverage.
- Attached or detached garages that are recessed a minimum of four feet from the living area of the home (not the porch) count 50 percent toward the maximum lot coverage.
- At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.
- A maximum of 50 percent of the lots within a village may exceed 40 percent lot coverage.
- A maximum of 10 percent of the lots within a village may have a lot coverage for single story homes not exceeding 48 percent with the applicable allowances for covered porch, recessed garage, and accessory structures.
- No more than 2 homes exceeding the lot coverage shall be located in a row along the street.

I8) Enhanced side and rear elevations shall be required whenever either of those elevations faces a public street, school, park, canal, or other public space. This includes the street side elevation on all corner lots in the subdivision. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house, or other appropriate door and window trim features; and a four foot return of materials on the side or rear elevations, as appropriate. On enhanced side and rear elevations, window treatments, rooflines, and materials shall match the front façade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.

I9) None of the same house plans may be placed on more than two adjacent/consecutive lots, and shall be different elevations when adjacent. The applicant shall provide the Building Division with a map that indicates plan and elevation on adjacent lots.

I10) On corner lots, the driveway shall be located away from the intersections of streets.

I11) On corner lots, fencing shall start at or near the rear corner of the house.

I12) Roofing shall be as shown on plans.

I13) Prior to building permit issuance for lots with zero lot lines, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a five (5) foot private access and maintenance easement shall be conveyed to and reserved for the lot adjacent to the zero lot line, at no cost, at the time of sale or other conveyance of either parcel.

I14) The applicant shall provide and comply with the TSMAQ Plan for this residential development.

I15) Install two 15-gallon trees per lot frontage, with the average spacing of 30' on center, as measured along the entire length of the street.

I16) Front landscaping and irrigation shall be provided and consistent with the PUD Guidelines.

I17) On corner lots, the builder shall provide special landscaping treatments by providing accent trees and shrubs along the side yard fence.

I18) All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.

I19) Walls and fences shall be consistent with the PUD Guidelines and shall conform to City standards for sight line requirements at the intersections and driveways.

I20) Driveways shall comply with maximum paved area as permitted in the PUD Guidelines and Title 17 of the City Code.

I21) Garages: Each house shall provide at least one garage space with minimum inside dimensions of 10 feet wide by 20 feet long, as required by Title 17 of the City Code.

I22) Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Complex Special Permit.

I23) The applicant shall comply with the approved Mitigation Monitoring Plan (P04-151).

I24) This approval is for 101 lots within the proposed Westlake Parcel 31(P04-151). Any increase in the number of lots or any modification to the location of the lots specified for these house plans shall be reviewed by the Planning Director and may require additional entitlements.

I25) The applicant shall obtain all necessary building permits prior to the commencement of construction and building permits shall not be issued unless the Final Map has been approved.

I26) Prior to the issuance of the 101st building permit for the project known as Westlake Parcel 31 (P04-151), or the first certificate of occupancy of final building permit for the project known as Westlake Parcel 31 (P04-151), whichever comes first, the applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district. The purpose of the district is to equitably spread the cost of neighborhood parks maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon a hearing report, which specifies the tax rate and method or apportionment.

I27) The houses on lots 2, 3, 61, and 101 shall front onto the public street. The completion and/or necessity of this condition shall be determined by the Planning Director.

FIRE

I28) 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.

I29) Provide a water flow test. (Contact Department of Utilities at 916-808-5371.)

I30) Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. Hydrant spacing shall be decreased where T courts are used. Hydrants shall be installed half way between each T court on one side of the street and to the satisfaction of the Fire Department.

I31) Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side. The bases of all T courts shall be marked "No Parking Fire Lane" on each side.

PARKS

I32) The applicant shall provide open access and front on lots adjacent to the western edge of the redesigned park site to the extent possible and as approved by PPDD.

ADVISORY NOTES:

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

1) Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.

2) Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water and flood control improvements shall be in place, fully functioning, and a notice of completion shall be issued by the Development Services Department.

3) Developing this property may require the payment of additional sewer impact fees prior to the filing, and recording of the Final Map, or issuance of the Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

4) Currently, CSD-1 policy prohibits gates that prevent access within sewer easements unless CSD-1 standards for accessibility through gates are met.

5) Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the

system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. 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 the appropriate SRCSD fees.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P04-151)

Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	General Plan Amendment Exhibit
Exhibit 1C	Community Plan Amendment Exhibit
Exhibit 1D	Rezone Exhibit
Exhibit 1E	PUD Schematic Plan Amendment Exhibit
Exhibit 1F	880' Walking Map Exhibit
Exhibit 1G	Tentative Subdivision Map Exhibit
Exhibit 1H	Site Plan
Exhibit 1I	Conceptual Landscape Plan
Exhibit 1J	Typical Cluster Exhibit
Exhibit 1K	Plan 1 - Floor Plans and Elevations
Exhibit 1L	Plan 2 – Floor Plans and Elevations
Exhibit 1M	Plan 3 – Floor Plans and Elevations
Exhibit 1N	Conceptual Street Scene

Exhibit 1A - Mitigation Monitoring Plan

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

FOR

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ NEGATIVE DECLARATION AS AMENDED BY AN ADDENDUM

PREPARED FOR:
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT

DATE:
November 17, 2004

ADOPTED BY:
CITY OF SACRAMENTO
PLANNING COMMISSION

DATE:

_____

ATTEST:

_____

WESTLAKE PARCEL 31PROJECT (P04-151)
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, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Westlake Parcel 31 Project (P04-151)
Owner/Developer- Name: Phoenix LLC/John Laing Homes
Address: 7700 College Town Drive, Suite 101
Sacramento, CA 95826

Project Location / Legal Description of Property (if recorded):
The ± 11.2-acre gross (10- acre net) Westlake – Parcel 31 property is located on the northeast corner of Del Paso Road and Wyndview Drive in the Planned Unit Development (PUD). The Assessor Parcel Numbers are 225-1480-031 and -051.

Project Description:
The proposed project involves obtaining the entitlements to allow the development of cluster single-family homes in the Westborough PUD.

SECTION 2: GENERAL INFORMATION

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

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

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Air Mitigation Measure #1: ~~The Applicant shall comply with the NNCP's requirement to prepare an Air Quality Mitigation Strategy that reduces ROG emissions by 50 percent project-wide.~~ The Developer shall comply with the components of the Amended Residential Air Quality Plan for the project.	Developer	City of Sacramento, Development Services Dept., and SMAQMD	Submittal of an Air Quality Mitigation Strategy Plan.	Prior to the issuance of a grading permit.	

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Water					
Mitigation Measure #2 ~~A Drainage Agreement coordinating the provision of storm water drainage with all the property owners must be executed prior to recordation of the Master Parcel Map. The final storm water drainage plan shall be designed to the satisfaction of the City Utilities Director prior to recordation of the Master Parcel Map. Construction of the drainage facilities shall be commenced prior to issuance of a building permit. Construction of the drainage facilities shall be completed prior to issuance of a certificate of occupancy for any building on the site.~~	Developer	City of Sacramento, Development Services Dept.	Submittal of a drainage plan identifying the facilities.	Prior to the issuance of a building permit.	
Mitigation Measure #3 The project shall comply with the applicable Residential and Non-Residential Development Guidelines in the adopted Comprehensive Flood Management Plan to the satisfaction of the Director of Development Services, Planning Division, including: ▪ Provide multiple access points in subdivisions that are 10 acres or larger in size to facilitate evacuation and other emergency services; ▪ New residential subdivisions shall either identify refuge areas to the satisfaction of the City Development Services Department or ensure that at least 50 percent of all residential units shall have a top plate above the base flood elevation; ▪ Major projects (40,000 square feet or larger) shall have second story construction or roof access and a top plate above the base flood elevation in order to provide adequate refuge areas. Refuge areas at private structures should be required to accommodate employees only; ▪ All residential and non-residential structures must be			Submittal of plans identifying the specifics in Mitigation Measure #3.	Prior to the issuance of a building permit.	

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
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anchored to their foundations per regulations in the City Building Code; ▪ Gas valve shut-off keys must be attached in a visible location for all residential and commercial gas water heaters; and ▪ Special facilities, such as hospitals and elder care facilities, shall be required to implement flood safety measures in their designs to the satisfaction of the City Development Services Department					

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Plant and Animal Life: ~~Mitigation Measure #4:~~ ~~The Applicant shall satisfy the mitigation requirements of the Natomas Basin Habitat Conservation Plan (NBHCP) and the Implementation Agreement, in one of the following three alternative methods for mitigating project impacts to special-status species (i) payment of the Mitigation Fees; or (ii) transfer of Habitat Mitigation Requirement Land to the Conservancy, together with payment of the Administrative, Endowment, and Habitat Management components of the Mitigation Fees; or (iii) participation in such other mitigation plan, consistent with the goals of the NBHCP and equivalent in biological value to (i) and (ii) above, as is approved by the City in prior consultation with the U.S. Fish and Wildlife Services and California Department of Fish and Game. Under (iii), no alternative mitigation strategy will be implemented with prior written approval of the U.S. Fish and Wildlife Service and California Department of Fish and Game.~~ ~~Mitigation Measure #5:~~ ~~Prior to construction activities, the applicant shall perform one of the following measures to mitigate potential impacts to the northern harrier:~~ ~~□Prohibit the removal of any onsite vegetation during the nesting season (March 1 – June 30) or~~ ~~□Retain a qualified biologist to conduct a survey of the project site, no sooner than 2 weeks prior to construction. Should the survey find that there are active northern harrier nests in the vegetation to be removed, the applicant shall avoid construction activities within 100 yards of the active nest(s). A qualified biologist shall be retained during the construction phase to monitor construction activities~~	Developer	City Development Services Dept., CA Regional Water Quality Control Board	Submittal of remediation plan and evidence that remediation has been completed. Submittal of asbestos and lead-based survey report.	Prior to issuance of a grading permit. Prior to issuance of a demolition permit.	

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
~~around the active nest(s) to ensure that such activities are not leading to nest abandonment. If it appears as if construction activities are leading to abandonment behavior, construction shall temporarily cease until the biologist determines the suspected cause of the nest abandonment behavior. Additional mitigation may include an increased setback from the nest. Construction within the 100-yard setback shall not resume until a qualified biologist has determined that the juveniles in the nest(s) have fledged, and/or until appropriate consultation with California Department of Fish and Game and/or U.S. Fish and Wildlife Service has occurred.~~ ~~Mitigation Measure #6:~~ ~~Prior to the recordation of the Final Master Parcel Map, and/or any phases thereof, the applicant shall work with the U.S. Army Corps of Engineers and/or the Natural Resources Conservation Service office to review the EIP Associates April 9, 1999 study's findings and verify the amount of acreage on site which qualify as jurisdictional waters (seasonal wetlands) of the United States and what, if any, permits will be required.~~ ~~The Final Master Parcel Map, and/or any phases thereof, shall include the delineation of all identified jurisdictional waters of the United States, including seasonal wetlands, as verified by the U.S. Army Corps of Engineers and/or the Natural Resource Conservation Service.~~ ~~Loss of jurisdictional waters and wetland areas shall be compensated pursuant consultations with the U.S. Army Corps of Engineers associated with required permitting under Section 404 of the Clean Water Act. Evidence of wetland mitigation shall be provided to the City.~~					

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Mitigation Measure: The project developer shall: (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 ITPs issued by the USFWS and CDFG.					

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Noise: ~~Mitigation Measure #7: Prior to approval of the Final Master Parcel Map, the applicant shall incorporate noise barrier details on project development plans for residential areas. Based on the Acoustical Analysis for the Westborough Project prepared b Brown Buntin Associates, the noise barriers shall have a mass that provides sufficient transmission loss in the frequency range of concern and will at least six feet in height. Noise barriers may be required to exceed six feet in height depending on the actual distance from the noise source and ultimate grading elevations.~~	Developer	City Development Services Department	Final Master Parcel Map shall show all the noise barriers.	Prior to approval of final master parcel map.	

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Transportation and Circulation: Mitigation Measure #8: ~~Prior to building permit issuance, the applicant shall file a Transportation Management Plan (TMP) whose implementation will result in a 35 percent reduction in peak hour trips for the site to the satisfaction of the Public Works Director.~~ The Developer shall comply with the components of the Amended Residential Air Quality Plan for the project. Mitigation Measure #9: ~~Analyses were undertaken to develop a phasing plan for the roadway improvements outlined as mitigation for the existing plus project scenario. Traffic associated with the project was superimposed on existing traffic volumes in five percent increments, and incremental roadway improvements were developed to maintain acceptable LOS "C" or better roadway operating conditions. The following is the phasing of the mitigation measures:~~ ~~A. Upon development of 55 percent of the project, the following mitigation measures shall be completed:~~ ~~Signalize the Del Paso Road and I-5 Northbound Ramps intersection~~ ~~B. Upon development of 60 percent of the project, the following mitigation measures shall be completed:~~ ~~Signalize the Del Paso Road and El Centro Road intersection~~ ~~C. Upon development of 70 percent of the project, the~~	Developer	City Development Services Department	Submittal of a TMP. Submittal of plans showing mitigation measure.	Prior to issuance of a building permit. Prior to recordation of the final map.	

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
~~following mitigation measures shall be completed:~~ ~~Widen Del Paso Road to four lanes – El Centro Road to I-5~~ ~~D.Upon development of 80 percent of the project, the following mitigation measures shall be completed:~~ ~~Signalize the Del Paso Road and I-5 Southbound Ramps intersection.~~ ~~Widen El Centro Road to four lanes – "C" Street to Del Paso Road.~~ The Developer shall pay their fair share contribution concerning any traffic improvements as required by the Development Services Department, Development Engineering and Finance Division. ~~Mitigation Measure #10:~~ ~~Prior to approval of the final subdivision maps for the low density residential area, the City Public Works Development Services Department shall review the gated entry designs and ensure that adequate driveway lengths are provided to avoid blocking traffic.~~					

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Human Health					
Mitigation Measure #11: ~~The applicant shall properly abandon all onsite water supply wells prior to construction activities. This procedure shall entail a well abandonment permit (for each well), issued by the Sacramento County Environmental Management Department, Environmental Health Division.~~	Developer	City of Sacramento, Development Services Dept., and Sacramento County EMD	Submittal of water well removal permits.	Prior to the issuance of a grading permit.	
Mitigation Measure #12: ~~The applicant shall participate in the Mosquito Abatement Control Program Assessment District to be established by the Sacramento Yolo Mosquito Abatement District in order to provide urban standards of mosquito control in the project area.~~		City of Sacramento, Development Services Dept. and Sacramento-Yolo Mosquito Abatement District	Submittal of paperwork showing that the district has been established.	Prior to issuance of a grading permit.	

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Cultural Resources Mitigaton Measure #13: If subsurface archaeological , or pre-historical, or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work 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. Mitigation Measure #14: In the event human remains are discovered during excavation, work must stop immediately and the county recorder must be contacted. Section 5097.94 and 5097.98 of the Public Resources Code require consultation with the Native American Heritage Commission, protection of Native American remains, and notification of most likely descendants. SB 447 (Chapter 404, Statues of 1987) also protects Native American remains or associated grave goods.	Developer	City Development Services Department	Note shall be included on the Map and within the Standard Construction Specifications	Measures shall be implemented in field during grading and construction activities.	

Exhibit 1B - General Plan Amendment Exhibit

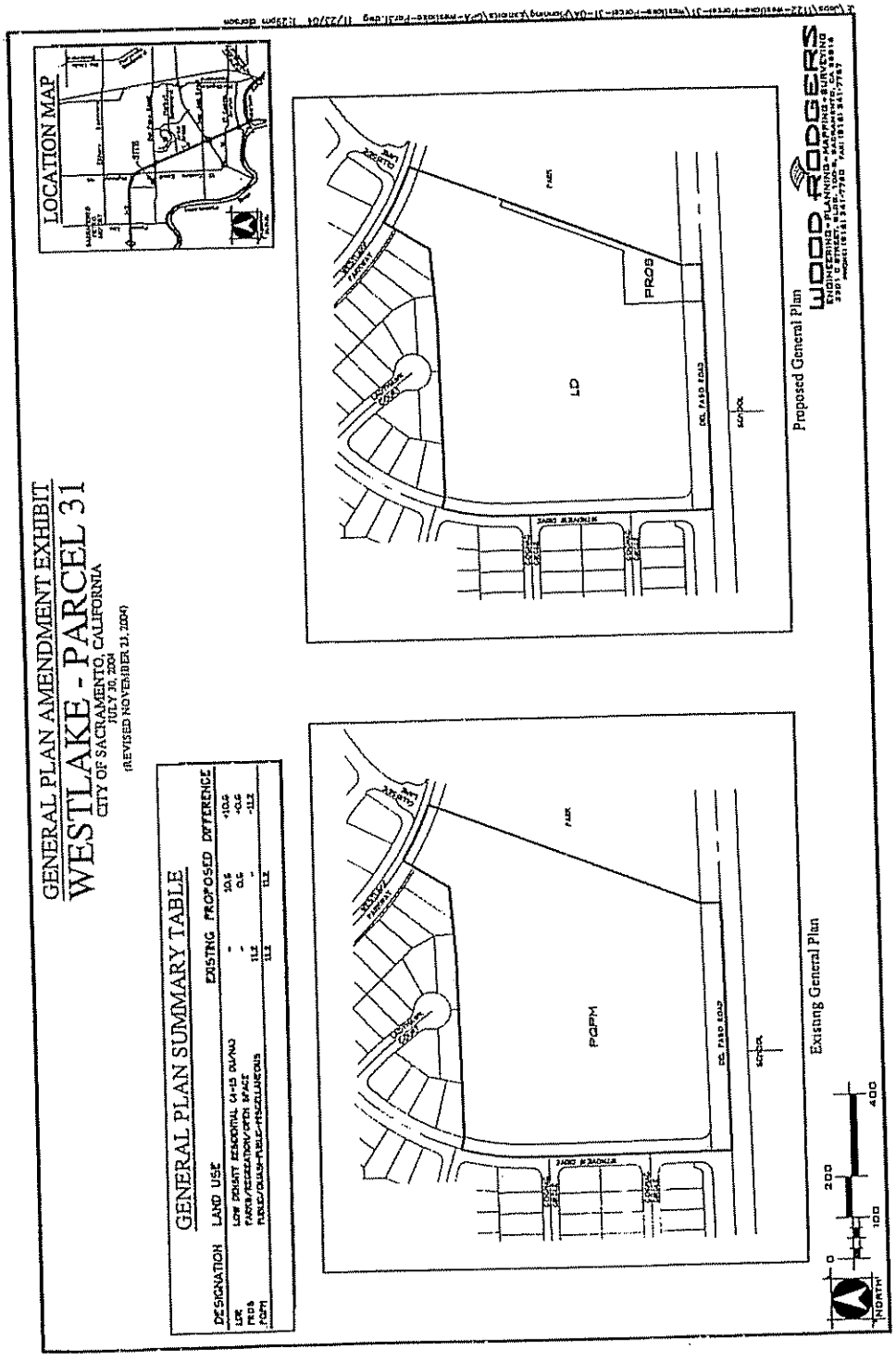

Exhibit 1C - Community Plan Amendment Exhibit

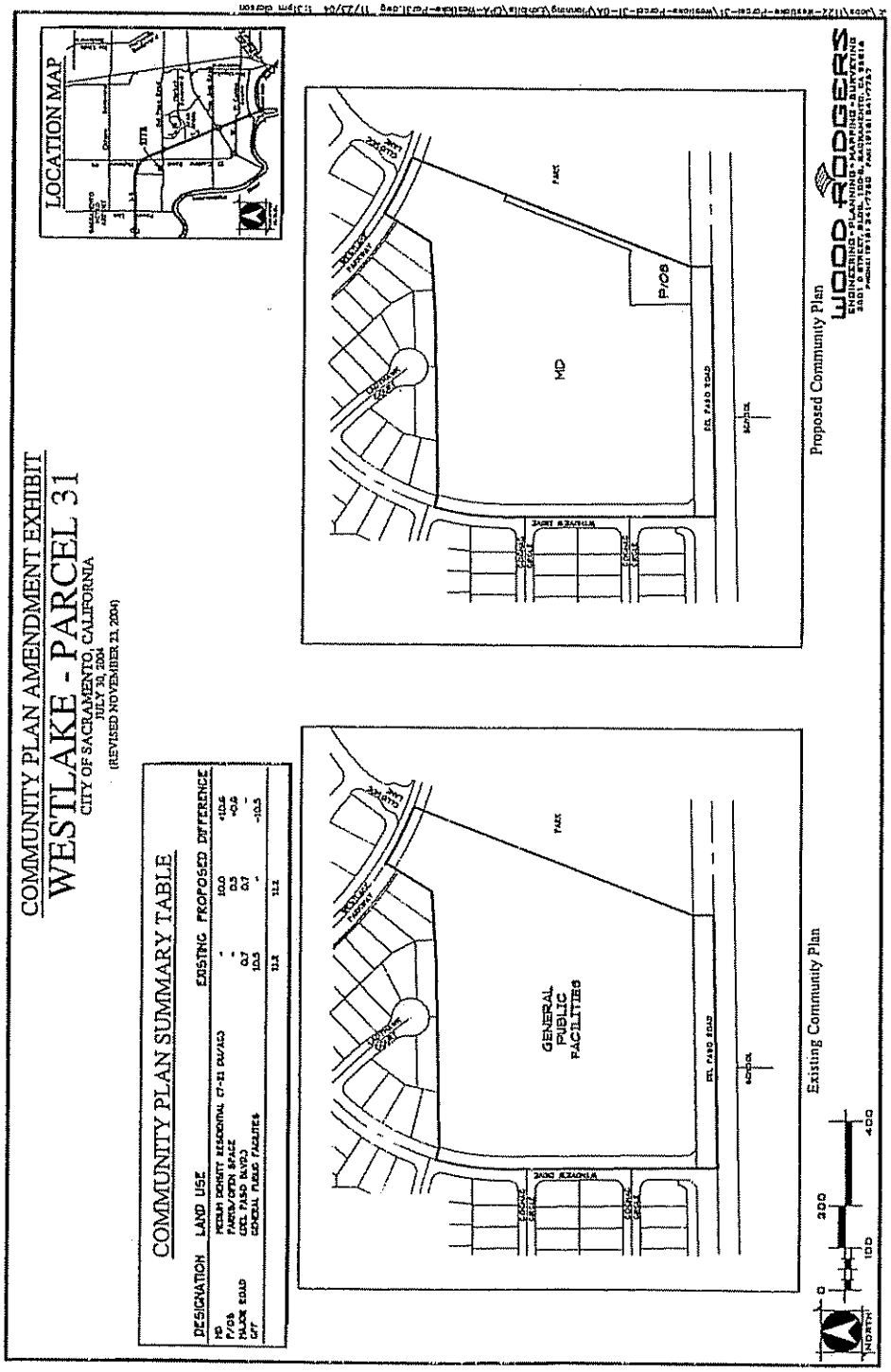

Exhibit 1D - Rezone Exhibit

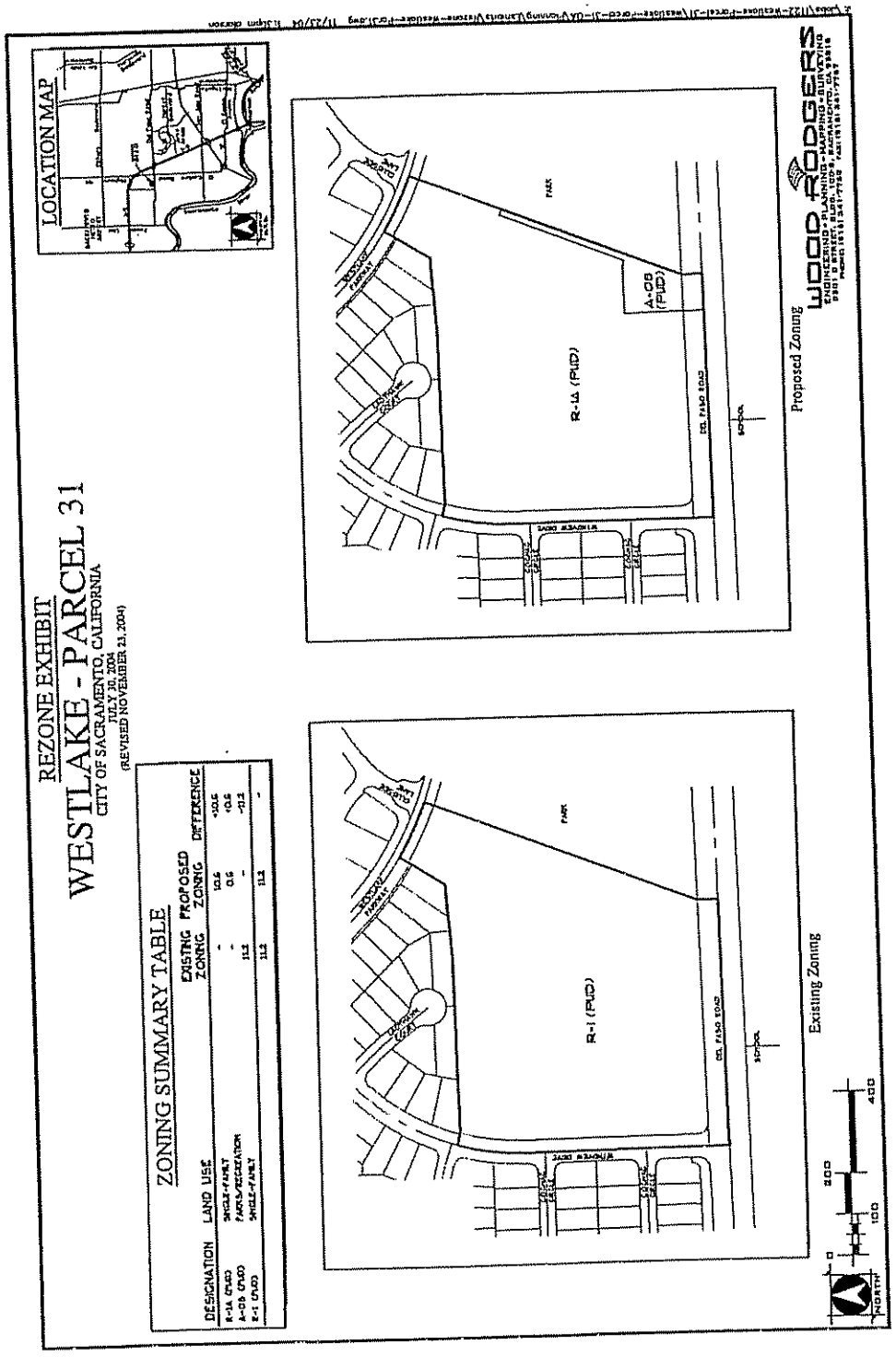

Exhibit 1E - PUD Schematic Plan Amendment Exhibit

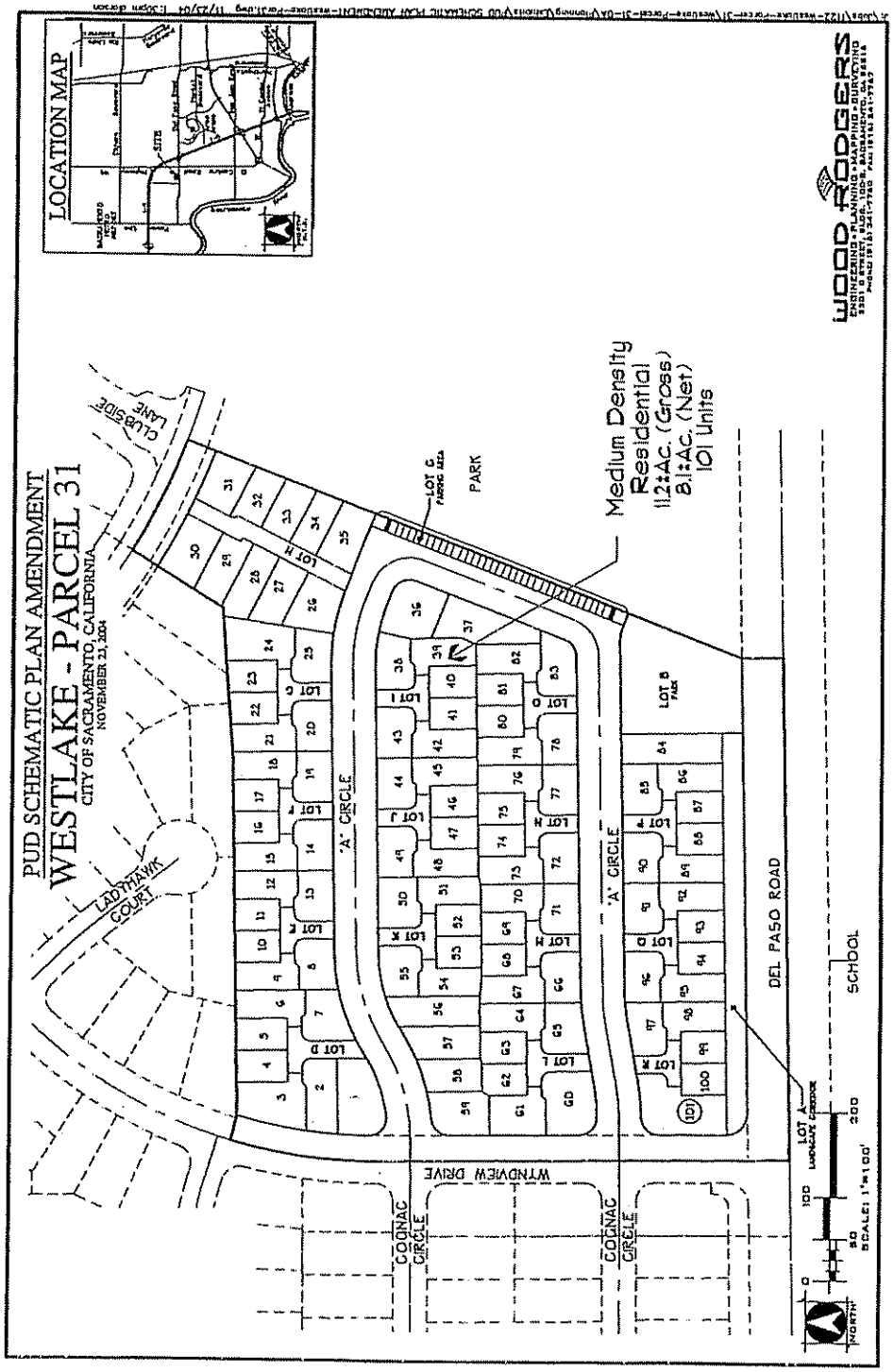

Exhibit 1F - 880' Walking Map Exhibit

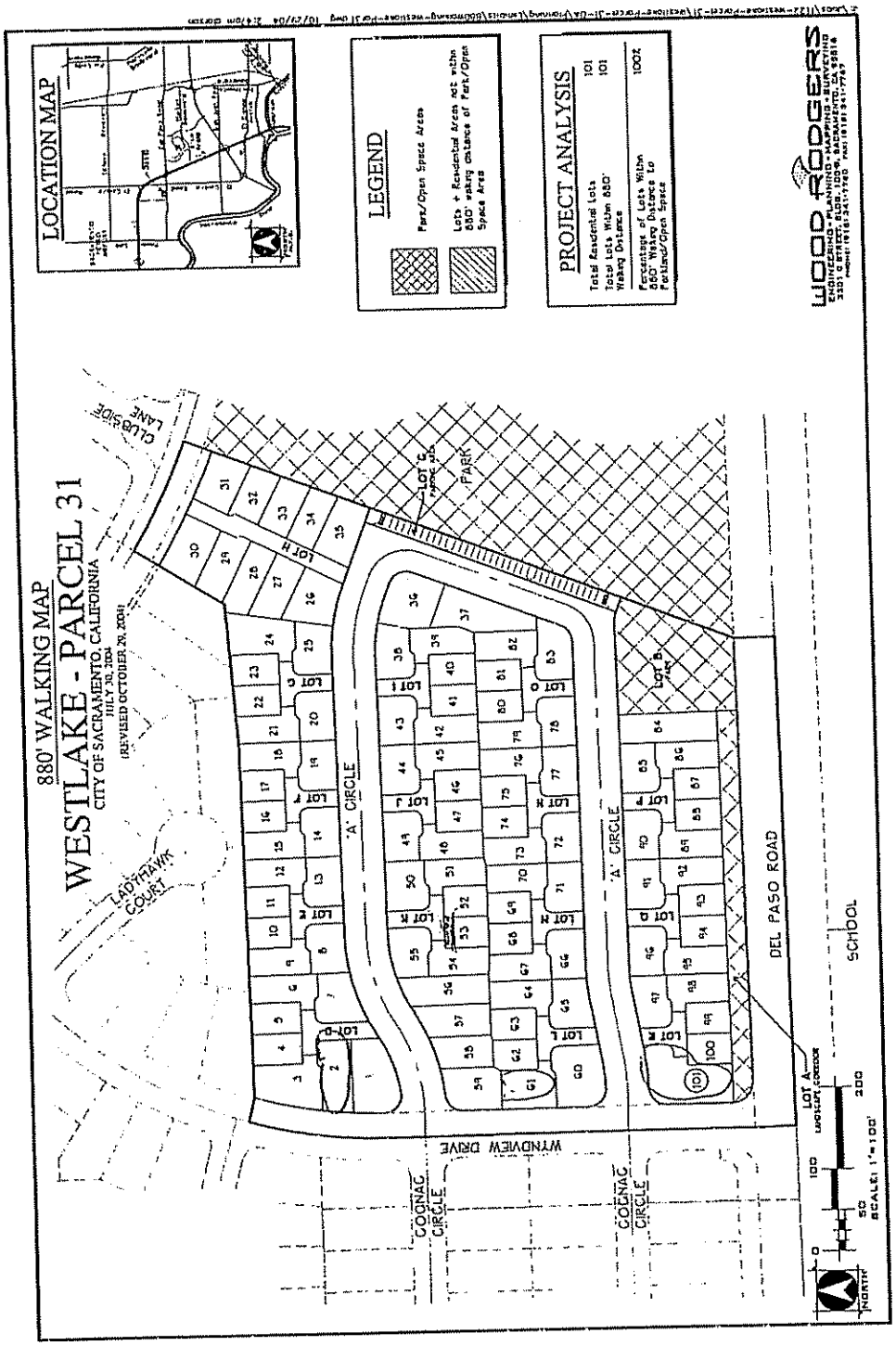

Exhibit 1G - Tentative Subdivision Map Exhibit

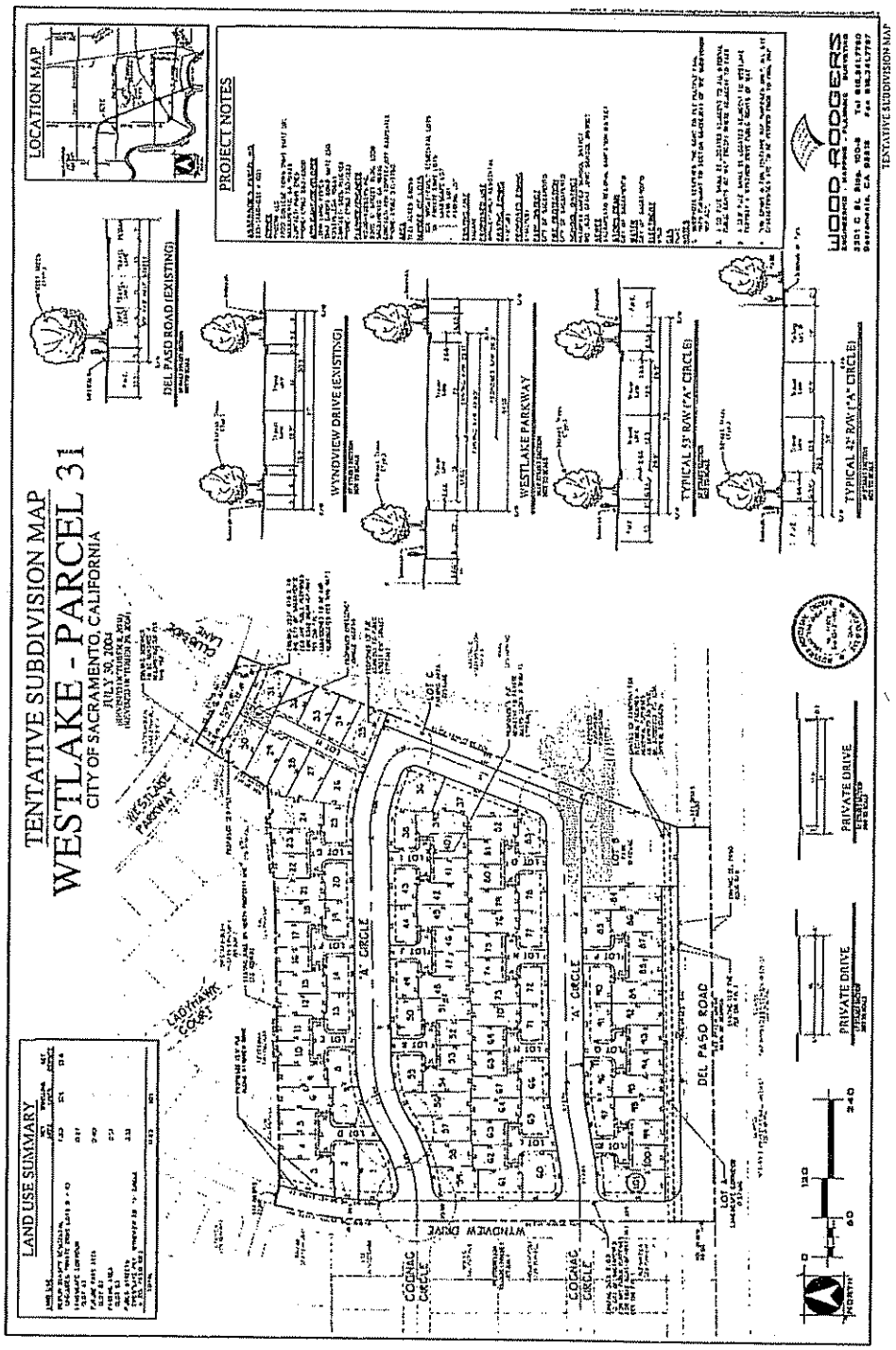

Exhibit 1H - Site Plan

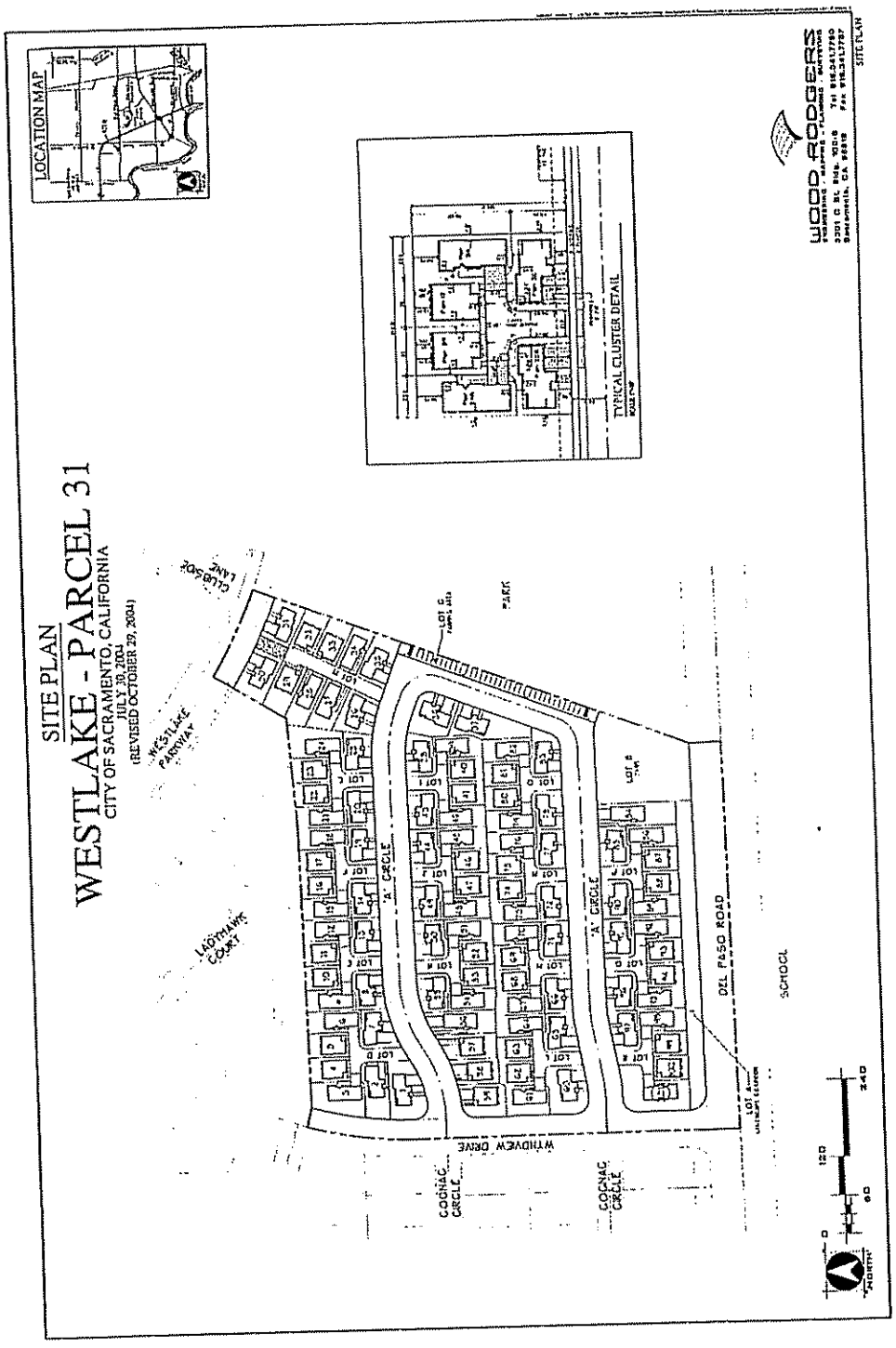

Exhibit 1I - Conceptual Landscape Plan

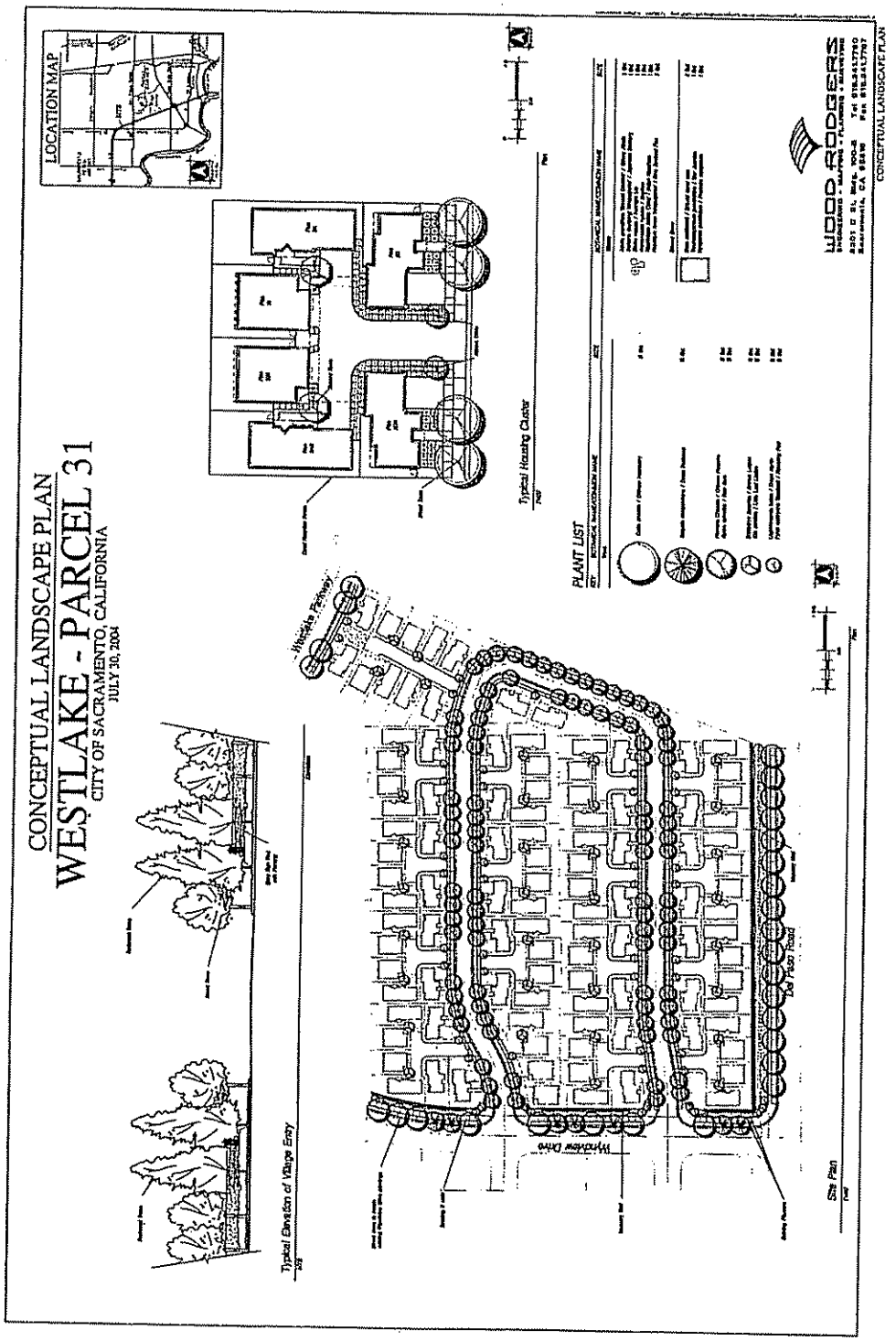

Exhibit 1J - Typical Cluster Exhibit

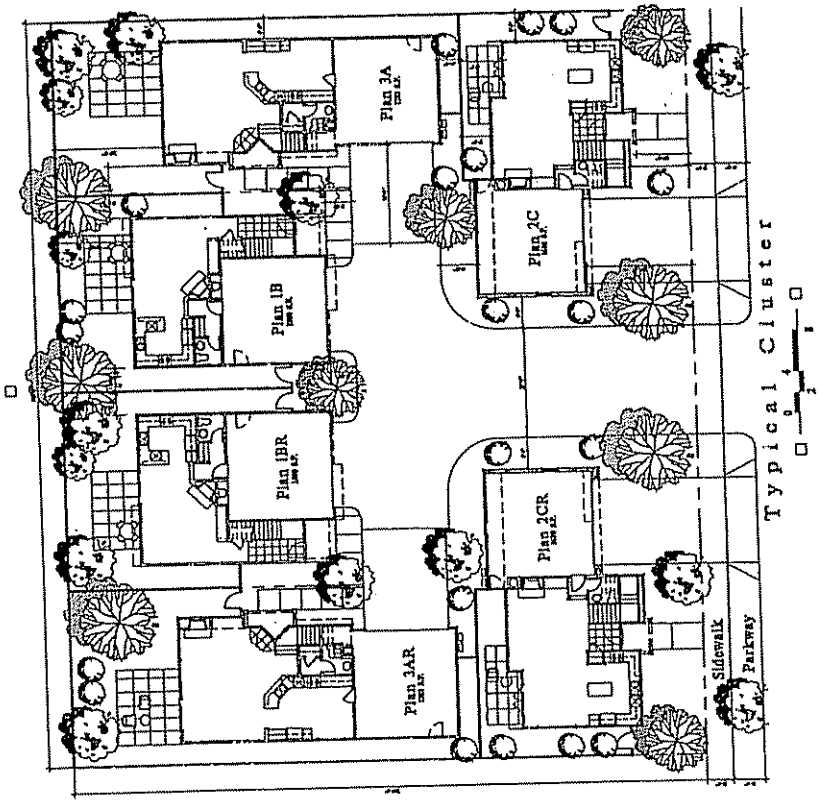

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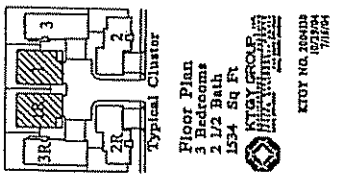
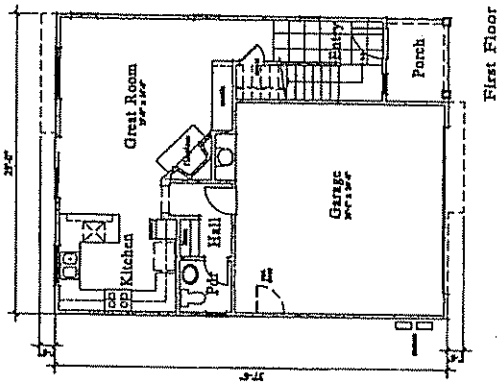
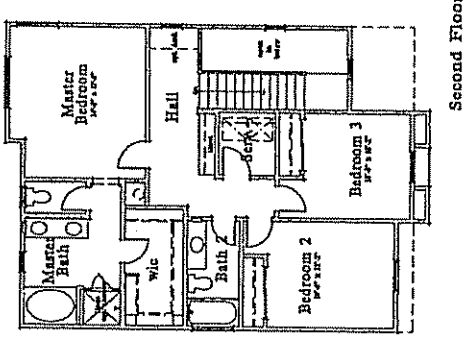
Exhibit 1K - Plan 1 - Floor Plans and Elevations







Plan 1 Floor Plan

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John Laing Homes

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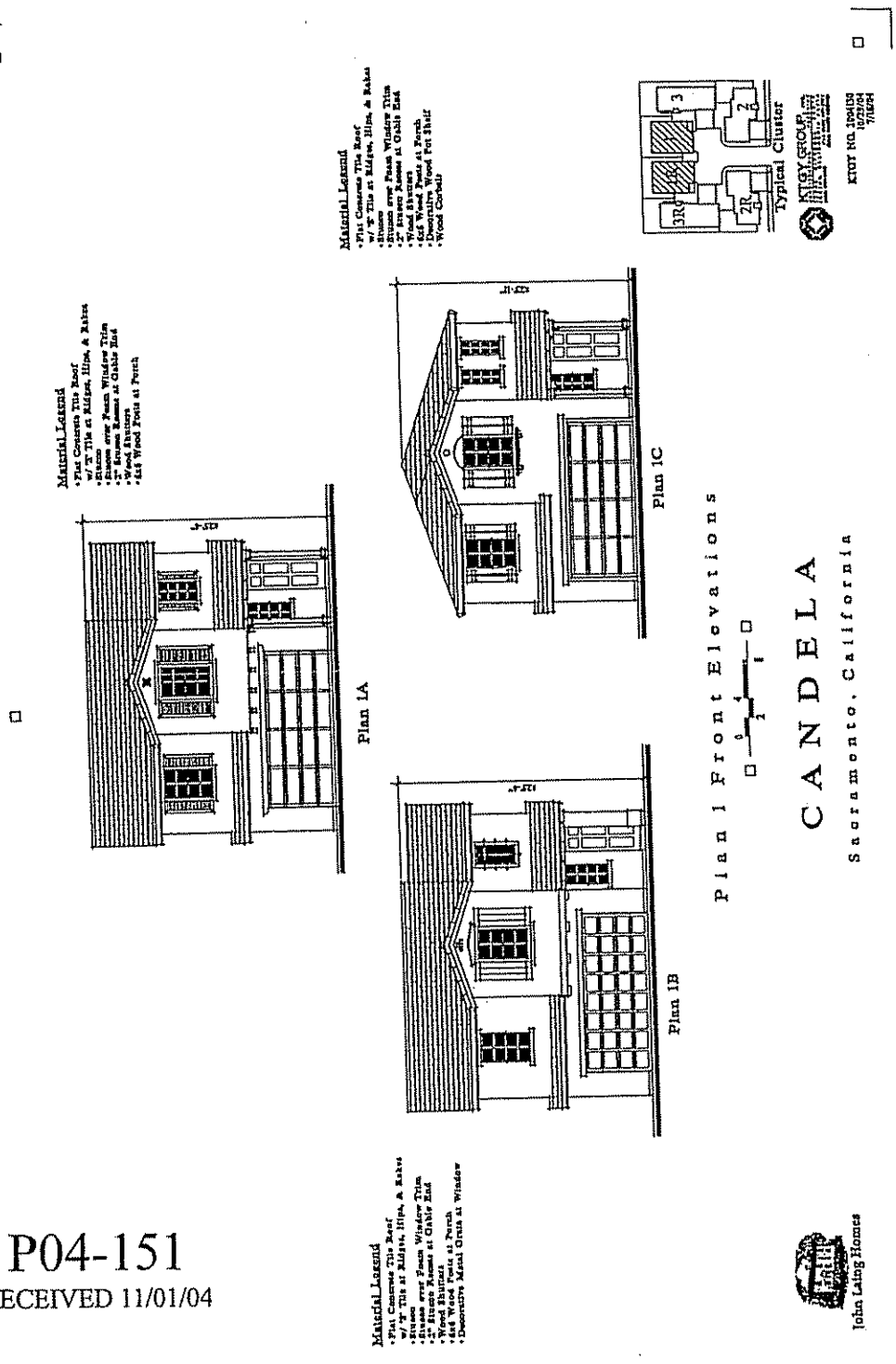

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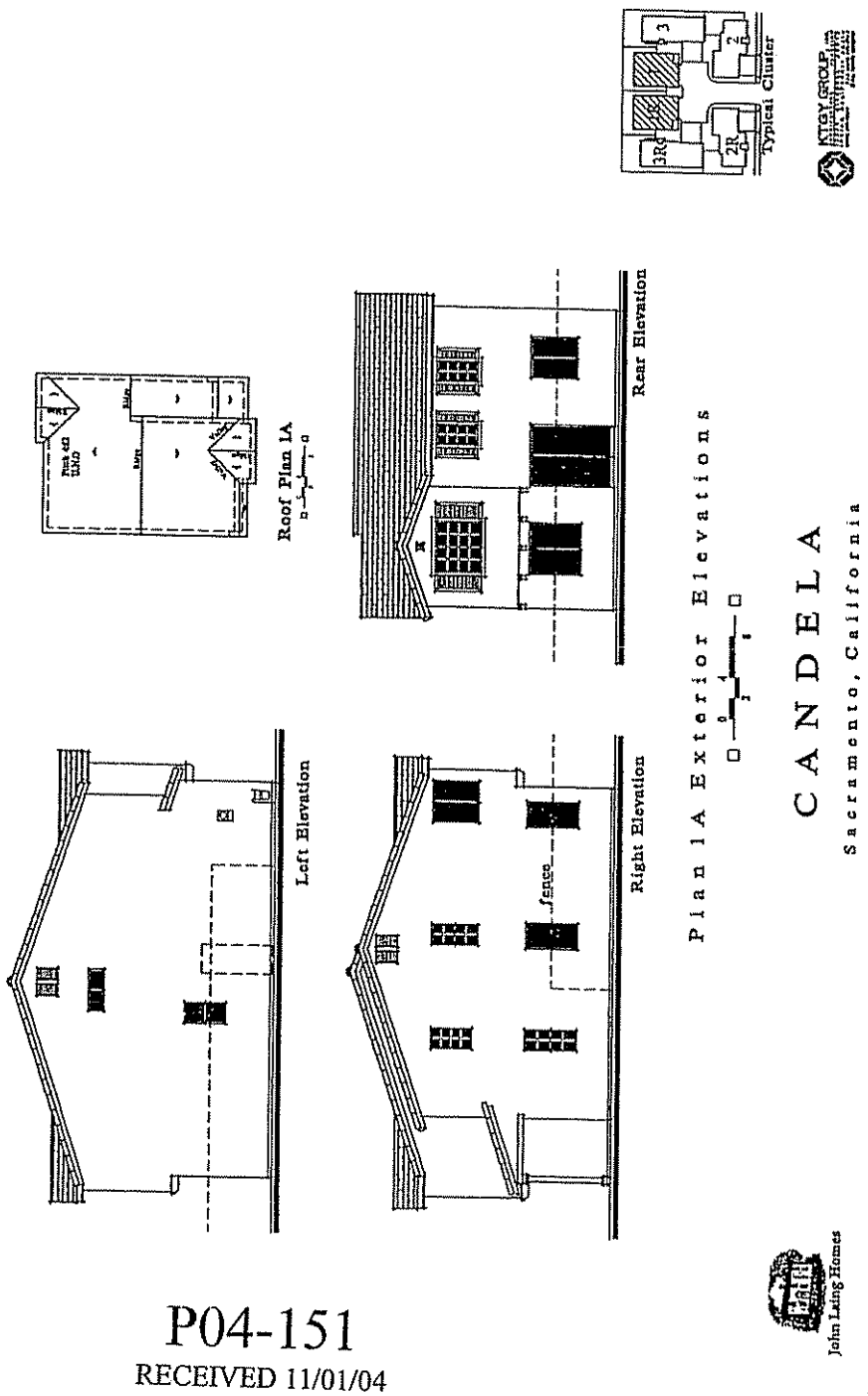

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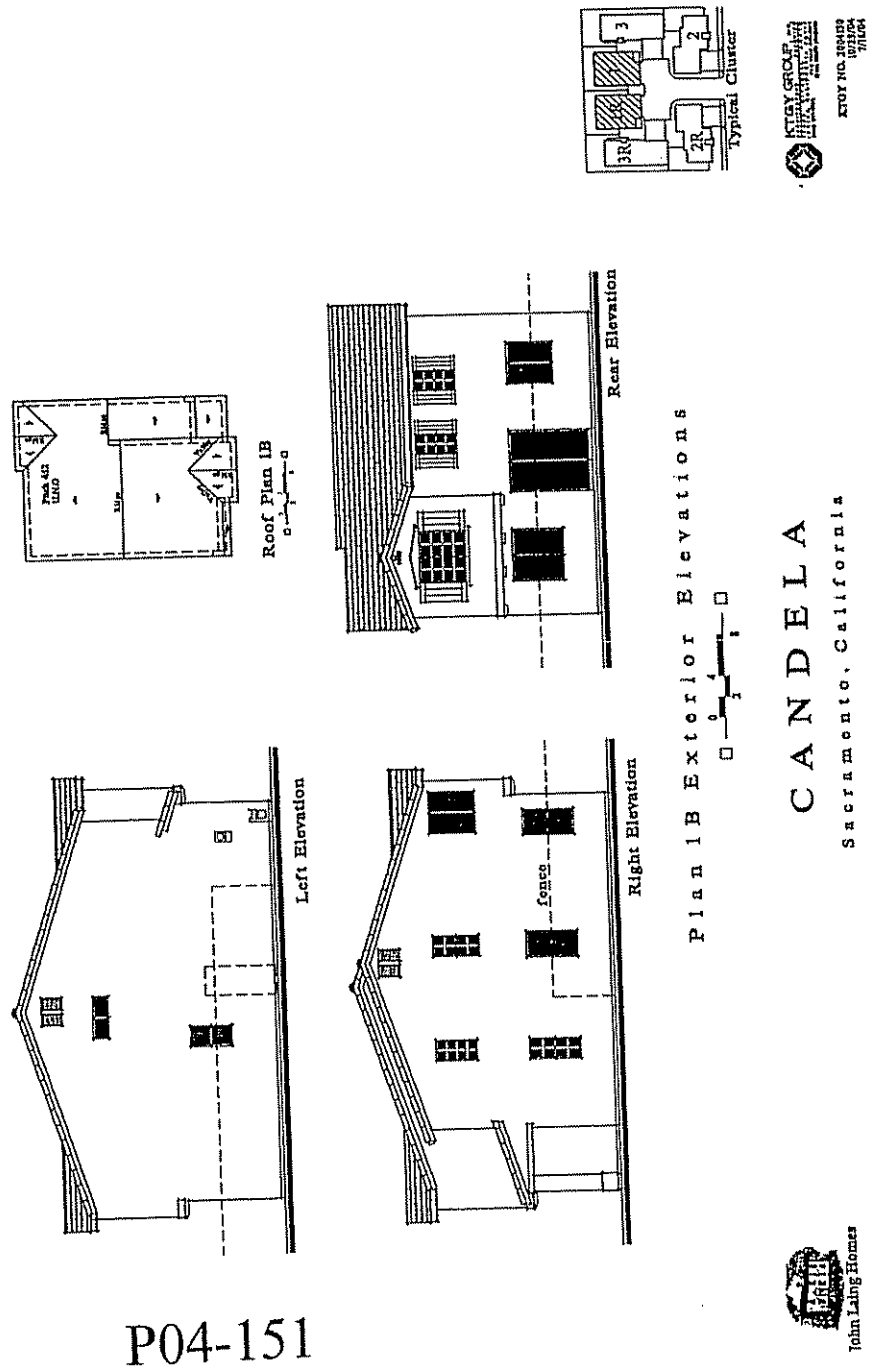

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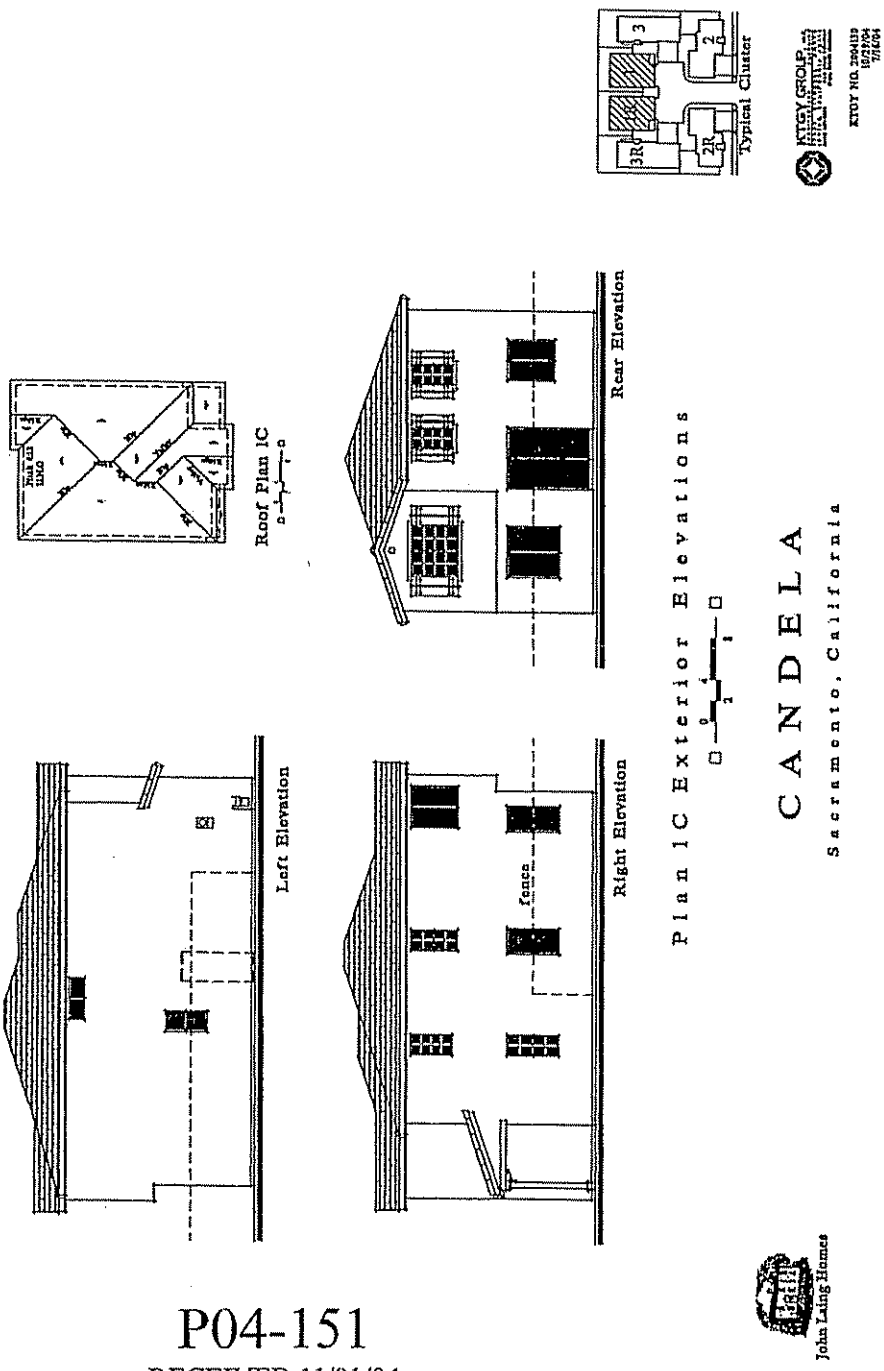

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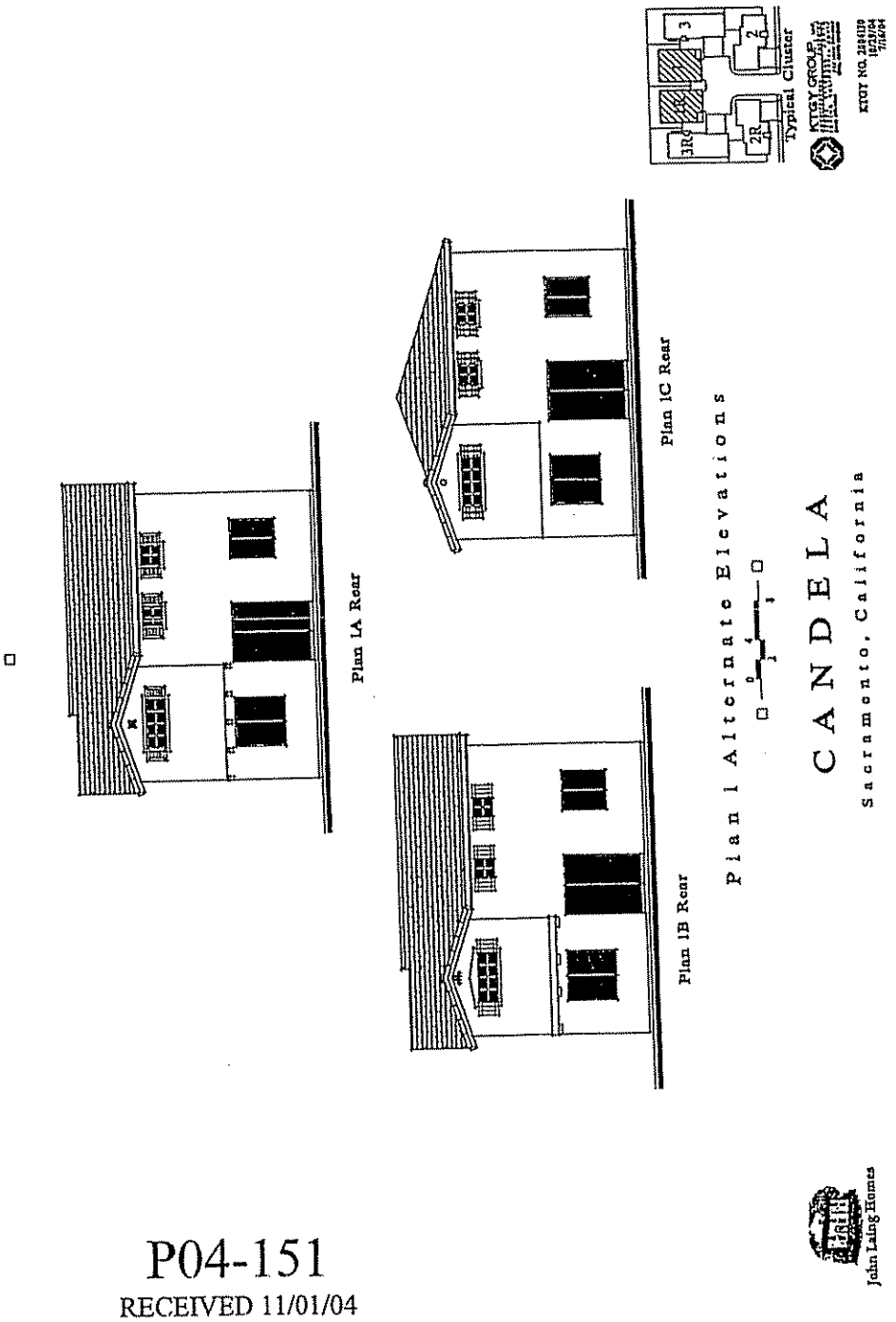

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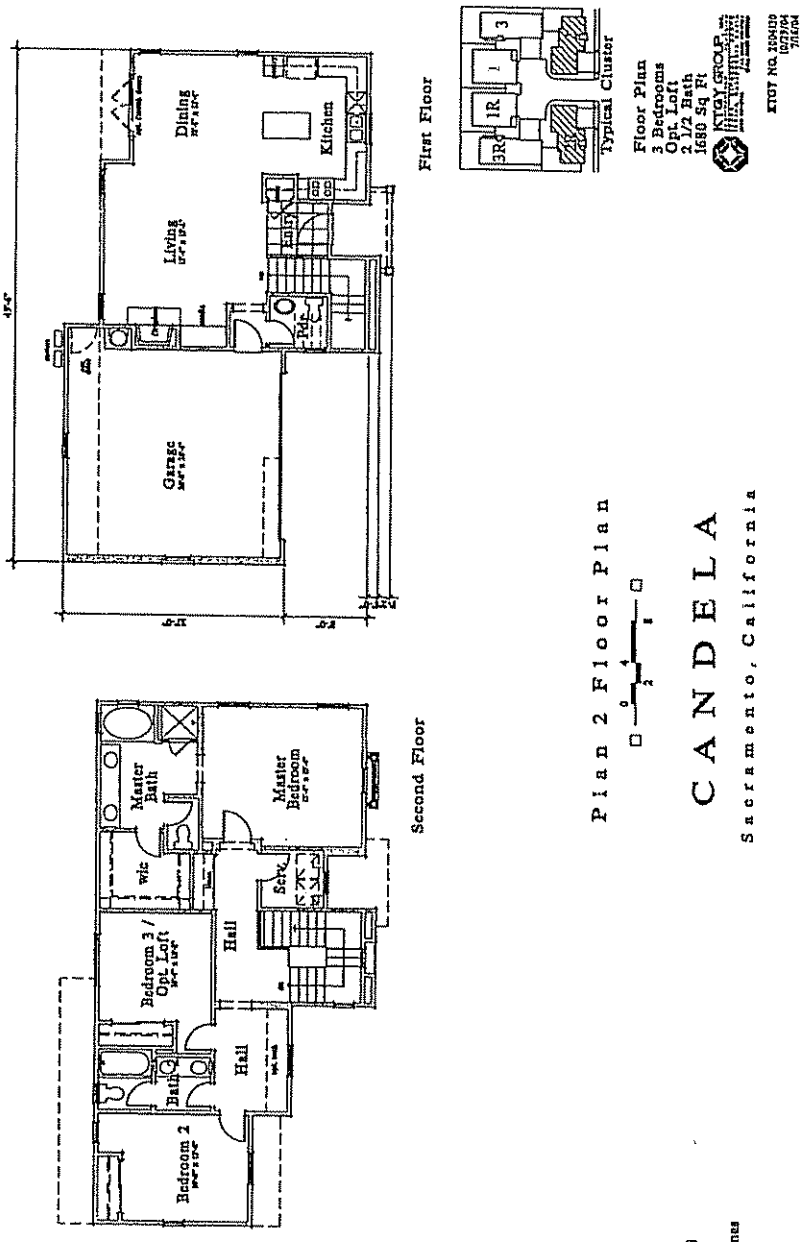
Exhibit 1L - Plan 2 – Floor Plans and Elevations



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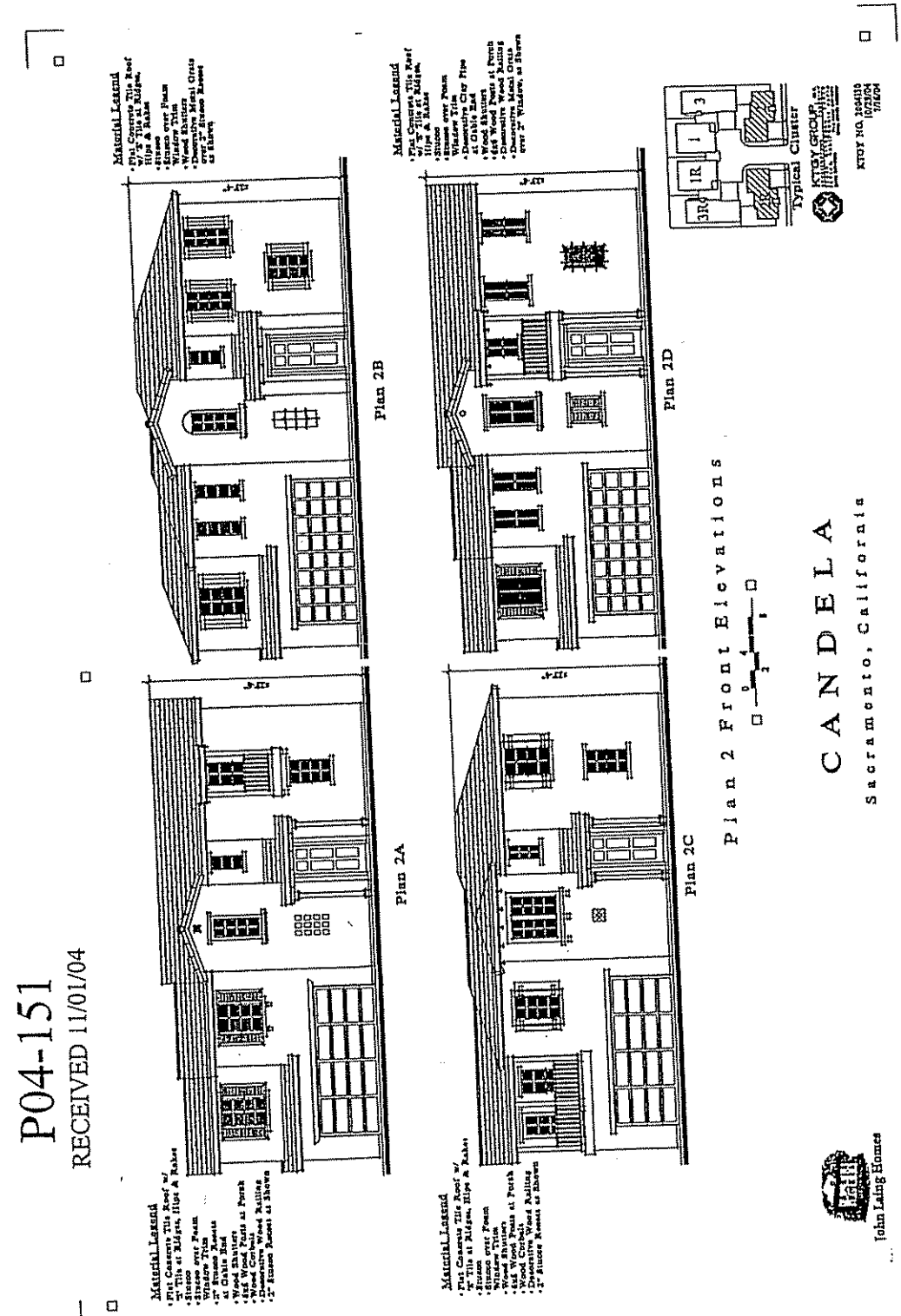
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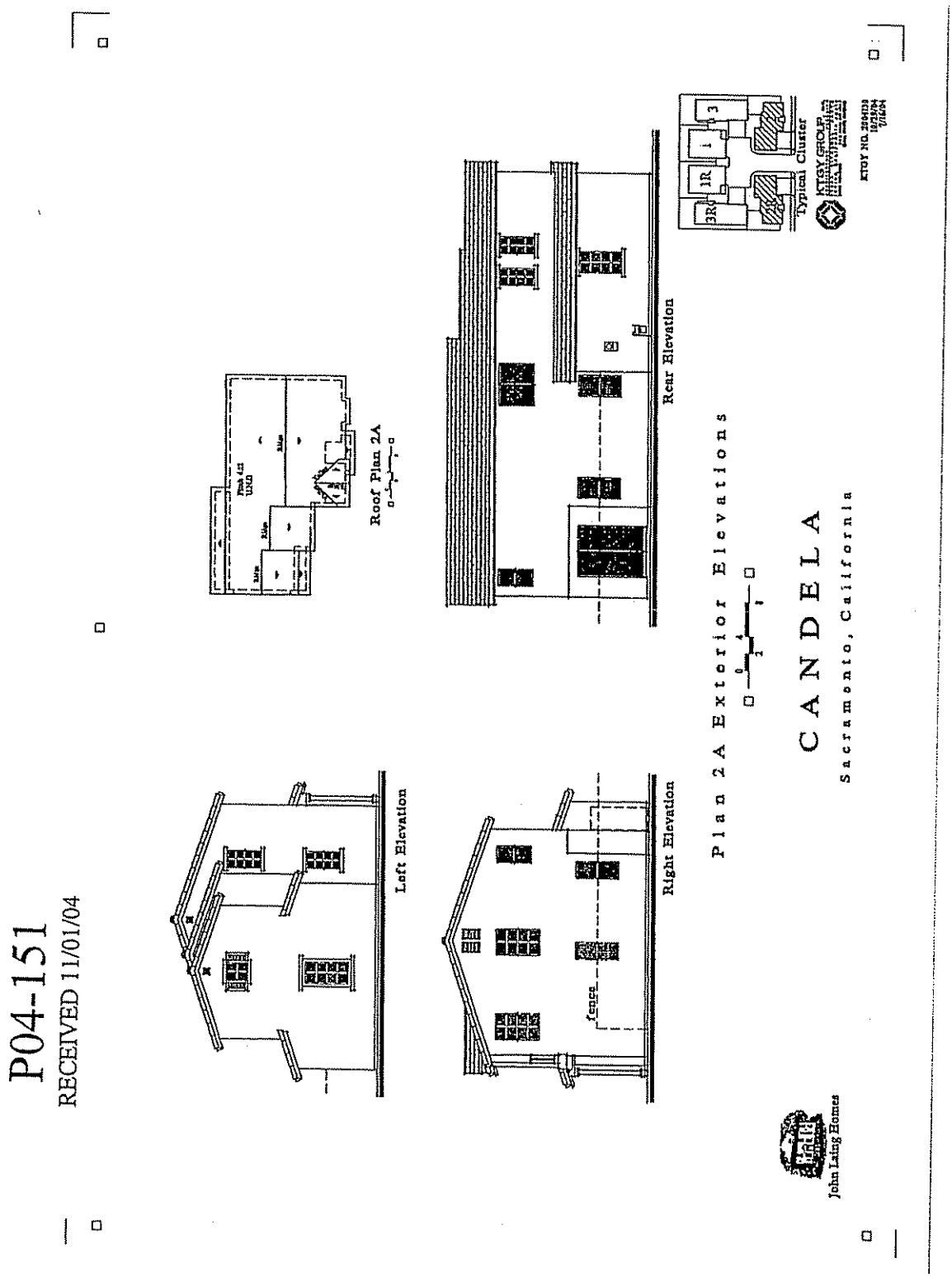
Material Legend
Plan 2B
Plan 2A
Plan 2D
Plan 2C
Plan 2 Front Elevations
CANDELA
Sacramento, California
Typical Cluster
John Laing Homes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Left Elevation
Right Elevation
fence
Roof Plan 2A
Rear Elevation
Typical Cluster
Plan 2A Exterior Elevations
CANDELA
Sacramento, California
John Laing Homes

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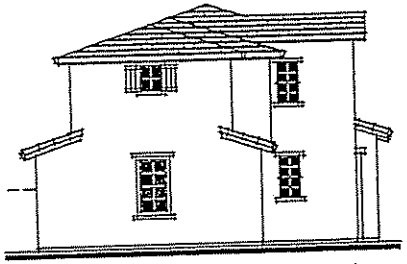
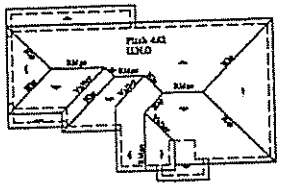
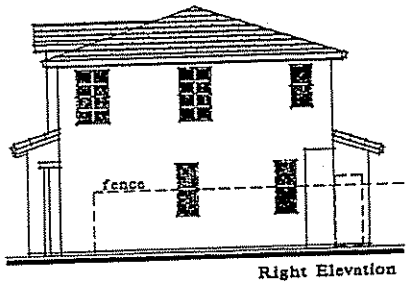


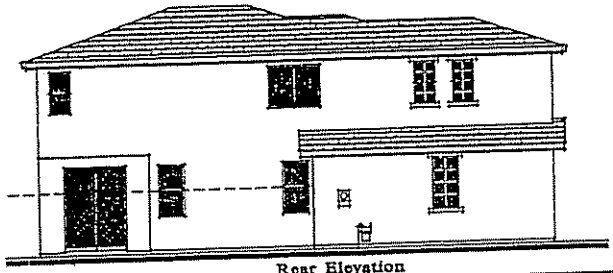
Left Elevation



Roof Plan 2B

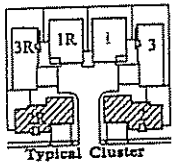


Right Elevation



Rear Elevation

Plan 2B Exterior Elevations



Typical Cluster

John Laing Homes

CANDELA

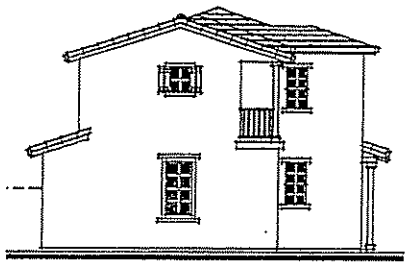
Sacramento, California

KTGY GROUP, INC.

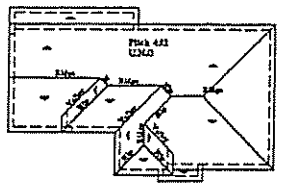
KTGY NO. 200413D
10/29/04
7/16/04

P04-151

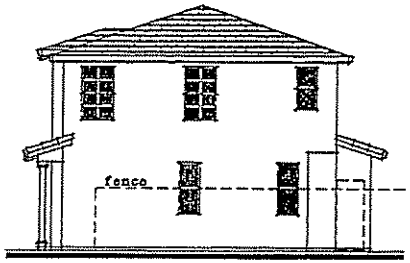
RECEIVED 11/01/04



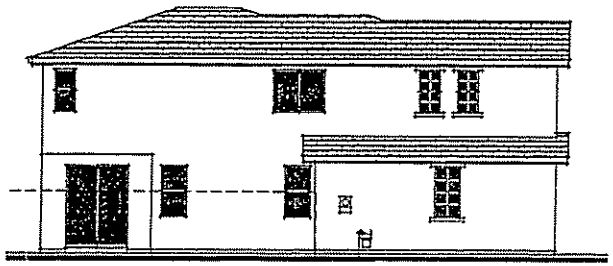
Left Elevation



Roof Plan 2C

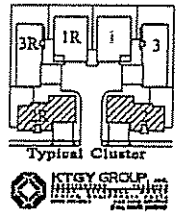


Right Elevation



Rear Elevation

Plan 2C Exterior Elevations



Typical Cluster

KTGY GROUP

KTGY NO. 2004138
10/29/04
7/16/04

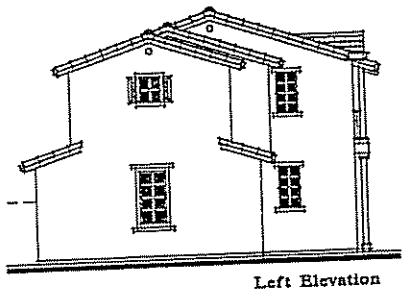
John Laing Homes

CANDELA

Sacramento, California

P04-151

RECEIVED 11/01/04



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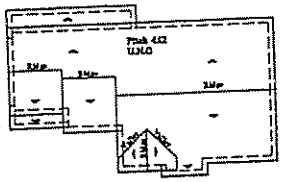
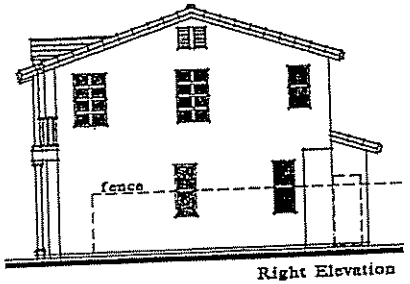
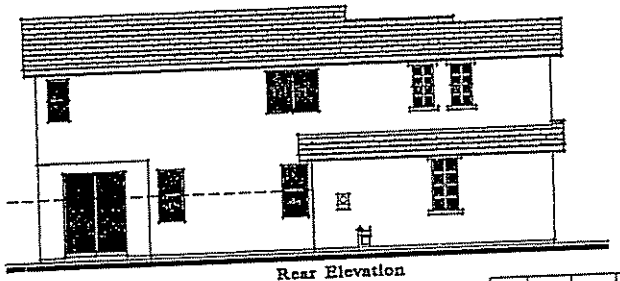


Roof Plan 2D

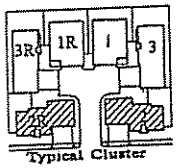


Right Elevation



Rear Elevation

Plan 2D Exterior Elevations



Typical Cluster

John Laing Homes

CANDELA

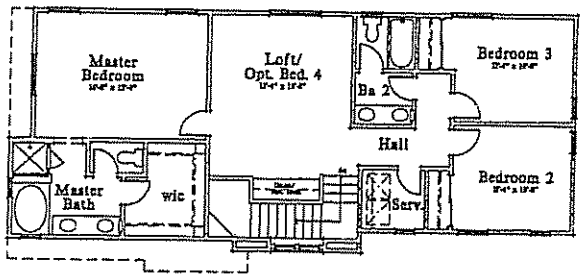
Sacramento, California

KTGY GROUP

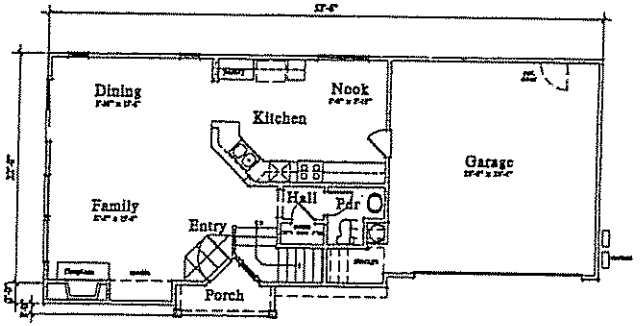
KTGY NO. 3004110
10/29/04
7/15/04

P04-151

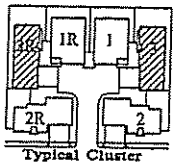
RECEIVED 11/01/04



Second Floor



First Floor



Plan 3 Floor Plan

0 4 8

CANDELA

Sacramento, California

John Laing Homes

Floor Plan
3 Bedrooms + Loft
Opt. Bedroom 4/ Opt. Tech
2 1/2 Bath
1783 Sq Ft

KTGY GROUP, INC.

KTGY NO. 2004139
10/29/04
7/26/04

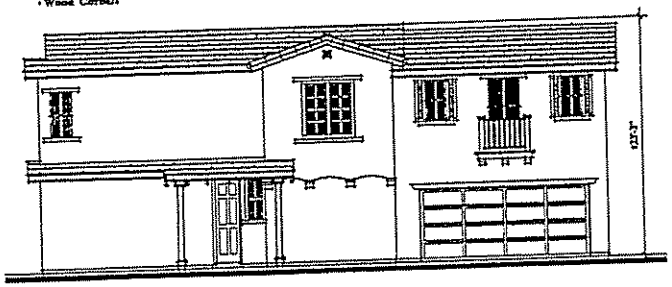
Exhibit 1M - Plan 3 – Floor Plans and Elevations

P04-151

RECEIVED 11/01/04

Material Legend

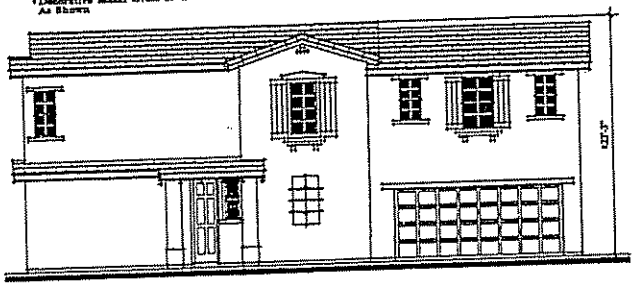
- Flat Concrete Tile Roof w/ 'S' Tile at Ridges, Hips, & Rakes
- Stucco
- Stucco over Foam Window Trim
- 2" Stucco Reveal at Gable End
- 4x4 Wood Posts at Porch
- Wood Shutters
- Decorative Wood Railing
- Wood Corbels



Plan 3A

Material Legend

- Flat Concrete Tile Roof w/ 'S' Tile at Ridges, Hips, & Rakes
- Stucco
- Stucco over Foam Window Trim
- 2" Stucco Reveals at Gable End
- 4x4 Wood Posts at Porch
- Wood Shutters
- Wood Corbels
- Decorative Metal Grate at Window As Shown



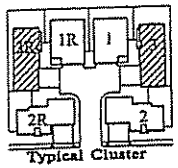
Plan 3B

Plan 3 Front Elevations

0 4 8

CANDELA

Sacramento, California



Typical Cluster

John Laing Homes

KTGY GROUP

KTGY NO. 2004130
10/13/04
7/14/04

P04-151 DECEMBER 9, 2004 ITEM # 13 PAGE 79

P04-151

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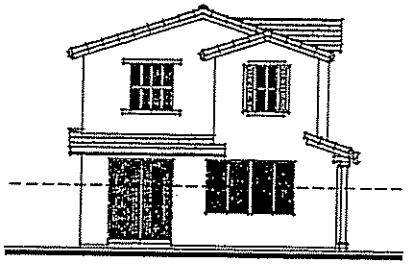
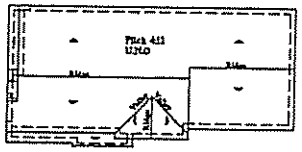
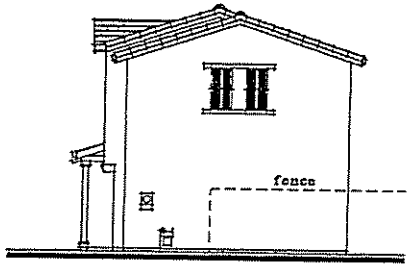


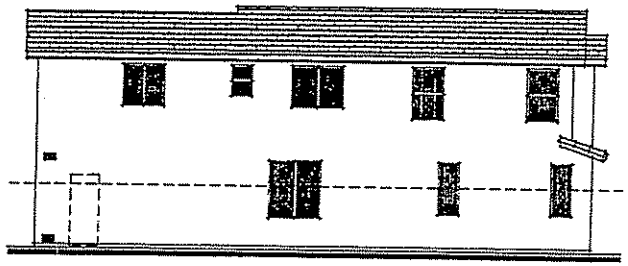
Left Elevation



Roof Plan 3A

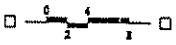


Right Elevation



Rear Elevation

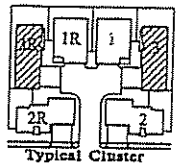
Plan 3A Exterior Elevations



CANDELA

Sacramento, California

John Laing Homes



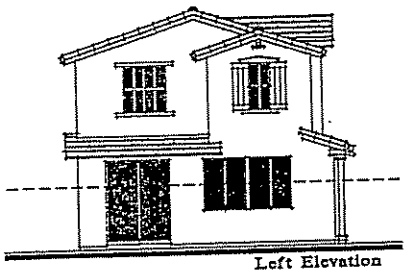
Typical Cluster

KTGY GROUP

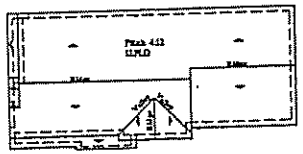
KTGY NO. 2004130

P04-151

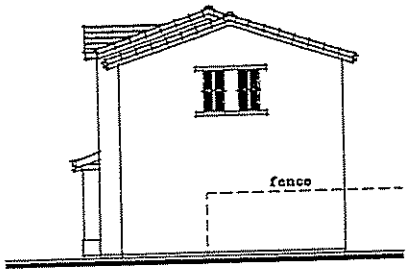
RECEIVED 11/01/04



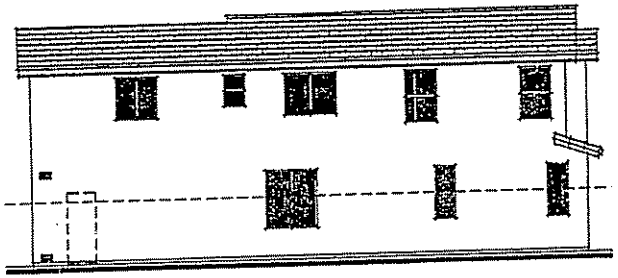
Left Elevation



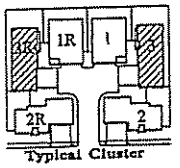
Roof Plan 3B



Right Elevation



Rear Elevation



Typical Cluster

Plan 3B Exterior Elevations

CANDELA

Sacramento, California

John Laing Homes

KTGY GROUP

KTGY NO. 2004130

10/29/04

7/16/04

P04-151 DECEMBER 9, 2004 ITEM # 13 PAGE 81

P04-151
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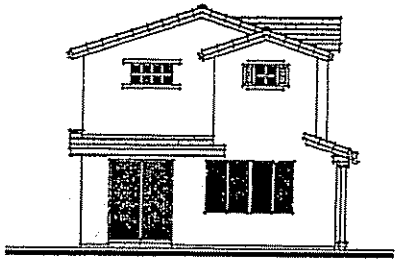
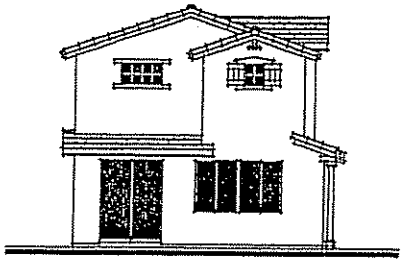


Plan 3A Left



Plan 3B Left

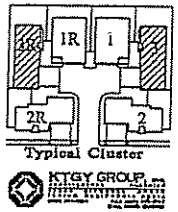
Plan 3 Alternate Elevations

0 2 4 8

CANDELA

Sacramento, California

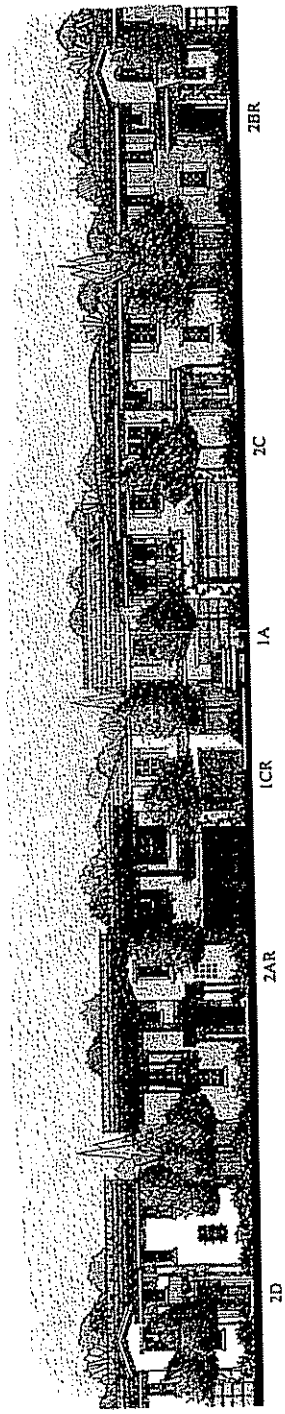
John Laing Homes



KTGY GROUP, INC.

KTGY NO. 2004135
10/28/04
7/16/04

Exhibit 1N - Conceptual Street Scene



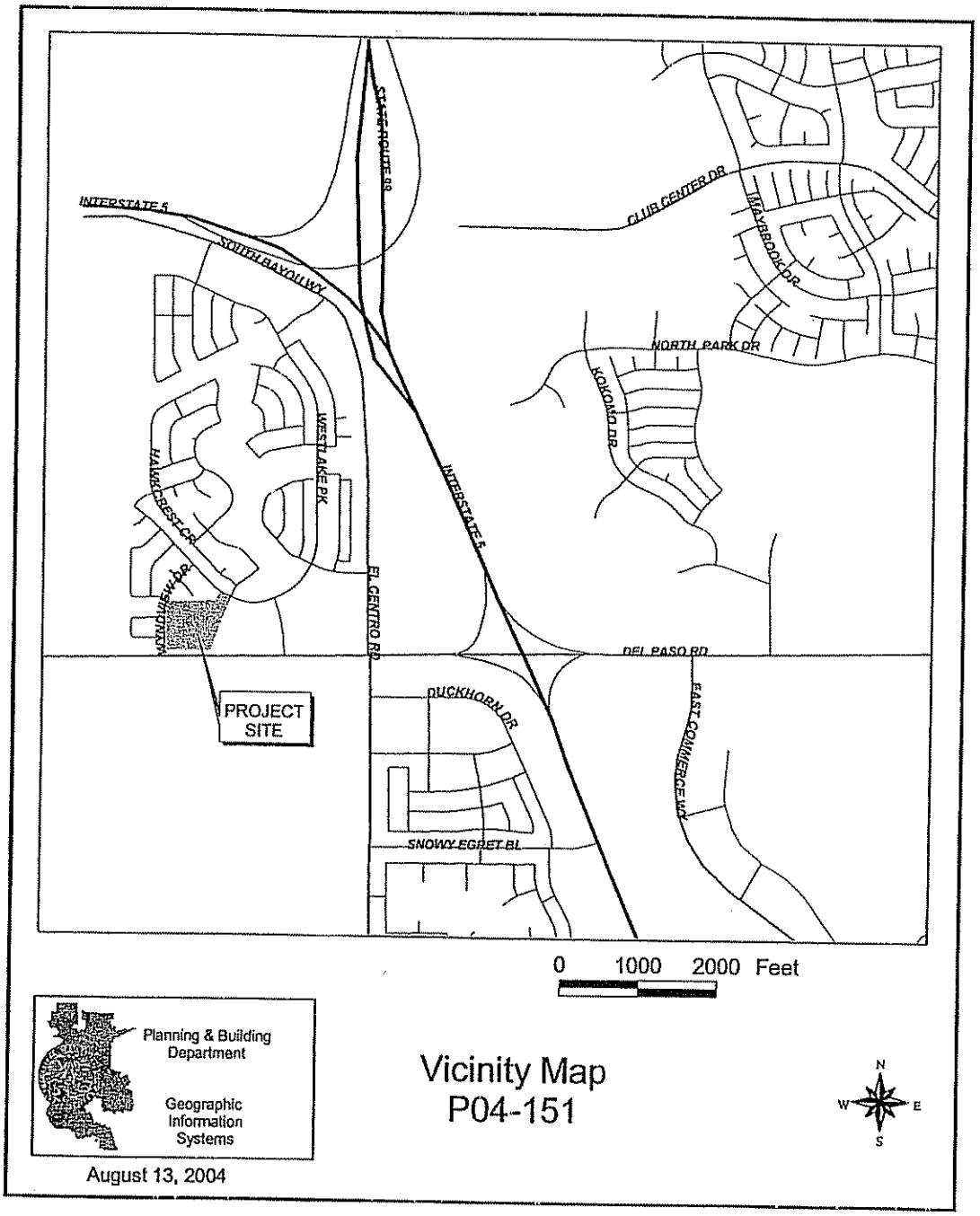
Conceptual Street Scene

CANDELA

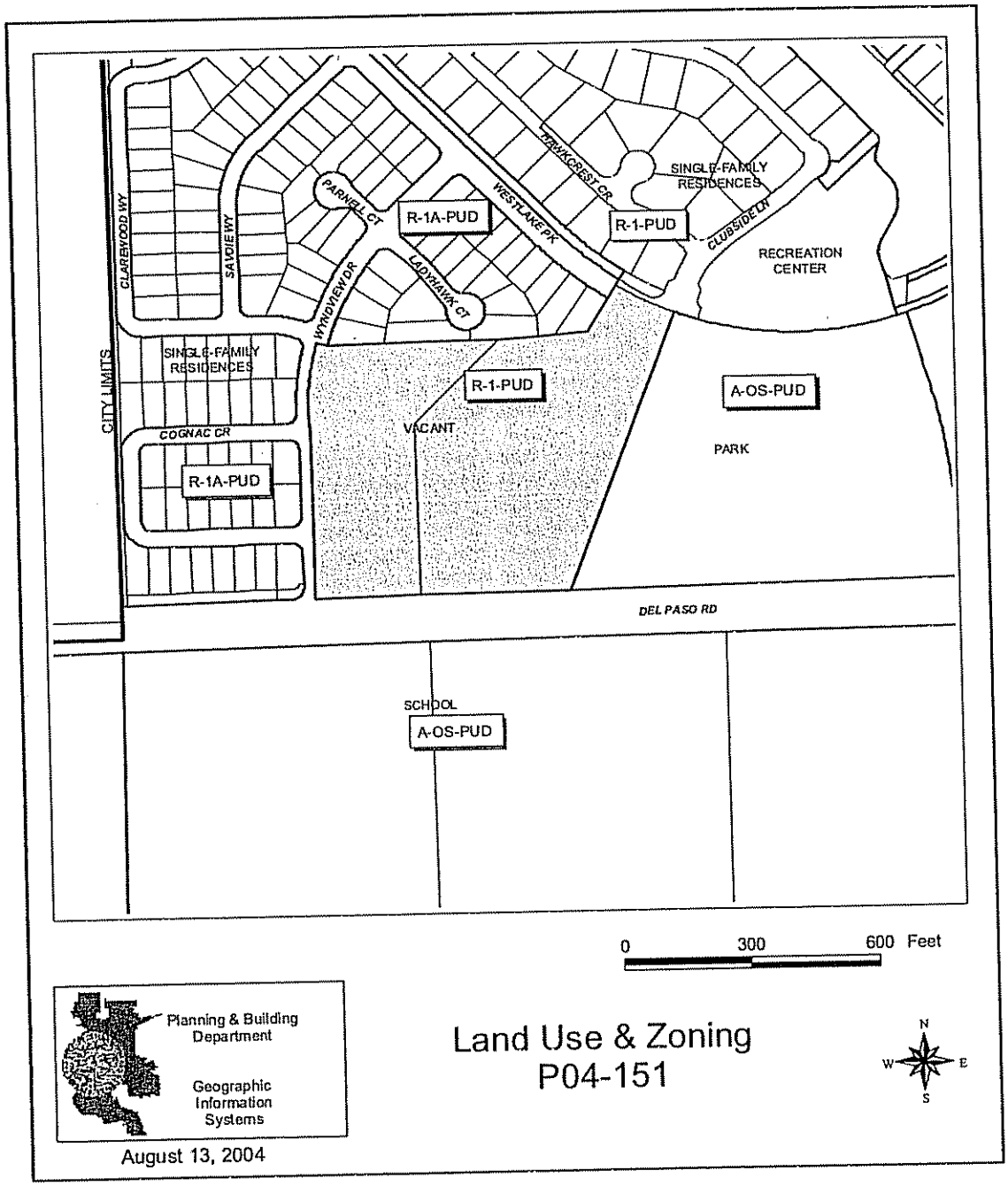
Sacramento, California

P04-151
RECEIVED 11/01/04

Attachment 2 - Vicinity Map



Attachment 3 - Land Use & Zoning Map



Attachment 4 - Letter from Concerned Citizen dated September 29, 2004

From concerned citizens of Westlake

September 29, 2004

TO:

Facilities & Planning Department
Natomas Unified School District
1901 Arena Boulevard
Sacramento, CA 95834

RE: Proposed site location of future school in the proposed West Lakeside subdivision, west of existing Westlake subdivision

Dear Sir/Madam:

The location in the proposed West Lakeside subdivision as mapped in the recent neighborhood flyer notice, **might not be allowable as a proper site for a new school**. This is because the proposed West Lakeside site location for a future school would likely be the noisiest, most dangerous, worst learning environment in all of Sacramento County for a public school:

a. Several years of exposure to Incessant Noise from frequent overhead aircraft could cause many school children to suffer stress, nervous disorders, and learning disabilities.
b. Good teachers might not stay long at the West Lakeside school, because of the Nuisance and Disturbances from frequent low flying, loud, noisy overhead aircraft.
c. Because of the worst location, the proposed West Lakeside school will likely acquire a Reputation as the Worst School in all of Sacramento County, thereby harming property values in the existing Westlake and other nearby communities served by the school.
d. An affluent community like Westlake should never allow a school to be built on a site with such problems.

The proposed West Lakeside location is the most dangerous location for a school because an aircraft might falter on takeoff and crash into the school, killing hundreds of children. A crash on takeoff occurred a few years ago at the Mather airfield, fortunately the aircraft crashed into an automobile junkyard instead of homes or a school. It happened recently at Mather, so it can happen here.

e. The proposed West Lakeside site is where aircraft are overhead and taking off only a few minutes apart at some times during the day.
f. The proposed West Lakeside site is flown over by aircraft taking off at their noisiest, full power operation.
g. The proposed West Lakeside site is flown over by air traffic at its lowest, loudest altitude than anywhere else all of North Natomas and all of Sacramento County.
h. The proposed West Lakeside site is where overhead air traffic is at its highest density, because West Lakeside is under the area where the aircraft complete their takeoff and then fan out in all directions to disperse their noise impact.

For the reasons given above, the Natomas Unified School District should not locate a school in the West Lakeside site location indicated on the flyer map.

101

19

Item No: 4
SRC Date: November 17, 2004

File: P04-151
JN: PI38

SRC CONDITIONS: **Project Name**

TO: Arwen Wacht, Planning Division
FROM: Scott Tobey, Development Engineering and Finance Division
DATE: November 17, 2004

CONDITIONS: Tentative Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P04-151). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

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:

GENERAL: All Projects

1. In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments (if any), Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments (if any), Zoning changes, and the Development Agreement.

2. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated by Resolution No. 2002-373 on June 11, 2002, and shall execute any and all agreements, which may be required in order to implement this condition.

3. Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.

4. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P04-151) to the satisfaction of the Planning Director and Development Engineering and Finance Division.

which are? Air quality. BIO.

5. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P04-151).

6. The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

7. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.

8. Show any existing and proposed/required easements on the Final Map and on the Improvement Plans.

9. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be:

   a. Conveyed to Lots 2, 3, 4, 5, and 6 and reserved from Lot D.

   b. Conveyed to Lots 9, 10, 11, and 12 and reserved from Lot E.

   c. Conveyed to Lots 15, 16, 17, and 18 and reserved from Lot F.

   d. Conveyed to Lots 21, 22, 23, and 24 and reserved from Lot G.

   e. Conveyed to Lots 27, 28, 29, ~~30~~, ~~31~~ (street frontage), 32, 33, and 34 and reserved from Lot H.

   f. Conveyed to Lots 39, 40, 41, and 42 and reserved from Lot I.

   g. Conveyed to Lots 45, 46, 47, and 48 and reserved from Lot J.

   h. Conveyed to Lots 51, 52, 53, and 54 and reserved from Lot K.

   i. Conveyed to Lots 61, 62, 63, and 64 and reserved from Lot L.

   j. Conveyed to Lots 67, 68, 69, and 70 and reserved from Lot M.

   k. Conveyed to Lots 73, 74, 75, and 76 and reserved from Lot N.

   l. Conveyed to Lots 79, 80, 81, and 82 and reserved from Lot O.

   m. Conveyed to Lots 86, 87, 88, and 89 and reserved from Lot P.

   n. Conveyed to Lots 92, 93, 94, and 95 and reserved from Lot Q.

   o. Conveyed to Lots 98, 99, and 100 and reserved from Lot R.

   at no cost, at the time of sale or other conveyance of any parcel.

specific to lot B+ potentially lot A

10. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.

11. 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 and Finance Division after consultation with the U.S. Postal Service.

12. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Development Engineering and Finance Division, Plan Check Engineer at 808-7493 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

Development Engineering and Finance Division Streets

13. Construct standard subdivision improvements as noted in these conditions pursuant to section16.48.110 of the city code and standards adopted in and for the North Natomas Community Plan. Improvements required shall be determined by the City, but at a minimum, streets shall include half-streets and at least one travel lane in each direction. Costs associated with offsite or overwidth improvements may be subject to reimbursement, per the development agreement;

14. Dedicate and construct A Circle to a standard 53-foot half-street.

15. Wyndview Drive between Del Paso Road and A Circle shall be posted no parking on both sides of the street to the satisfaction of Development Engineering and Finance.

16. Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Development Engineering and Finance Division 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 Finance Division and Fire Department. Certain exceptions may be considered by the Development Engineering and Finance Division and the Fire Department on a case-by-case basis;

17. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, bulb outs, chicanes, speed humps, etc. Said improvements will be determined by the Department of Transportation.

18. 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 and Finance Division.

19. Developer is required to install permanent street signs to the satisfaction of the Development Engineering and Finance Division.

20. **Pay a fair share contribution (??) for the construction of Traffic Signals at the following intersections:**

    a. **Broadgate/Del Paso Road.**

    b. **Wyndview Drive/Del Paso Road.**

21. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit.

22. 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 and Finance Division.

PRIVATE/PUBLIC UTILITIES:

23. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all street right of ways except where buildings are located.

24. Dedicate Lots A through R the private drives and 5' adjacent thereto as public utility easements (PUE) for underground facilities and appurtenances.

25. Dedicate Lot A, the Landscape Corridor as a public utility easement (PUE) for overhead and underground facilities and appurtenances.

26. The owner/developer must disclose to future/potential owners the existing Double Circuit 69kV overhead electrical facilities adjacent to Del Paso Road.

27. Prior to recordation of the Final Map, Natomas Central Mutual Water Company shall be notified of map processing. Also, all assessments due on the property shall be paid and if the land use is other than agricultural, severance from the company is required. Pursuant to Company by-laws, severance from the Company requires execution of a stock cancellation agreement with Natomas Central Mutual Water Company, and severance fees must be paid.

CITY UTILITIES:

28.

FIRE:

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

30. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.

31. A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access.

Remaining dirt pile between propt PARK

PPDD: Parks

32. The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate the park land identified as Lot B and Lot C on the Revised Tentative Parcel Map for Westlake Parcel 31, dated October 29, 2004. Additionally, the applicant will be granted Quimby credits for the value of the applicant's improvements to the parking lot on Lot C, as authorized by PPDD. In order to satisfy their full Quimby requirements, the applicant will also request the City have prepared, at the applicants expense, a fair market value appraisal of the property to be subdivided and pay the remaining required parkland dedication in lieu fees or, as an alternative to the appraisal process, pay the remaining required parkland dedication in lieu fees based on the Community Planning Area "fixed market value " per acre of land as adopted by Sacramento City Council.

33. Prior to the recordation of a Final Subdivision Map which creates a park parcel the applicant shall enter into an Agreement (Standard Public Improvement Agreement) for Construction of Public Improvements with the City stating that the developer shall construct all public improvements deemed necessary for the City's acceptance of the Park Site prior to the recordation of any Final Map adjacent to said park site. The Developer shall maintain (weed abatement) on said park site for two years after the acceptance by the City of the public improvements or until construction of said park site is complete (whichever is less). The two-year period shall begin following the issuance of a notice of completion by the City for the public improvements.

34. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final (Parcel) Map. The applicant shall pay all city fees for formation of or annexation to

special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager)

35. When parkland is dedicated the applicant must submit a site plan and electronic file showing the location of all utilities on site to the PPDD for review and approval.

36. As per City Code, the Applicant shall provide the following on a dedicated park site: Full street improvements including but not limited to curbs, gutters, accessible ramps, street paving, street lights, and sidewalks; and improved surface drainage through the site.

37. The Applicant shall install a six foot high masonry wall as approved by the City PPDD on property lines separating public park and designated open space areas from adjacent private uses. The masonry wall shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as otherwise approved by PPDD.

38. The Applicant shall, at his expense and as per City Code, install a concrete walkway and vertical curb along all street frontages that open onto a park. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks and separated from the curb (detached) for community and regional parks unless otherwise approved by PPDD. The applicant shall also install a 6-foot sidewalk adjacent to the east edge of Lot C (Proposed Parking Lot) within the existing park site (Westlake Community Park), as approved by PPDD.

39. The Applicant shall provide a twelve inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at the ~~proposed park site~~ (Lot B) at a location approved by PPDD for future service. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.

40. The Applicant shall install water taps for irrigation, water taps for drinking fountains, and electrical and telephone service to the proposed park site, quantity, size and location as approved by PPDD.

Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.

41. The Applicant shall install a ten-foot (10') wide driveway into ~~the park~~ (Lot B) at a location approved by PPDD. The driveway is to provide future maintenance access to the park.

42. The Applicant shall rough grade a proposed park as required by City Code to provide positive drainage as approved by PPDD.

43. The Applicant shall ensure all dedicated park acres are free and clear of any wetland mitigation and/or development restrictions. The Applicant shall be responsible for any required mitigation costs or measures associated with the park site.

44. The Applicant must coordinate with PPDD to identify the appropriate location of any appurtenances to be placed within any portion of the PUE on the public park site prior to submitting improvement plans for the approval of the Department of Parks and Recreation.

45. The applicant shall provide a disclosure to all future/potential home owners within their project as to the improvements proposed for the adjacent park site inclusive of but not limited to tennis courts, active sports fields and the potential for lighted sport activity areas. The park master plan (Westlake Community Park) can be obtained by contacting PPDD.

46. Should the Applicant elect to construct a turnkey park, the Applicant shall notify the City in writing of the Applicant's intent to construct a turnkey park. If the Applicant elects to construct a turnkey park, the Applicant shall enter into a City standard park development agreement to construct first phase park improvements to the satisfaction of the City's PPDD. The Applicant may receive credit from the City for the construction of the park against this subdivision's required Park Impact Fee as approved by the City in the development agreement. First phase park construction shall be completed by the time that occupancy permits have been issued to 50% of the residential units served by the park, unless otherwise stipulated in the development agreement

The Applicant shall maintain all improvements to be accepted into the park maintenance financing district for a minimum of two years and until a minimum of 50% of the residential units to be served by the park have received occupancy permits – unless the City agrees to accept park maintenance into the District at an earlier date. The two year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

47. As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres".

48. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy- saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.

49. The applicant shall improve Lot C with a parking lot, landscaping and lighting as approved by PPDD. Prior to the final map recordation, the developer shall submit to the City improvement and landscape plans for the improvements that will be built pursuant to City park standards. The design shall also include provision of accessible parking spaces (1) on each end of the parking lot as well as signage indicating the parking lot is designated for park users. The improvements shall be installed prior to the occupancy of the first production home.

MISCELLANEOUS:

50. City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Division requirements.

ADVISORY NOTES:

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

CSD-1
COUNTY SANITATION DISTRICT 1
Wastewater Conveyance For a Growing Sacramento

10545 Armstrong Avenue
Mather
California
95655
Tele: [916] 876-6000
Fax: [916] 876-6160
www.csd-1.com

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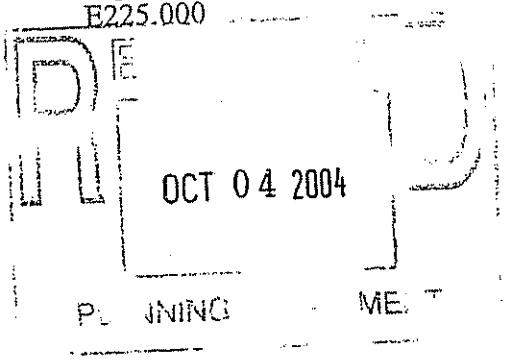
September 27, 2004
E225.000



Arwen Wacht
City of Sacramento
Planning Division
1231 I Street, Room 300
Sacramento, CA 95814

Dear Ms. Wacht:

Subject: **Westlake Parcel 31**
APN: 225-1480-031 & 051
Control No. P04-151

Both the County Sanitation District 1 (CSD-1) and the Sacramento Regional County Sanitation District (SRCSD) reviewed the subject documents and have the following comments.

CSD-1 Conditions:

Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.

Each lot or building shall have a separate connection to the CSD-1 sewer system.

In order to obtain sewer service, construction of a CSD-1 sewer infrastructure is expected to be required.

Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.

CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance. The Homeowners Association By-Laws of the subject project shall include a provision to repair and/or replace all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations.

CSD-1 requires their sewers to be located ~~10 feet from other parallel~~ utilities ~~(water, drain, electrical, etc.)~~. Prior to the recording of the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

per City of Sacramento City Standard

Delete? Subject to confirmation by CSD-1

7'

Printed on Recycled Paper

CSD-1 Advisories:

Developing this property may require the payment of additional sewer impact fees prior to the filing, and recording of the Final Map, or issuance of the Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

Currently, CSD-1 policy prohibits gates that prevent access within sewer easements unless CSD-1 standards for accessibility through gates are met.

SRCSD Advisories:

Existing SRCSD facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and CSD-1 will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served." There is no guarantee that capacity will be available when actual requests for sewer service is made. 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 the appropriate SRCSD fees.

If you have any questions regarding these comments, please call Joyce Ferguson at (916) 876-6098 or myself at (916) 876-6094.

Sincerely,

Matt Morgan, P.E.
Development Services

MM/BM: cc

cc: Maria Cablao
Greg Plucker
John Laing Homes
1544 Eureka Road, Suite 250
Roseville, CA 95661

DEPARTMENT
OF UTILITIES

ENGINEERING
SERVICES DIVISION

CITY OF SACRAMENTO
CALIFORNIA

1395 35th AVENUE
SACRAMENTO, CA
95822-2911

PH 916-264-1400
FAX 916-264-1497/1498

MEMORANDUM

memo dated November 15 replaces this memo

DATE: August 18, 2004 (40600:DRS)

TO: Arwen Wacht, Associate Planner

FROM: David R. Schamber, Supervising Engineer, Department of Utilities DRS

SUBJECT: **P04-151 Westlake Parcel 31, NEC of Del Paso Road and Wyndview Drive, TM**

The following are conditions for the above referenced project that shall be satisfied prior to recording of the **Final Map:**

1. Prior to or concurrent with the submittal of improvement plans, a project specific drainage study as described in section 11.7 of the City Design and Procedures Manual shall be approved by the Department of Utilities (DOU). The 10-year and 100-year HGL's developed using the North Natomas Drainage Design & Procedures Manual, dated July 1998 and amendments thereto, shall be shown on the improvement plans. Drain inlets shall be a minimum of 6 inches above the 10-year HGL. Residential building pad elevations shall be approved by the DOU and shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the controlling overland release, whichever is higher. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City's Design and Procedures Manual. The storm drain system shall be designed to conform to the master drainage plan for Basin 8A. The existing 18-inch drain stub at Cognac Circle (north) is sized for 2.7 acres, the existing 18-inch drain stub at Cognac Circle (south) is sized for 1.8 acres and the existing 30-inch drain stub at Clubside Lane is sized for 6.9 acres.

2. Prior to or concurrent with the submittal of improvement plans, a project specific water study shall be approved by the DOU.

3. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be a least 30 pounds per square inch and (2) 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.

4. Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.

5. Construct water pipes and appurtenances, construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in Westlake Parkway, Wyndview Drive, Del Paso Road, A Circle and Lot F. The construction shall be to the satisfaction of the DOU and County Sanitation District 1 (CSD1).

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

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

8. Public and private streets with City maintained water and storm drain systems shall have a minimum paved width of 25-feet from lip of gutter to lip of gutter.

9. Lot F shall be a private street or alley with City maintained water and storm drain systems and shall a have a minimum paved width of 24-feet from lip of gutter to lip of gutter. The pavement shall be asphalt concrete (AC).

10. Surface and subsurface drainage and water facilities located within the private driveways (Lots B through E and Lots G through R) shall be private facilities maintained by the homeowner. Private easements shall be dedicated for these facilities.

11. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).

12. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

13. The proposed development is located within County Sanitation District 1 (CSD1). The applicant shall comply with all CDS1 requirements.

14. Per Sacramento City Code, section 16.28.100, no final map shall be certified (by the Director of Public Works) until the required improvements have been installed

or agreed to be installed in accordance with Chapter 16.48 (Subdivision Improvements).

15. Paragraphs (A), (B), (C), (D), (F), (N) and (Q) of Section 16.48.110 of the City Code shall be required for this development. Off-site water, sanitary sewer and drainage main extensions may be required.

16. Street and gutter flow line elevations shall be designed so that runoff from the development overland releases to Basin 8A.

17. Dedicate all necessary easements, right-of-way, or fee title property on the final map as required to implement the approved drainage, water and sanitary sewer studies per each approving agency requirements. Drainage and water easements, right-of-way, or fee title property shall be to the satisfaction of the DOU.

18. 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. At a minimum, one foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

19. This project is greater than 1 acre, 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 from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

20. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be granted.

21. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

22. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by

development of the area. Since the project is in an area that is served by a regional water quality control facility, only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. 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 edition of the "Guidance Manual for On Site Stormwater Quality Control Measures", for appropriate source control measures.

23. Show all existing and proposed easements on the improvement plans.

24. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that each lot shall grant to the adjacent lot, as needed private reciprocal drainage, water, sewer and home maintenance easements at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book____, Page___)."

25. The applicant shall enter into and record a Hold Harmless Agreement, in a form acceptable to the City Attorney, for all lots within the subdivision regarding the placement of water meters within driveways, walkways, hardscape and concrete or asphalt concrete (AC) flat work.

Advisory notes for the **Final Subdivision Map:**

1. Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.

2. Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water and flood control improvements shall be in place, fully functioning, and a notice of completion shall be issued by Public Works.

Amended by Staff and the Planning Commission on December 9, 2004

NOTICE OF DECISION AND FINDINGS OF FACT FOR WESTLAKE PARCEL 31, LOCATED AT THE NORTHEAST CORNER OF DEL PASO ROAD AND WYNDVIEW DRIVE IN SACRAMENTO, CALIFORNIA IN THE PROPOSED AGRICULTURE-OPEN SPACE PLANNED UNIT DEVELOPMENT (A-OS-PUD) AND SINGLE-FAMILY ALTERNATIVE PLANNED UNIT DEVELOPMENT (R-1A-PUD) ZONES. (P04-151)

At the regular meeting of December 9, 2004, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

A. **Environmental Determination: Addendum to a Previously Adopted Negative Declaration;**

B. **Approved the Mitigation Monitoring Plan;**

C. **Recommended approval of the General Plan Amendment to re-designate 11.2± acres from Public/Quasi-Public-Miscellaneous (PQPM) to 0.6± acres of Parks/Recreation/Open Space and 10.6± acres of Low Density Residential (LDR);**

D. **Recommended approval of the Community Plan Amendment to re-designate 11.2± acres from General Public Facilities (GPF) to 0.6± acres of Parks/Open Space and 10.6± acres of Medium Density Residential (MDR);**

E. **Recommend approval of the Rezone 11.2± acres from Standard Single-Family Planned Unit Development (R-1-PUD) zone to 0.6± acres of Agriculture-Open Space Planned Unit Development and 10.6± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD) zone;**

F. **Recommend approval of the PUD Schematic Plan Amendment to the Westborough Planned Unit Development to depict 101± single-family cluster lots and additional parks acreage on 11.2± acres;**

G. **Approve the Tentative Map to subdivide two parcels totaling 11.2± acres into 119± lots in the proposed Agriculture-Open Space Planned Unit Development (A-OS-PUD) and Single-Family Alternative Planned Unit Development (R-1A-PUD) zones;**

H. **Approve the Subdivision Modification to modify street standards, allow for non-standard street elbows, and reduce the P.U.E. to 10' adjacent to the public street; and**

I. **Approve the PUD Special Permit to develop three house plans on 101± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

A. Prior Environmental Document Prepared: The City Planning Commission finds that a previous Negative Declaration was prepared and ratified by the Sacramento City Council on October 26, 1999 for the Westborough PUD (P98-112), and that pursuant to the CEQA Guidelines (Section 15162 and 15164)m for the reasons set forth below, and an Addendum to a previously ratified Negative Declaration is required:

1. 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 considerable different from those analyzed in the previous Negative Declaration would substantially reduce one or more significant effects on the environment.

B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is approved based upon the following findings of fact:

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 1A;

3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.

4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.

G. Tentative Map: The **Tentative Map** to subdivide two parcels totaling 11.2± acres into **119**± lots in the proposed Agriculture-Open Space Planned Unit Development (A-OS-PUD) and Single-Family Alternative Planned Unit Development (R-1A-PUD) zones 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;

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City. The proposed City General Plan Amendment designates the subject site for Low Density Residential (4-15 du/na) land use;

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; and

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

H. Subdivision Modification: The **Subdivision Modification** to modify street standards, allow for non-standard street elbows, and reduce the P.U.E. to 10' adjacent to the public street is **approved** based on the following findings of fact:

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

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

4. 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.

I. PUD Special Permit: The **PUD Special Permit** to develop three house plans on 101± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone is **approved** based on the following findings of fact:

1. The project, as conditioned, is based upon sound principles of land use, in that the site will be designated medium density residential and the proposal provides ownership housing while providing medium density.

2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the residential development is consistent with adopted PUD Guidelines and is consistent with the proposed PUD Schematic Plan for the Westborough PUD. The proposal will also comply with the required setbacks and height restrictions, and the lot coverage determined by the proposed special permit.

3. The project is consistent with the General Plan and North Natomas Community Plan in that:

   a. The project complies with the land use designations;

   b. The project complies with density and open space proximity requirements of the North Natomas Community Plan; and

   c. The project continues to fulfill the North Natomas Community Plan of providing for a variety of housing densities and types with commercial, civic, transit, and park uses in close proximity.

CONDITIONS OF APPROVAL

G. The **Tentative Map** to subdivide two parcels totaling 11.2± acres into 119± lots in the proposed Agriculture-Open Space Planned Unit Development (A-OS-PUD) and Single-Family Alternative Planned Unit Development (R-1A-PUD) zones (Exhibit 1G) is hereby approved subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P04-151). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

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:

GENERAL: All Projects

G1) In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments (if any), Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments (if any), Zoning changes, and the Development Agreement.

G2) The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated by Resolution No. 2002-373 on June 11, 2002, and shall execute any and all agreements, which may be required in order to implement this condition.

G3) Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.

G4) Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P04-151) to the satisfaction of the Planning Director and Development Engineering and Finance Division.

G5) Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P04-151).

G6) The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

G7) Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.

G8) Show any existing and proposed/required easements on the Final Map and on the Improvement Plans.

G9) Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be:

a) Conveyed to Lots 2, 3, 4, 5, and 6 and reserved from Lot D.

b) Conveyed to Lots 9, 10, 11, and 12 and reserved from Lot E.

c) Conveyed to Lots 15, 16, 17, and 18 and reserved from Lot F.

d) Conveyed to Lots 21, 22, 23, and 24 and reserved from Lot G.

e) Conveyed to Lots 27, 28, 29, 32, 33, and 34 and reserved from Lot H.

f) Conveyed to Lots 39, 40, 41, and 42 and reserved from Lot I.

g) Conveyed to Lots 45, 46, 47, and 48 and reserved from Lot J.

h) Conveyed to Lots 51, 52, 53, and 54 and reserved from Lot K.

i) Conveyed to Lots 61, 62, 63, and 64 and reserved from Lot L.

j) Conveyed to Lots 67, 68, 69, and 70 and reserved from Lot M.

k) Conveyed to Lots 73, 74, 75, and 76 and reserved from Lot N.

l) Conveyed to Lots 79, 80, 81, and 82 and reserved from Lot O.

m) Conveyed to Lots 86, 87, 88, and 89 and reserved from Lot P.

n) Conveyed to Lots 92, 93, 94, and 95 and reserved from Lot Q.

o) Conveyed to Lots 98, 99, and 100 and reserved from Lot R.

at no cost, at the time of sale or other conveyance of any parcel.

G10) Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or

public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.

G11) 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 and Finance Division after consultation with the U.S. Postal Service.

G12) Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Development Engineering and Finance Division, Plan Check Engineer at 808-7493 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

Development Engineering and Finance Division: Streets

G13) Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the city code and standards adopted in and for the North Natomas Community Plan. Improvements required shall be determined by the City, but at a minimum, streets shall include half-streets and at least one travel lane in each direction. Costs associated with offsite or overwidth improvements may be subject to reimbursement, per the development agreement. Standard subdivision improvements shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering & Finance Division;

G14) Dedicate and construct A Circle to a standard 53-foot half-street.

G15) Wyndview Drive between Del Paso Road and A Circle shall be posted no parking on both sides of the street to the satisfaction of Development Engineering and Finance.

G16) Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Development Engineering and Finance Division 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 Finance Division and Fire Department. Certain exceptions may be considered by the Development Engineering and Finance Division and the Fire Department on a case-by-case basis;

G17) At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, bulb outs, chicanes, speed humps, etc. Said improvements will be determined by the Department of Transportation.

G18) 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 and Finance Division.

G19) Developer is required to install permanent street signs to the satisfaction of the Development Engineering and Finance Division.

G20) The proposed parking area, Lot C, shall be designed and constructed to minimize potential impacts to traffic operating conditions on A Circle. This may include, but is not limited to, restricting parking to one-way angled parking. The ultimate layout and design of said parking area shall be subject to approval by the City Traffic Engineer and shall be to the satisfaction of the Development Engineering & Finance Division.

G21) Pay a fair share contribution for the construction of Traffic Signals at the following intersections:

a) Broadgate/Del Paso Road.

b) Wyndview Drive/Del Paso Road.

Fair share contribution shall be equivalent to **6%** of the total cost of the signals, as determined by and to the satisfaction of the Development Engineering & Finance Division. Fair share contribution shall be satisfied prior to the issuance of any building permits. ***(Amended by Development Engineering & Finance staff on December 9, 2004)***

G22) The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit.

G23) 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 and Finance Division.

DEVELOPMENT SERVICES: Abandonment (Recorded on Map)

G24) The applicant shall submit all necessary abandonment clearance letters and satisfy the conditions of approval of the abandonment (if any) to the satisfaction of the Development Engineering & Finance Division.

PRIVATE/PUBLIC UTILITIES:

G25) Dedicate a standard 12.5-foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all street right of ways except where buildings are located.

G26) Dedicate Lots D through R the private drives and 5' adjacent thereto as public utility easements (PUE) for underground facilities and appurtenances.

G27) Dedicate the southern 20-foot portion of Lot A, the Landscape Corridor, as a public utility easement (PUE) for overhead and underground facilities and appurtenances.

G28) The owner/developer must disclose to future/potential owners the existing Double Circuit 69kV overhead electrical facilities adjacent to Del Paso Road.

G29) Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvements Standards apply to sewer construction.

G30) Each lot or building shall have a separate connection to the CSD-1 sewer system.

G31) In order to obtain sewer service, construction of a CSD-1 sewer infrastructure is expected to be required.

G32) Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.

G33) CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance. The Homeowners Association By-Laws of the subject project shall include a provision to repair and/or replace all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations.

G34) CSD-1 requires their sewers to be located per City Standards. Prior to the recording of the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

CITY UTILITIES:

G35) Prior to or concurrent with the submittal of improvement plans, a project specific drainage study as described in section 11.7 of the City Design and Procedures Manual shall be approved by the Department of Utilities (DOU). The 10-year and 100-year HGL's developed using the North Natomas Drainage Design & Procedures Manual, dated July 1998 and amendments thereto, shall be shown on the improvement plans. Drain inlets shall be a minimum of 6 inches above the 10-year HGL. Residential building pad elevations shall be approved by the DOU and shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the controlling overland release, whichever is higher. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City's Design and Procedures Manual. The storm drain system shall be designed to conform to the master drainage plan for Basin 8A. The existing 18-inch drain stub at Cognac Circle (north) is sized for 2.7 acres, the existing 18-inch drain stub at Cognac Circle (south) is sized for 1.8 acres and the existing 30-inch drain stub at Clubside Lane is sized for 6.9 acres.

G36) Prior to or concurrent with the submittal of improvement plans, a project specific water study shall be approved by the DOU.

G37) The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be a least 30 pounds per square inch and (2) 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.

G38) Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.

G39) Construct water pipes and appurtenances, construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in A Circle. Construct water, storm drain and sanitary sewer connections as necessary in Westlake Parkway and Wyndview Drive. Construct storm drain pipe in Lot H. The construction shall be to the satisfaction of the DOU and County Sanitation District 1 (CSD1).

G40) Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks.

G41) Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities.

G42) Public and private streets with City maintained water and storm drain systems shall have a minimum paved width of 25-feet from lip of gutter to lip of gutter.

G43) Lot H shall be a private drive with a City maintained storm pipe and shall a have a minimum paved width of 20-feet from lip of gutter to face of curb. The pavement shall be asphalt concrete (AC).

G44) Dedicate to the City a storm drain easement in Lot H. The location and width of the easement shall be to the satisfaction of the Department of Utilities. Execute a hold harmless agreement with the City for subsurface and surface improvements placed within the easement. The agreement shall be to the satisfaction of the Department of Utilities and the City Attorney.

G45) Surface and subsurface drainage facilities, sanitary sewer facilities and water facilities (excluding the City storm drain pipe in Lot H) located within the private driveways (Lots D through R) shall be private facilities maintained by the homeowner. Private easements shall be dedicated for these facilities.

G46) Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).

G47) All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

G48) The proposed development is located within County Sanitation District 1 (CSD1). The applicant shall comply with all CDS1 requirements.

G49) Per Sacramento City Code, section 16.28.100, no final map shall be certified (by the Director of Public Works) until the required improvements have been installed or agreed to be installed in accordance with Chapter 16.48 (Subdivision Improvements).

G50) Paragraphs (A), (B), (C), (D), (F), (N) and (Q) of Section 16.48.110 of the City Code shall be required for this development. Off-site water, sanitary sewer and drainage main extensions may be required.

G51) Street and gutter flow line elevations shall be designed so that runoff from the development overland releases to Basin 8A.

G52) Dedicate all necessary easements, right-of-way, or fee title property on the final map as required to implement the approved drainage, water and sanitary sewer studies per each approving agency requirements. Drainage and water easements, right-of-way, or fee title property shall be to the satisfaction of the DOU.

G53) 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. At a minimum, one foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

G54) This project is greater than 1 acre, 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 from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

G55) All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be granted.

G56) The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

G57) Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area that is served by a regional water quality control facility, only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3)

commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. 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 edition of the "Guidance Manual for On Site Stormwater Quality Control Measures", for appropriate source control measures.

G58) The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that each lot shall grant to the adjacent lot, as needed private reciprocal drainage, water, sewer and home maintenance easements at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book____, Page___)."

G59) The applicant shall enter into and record a Hold Harmless Agreement, in a form acceptable to the City Attorney, for all lots within the subdivision regarding the placement of water meters within driveways, walkways, hardscape and concrete or asphalt concrete (AC) flat work.

FIRE:

G60) All turning radii for fire access shall be designed as 35' inside and 55' outside.

G61) Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.

G62) A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access.

PPDD: Parks

G63) The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate the park land identified as Lot B and Lot C on the Revised Tentative Parcel Map for Westlake Parcel 31, dated October 29, 2004. Additionally, the applicant will be granted Quimby credits for the value of the applicant's improvements to the parking lot on Lot C, as authorized by PPDD. In order to satisfy their full Quimby requirements, the applicant will also request the City have prepared, at the applicants expense, a fair market value appraisal of the property to be subdivided and pay the remaining required parkland dedication in lieu fees or, as an alternative to the appraisal process, pay the remaining required parkland dedication in lieu fees based on the Community Planning Area "fixed market value " per acre of land as adopted by Sacramento City Council.

G64) Prior to the recordation of a Final Subdivision Map which creates a park parcel the applicant shall enter into an Agreement (Standard Public Improvement Agreement) for Construction of Public Improvements with the City stating that the developer shall construct all public improvements deemed necessary for the City's acceptance of the Park Site prior to the recordation of any Final Map adjacent to said park site. The Developer shall maintain (weed abatement) on said park site for two years after the acceptance by the City of the public improvements or until construction of said park site is complete (whichever is less). The two-year period shall begin following the issuance of a notice of completion by the City for the public improvements.

G65) The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final (Parcel) Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager)

G66) When parkland is dedicated the applicant must submit a site plan and electronic file showing the location of all utilities on site to the PPDD for review and approval.

G67) As per City Code, the Applicant shall provide the following on a dedicated park site: Full street improvements including but not limited to curbs, gutters, accessible ramps, street paving, street lights, and sidewalks; and improved surface drainage through the site.

G68) The Applicant shall install a six foot high masonry wall as approved by the City PPDD on property lines separating public park and designated open space areas from adjacent private uses. The masonry wall shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as otherwise approved by PPDD.

G69) The Applicant shall, at his expense and as per City Code, install a concrete walkway and vertical curb along all street frontages that open onto a park. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks and separated from the curb (detached) for community and regional parks unless otherwise approved by PPDD. The applicant shall also install a 6-foot sidewalk adjacent to the east edge of Lot C (Proposed Parking Lot) within the existing park site (Westlake Community Park), as approved by PPDD.

G70) The Applicant shall provide a twelve inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at the proposed park site (Lot B) at a location approved by PPDD for future service. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.

G71) The Applicant shall install water taps for irrigation, water taps for drinking fountains, and electrical and telephone service to the proposed park site, quantity, size and location as approved by PPDD.

Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.

G72) ~~The Applicant shall install a ten foot (10') wide driveway into the park at a location approved by PPDD. The driveway is to provide future maintenance access to the park (Lot B).~~ ***(Deleted by PPDD on December 9, 2004)***

G73) The Applicant shall rough grade a proposed park as required by City Code to provide positive drainage as approved by PPDD.

G74) The Applicant shall ensure all dedicated park acres are free and clear of any wetland mitigation and/or development restrictions. The Applicant shall be responsible for any required mitigation costs or measures associated with the park site.

G75) The Applicant must coordinate with PPDD to identify the appropriate location of any appurtenances to be placed within any portion of the PUE on the public park site prior to submitting improvement plans for the approval of the Department of Parks and Recreation.

G76) The applicant shall provide a disclosure to all future/potential home owners within their project as to the improvements proposed for the adjacent park site inclusive of but not limited to tennis courts, active sports fields and the potential for lighted sport activity areas. The park master plan (Westlake Community Park) can be obtained by contacting PPDD.

G77) Should the Applicant elect to construct a turnkey park, the Applicant shall notify the City in writing of the Applicant's intent to construct a turnkey park. If the Applicant elects to construct a turnkey park, the Applicant shall enter into a City standard park development agreement to construct first phase park improvements to the satisfaction of the City's PPDD. The Applicant may receive credit from the City for the construction of the park against this subdivision's required Park Impact Fee as approved by the City in the development agreement. First phase park construction shall be completed by the time that occupancy permits have been issued to 50% of the residential units served by the park, unless otherwise stipulated in the development agreement

The Applicant shall maintain all improvements to be accepted into the park maintenance financing district for a minimum of two years and until a minimum of 50% of the residential units to be served by the park have received occupancy permits –unless the City agrees to accept park maintenance into the District at an earlier date. The two-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

G78) As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres".

G79) Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy- saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.

G80) The applicant shall improve Lot C with a parking lot, landscaping and lighting as approved by PPDD. Prior to the final map recordation, the developer shall submit to the City improvement and landscape plans for the improvements that will be built pursuant to City park standards. The design shall also include provision of accessible parking spaces (1) on each end of the parking lot as well as signage indicating the parking lot is designated for park users. The improvements shall be installed prior to the occupancy of the first production home.

MISCELLANEOUS:

G81) City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Division requirements.

H. The **Subdivision Modification** to modify street standards, allow for non-standard street elbows, and reduce the P.U.E. to 10' adjacent to the public street is hereby approved subject to the following conditions of approval:

H1) The applicant shall comply with the conditions of approval of the Tentative Subdivision Map (P04-151).

H2) Signing and striping of the non-standard elbows shall be to the satisfaction of the Department of Public Works.

I. The **PUD Special Permit** to develop three house plans on 101± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone is approved subject to the following conditions of approval:

I1) Plans shall be consistent with the elevations shown on Exhibits 1K through 1M. The applicant shall provide a minimum of three elevations for each house plan. All three elevations shall be actively marketed and offered for sale with this subdivision.

I2) All of the house plans submitted and approved with this Special Permit shall be actively marketed and offered for sale within the subdivision/villages covered by this approval.

I3) Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.

I4) All building elevations submitted to the Planning and Building Department shall demonstrate compliance with roof pitch and enhancement requirements of the Westborough PUD Guidelines.

I5) Two plot plans shall be provided for each parcel, consistent with the approved Final Map, shall be submitted to Building Division demonstrating compliance with setbacks and lot coverage.

I6) Setbacks shall comply with the Westborough PUD Guidelines for single-family building standards (low and medium density) for alternative ownership housing type and non-conventional shape lots, as they apply.

I7) The lot coverage shall not exceed 45 percent for single story homes and 40 percent for two story homes, given the following allowances/incentives:

- Covered porches in the front or street side do not count toward the maximum lot coverage.
- Attached or detached garages that are recessed a minimum of four feet from the living area of the home (not the porch) count 50 percent toward the maximum lot coverage.
- At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.
- A maximum of 50 percent of the lots within a village may exceed 40 percent lot coverage.
- A maximum of 10 percent of the lots within a village may have a lot coverage for single story homes not exceeding 48 percent with the applicable allowances for covered porch, recessed garage, and accessory structures.
- No more than 2 homes exceeding the lot coverage shall be located in a row along the street.

I8) Enhanced side and rear elevations shall be required whenever either of those elevations faces a public street, school, park, canal, or other public space. This includes the street side elevation on all corner lots in the subdivision. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house, or other appropriate door and window trim features; and a four foot return of materials on the side or rear elevations, as appropriate. On enhanced

side and rear elevations, window treatments, rooflines, and materials shall match the front façade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.

I9) None of the same house plans may be placed on more than two adjacent/consecutive lots **(except for Lots 57, 58, and 59)**, and shall be different elevations when adjacent. The applicant shall provide the Building Division with a map that indicates plan and elevation on adjacent lots. **Lots 57, 58, and 59 may have the same house plan on each lot, but are required to each have a different elevation and color palette.** ***(Amended by Planning staff on December 9, 2004)***

I10) On corner lots, the driveway shall be located away from the intersections of streets.

I11) On corner lots, fencing shall start at or near the rear corner of the house.

I12) Roofing shall be as shown on plans.

I13) Prior to building permit issuance for lots with zero lot lines, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a five (5) foot private access and maintenance easement shall be conveyed to and reserved for the lot adjacent to the zero lot line, at no cost, at the time of sale or other conveyance of either parcel.

I14) The applicant shall provide and comply with the TSMAQ Plan for this residential development.

I15) Install two 15-gallon trees per lot frontage, with the average spacing of 30' on center, as measured along the entire length of the street.

I16) Front landscaping and irrigation shall be provided and consistent with the PUD Guidelines.

I17) On corner lots, the builder shall provide special landscaping treatments by providing accent trees and shrubs along the side yard fence.

I18) All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.

I19) Walls and fences shall be consistent with the PUD Guidelines and shall conform to City standards for sight line requirements at the intersections and driveways.

I20) Driveways shall comply with maximum paved area as permitted in the PUD Guidelines and Title 17 of the City Code.

I21) Garages: Each house shall provide at least one garage space with minimum inside dimensions of 10 feet wide by 20 feet long, as required by Title 17 of the City Code.

I22) Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Complex Special Permit.

I23) The applicant shall comply with the approved Mitigation Monitoring Plan (P04-151).

I24) This approval is for 101 lots within the proposed Westlake Parcel 31(P04-151). Any increase in the number of lots or any modification to the location of the lots specified for these house plans shall be reviewed by the Planning Director and may require additional entitlements.

I25) The applicant shall obtain all necessary building permits prior to the commencement of construction and building permits shall not be issued unless the Final Map has been approved.

I26) Prior to the issuance of the 101st building permit for the project known as Westlake Parcel 31 (P04-151), or the first certificate of occupancy of final building permit for the project known as Westlake Parcel 31 (P04-151), whichever comes first, the applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district. The purpose of the district is to equitably spread the cost of neighborhood parks maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon a hearing report, which specifies the tax rate and method or apportionment.

I27) ~~a) The houses on lots 2, 3, 61, and 101 shall front onto the public street. The completion and/or necessity of this condition shall be determined by the Planning Director.~~ ***(Deleted by the Planning Commission on December 9, 2004)***

a) **The cluster lot private drives shall be constructed of concrete.** ***(Added by Staff on December 9, 2004)*** **The final finish of the "T" court paving shall be approved by the Planning Director prior to issuance of Building Permit.** ***(Added by the Planning Commission on December 9, 2004)***

b) **Sufficient space shall be maintained in the garage to provide parking.** ***(Added by the Planning Commission on December 9, 2004).***

c) **The masonry wall along the park shall be stepped down to the satisfaction of the Planning Director.** ***(Added by the Planning Commission on December 9, 2004)***

FIRE

I28) 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.

I29) Provide a water flow test. (Contact Department of Utilities at 916-808-5371.)

I30) Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. Hydrant spacing shall be decreased where T courts are used. Hydrants shall be installed half way between each T court on one side of the street and to the satisfaction of the Fire Department.

I31) Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side. The bases of all T courts shall be marked "No Parking Fire Lane" on each side.

PARKS

I32) The applicant shall provide open access and front on lots adjacent to the western edge of the redesigned park site to the extent possible and as approved by PPDD.

ADVISORY NOTES:

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

1) Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.

2) Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water and flood control improvements shall be in place, fully functioning, and a notice of completion shall be issued by the Development Services Department.

3) Developing this property may require the payment of additional sewer impact fees prior to the filing, and recording of the Final Map, or issuance of the Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

4) Currently, CSD-1 policy prohibits gates that prevent access within sewer easements unless CSD-1 standards for accessibility through gates are met.

5) Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the

system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. 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 the appropriate SRCSD fees.

CHAIRPERSON

ATTEST:
Mary M. Lane
SECRETARY TO CITY PLANNING COMMISSION
12/9/04
DATE (P04-151)

Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	General Plan Amendment Exhibit
Exhibit 1C	Community Plan Amendment Exhibit
Exhibit 1D	Rezone Exhibit
Exhibit 1E	PUD Schematic Plan Amendment Exhibit
Exhibit 1F	880' Walking Map Exhibit
Exhibit 1G	Tentative Subdivision Map Exhibit
Exhibit 1H	Site Plan
Exhibit 1I	Conceptual Landscape Plan
Exhibit 1J	Typical Cluster Exhibit
Exhibit 1K	Plan 1 - Floor Plans and Elevations
Exhibit 1L	Plan 2 – Floor Plans and Elevations
Exhibit 1M	Plan 3 – Floor Plans and Elevations
Exhibit 1N	Conceptual Street Scene

Exhibit 1A - Mitigation Monitoring Plan

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

FOR

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ NEGATIVE DECLARATION AS AMENDED BY AN ADDENDUM

PREPARED FOR:
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT

DATE:
November 17, 2004

ADOPTED BY:
CITY OF SACRAMENTO
PLANNING COMMISSION

DATE:
12/9/04

ATTEST:

WESTLAKE PARCEL 31PROJECT (P04-151)
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, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Westlake Parcel 31 Project (P04-151)
Owner/Developer- Name: Phoenix LLC/John Laing Homes
Address: 7700 College Town Drive, Suite 101
Sacramento, CA 95826

Project Location / Legal Description of Property (if recorded):
The ± 11.2-acre gross (10- acre net) Westlake – Parcel 31 property is located on the northeast corner of Del Paso Road and Wyndview Drive in the Planned Unit Development (PUD). The Assessor Parcel Numbers are 225-1480-031 and -051.

Project Description:
The proposed project involves obtaining the entitlements to allow the development of cluster single-family homes in the Westborough PUD.

SECTION 2: GENERAL INFORMATION

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

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

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Air Mitigation Measure #1: ~~The Applicant shall comply with the NNCP's requirement to prepare an Air Quality Mitigation Strategy that reduces ROG emissions by 50 percent project-wide.~~ The Developer shall comply with the components of the Amended Residential Air Quality Plan for the project.	Developer	City of Sacramento, Development Services Dept., and SMAQMD	Submittal of an Air Quality Mitigation Strategy Plan.	Prior to the issuance of a grading permit.	

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Water					
Mitigation Measure #2 ~~A Drainage Agreement coordinating the provision of storm water drainage with all the property owners must be executed prior to recordation of the Master Parcel Map. The final storm water drainage plan shall be designed to the satisfaction of the City Utilities Director prior to recordation of the Master Parcel Map. Construction of the drainage facilities shall be commenced prior to issuance of a building permit. Construction of the drainage facilities shall be completed prior to issuance of a certificate of occupancy for any building on the site.~~	Developer	City of Sacramento, Development Services Dept.	Submittal of a drainage plan identifying the facilities.	Prior to the issuance of a building permit.	
Mitigation Measure #3 The project shall comply with the applicable Residential and Non-Residential Development Guidelines in the adopted Comprehensive Flood Management Plan to the satisfaction of the Director of Development Services, Planning Division, including: ▪ Provide multiple access points in subdivisions that are 10 acres or larger in size to facilitate evacuation and other emergency services; ▪ New residential subdivisions shall either identify refuge areas to the satisfaction of the City Development Services Department or ensure that at least 50 percent of all residential units shall have a top plate above the base flood elevation; ▪ Major projects (40,000 square feet or larger) shall have second story construction or roof access and a top plate above the base flood elevation in order to provide adequate refuge areas. Refuge areas at private structures should be required to accommodate employees only; ▪ All residential and non-residential structures must be			Submittal of plans identifying the specifics in Mitigation Measure #3.	Prior to the issuance of a building permit.	

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anchored to their foundations per regulations in the City Building Code; ▪ Gas valve shut-off keys must be attached in a visible location for all residential and commercial gas water heaters; and ▪ Special facilities, such as hospitals and elder care facilities, shall be required to implement flood safety measures in their designs to the satisfaction of the City Development Services Department					

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Plant and Animal Life:					
~~Mitigation Measure #4:~~ ~~The Applicant shall satisfy the mitigation requirements of the Natomas Basin Habitat Conservation Plan (NBHCP) and the Implementation Agreement, in one of the following three alternative methods for mitigating project impacts to special status species (I) payment of the Mitigation Fees; or (II) transfer of Habitat Mitigation Requirement Land to the Conservancy, together with payment of the Administrative, Endowment, and Habitat Management components of the Mitigation Fees; or (iii) participation in such other mitigation plan, consistent with the goals of the NBHCP and equivalent in biological value to (i) and (ii) above, as is approved by the City in prior consultation with the U.S. Fish and Wildlife Services and California Department of Fish and Game. Under (iii), no alternative mitigation strategy will be implemented with prior written approval of the U.S. Fish and Wildlife Service and California Department of Fish and Game.~~	Developer	City Development Services Dept., CA Regional Water Quality Control Board	Submittal of remediation plan and evidence that remediation has been completed.	Prior to issuance of a grading permit.	
~~Mitigation Measure #5:~~ ~~Prior to construction activities, the applicant shall perform one of the following measures to mitigate potential impacts to the northern harrier:~~ ~~□Prohibit the removal of any onsite vegetation during the nesting season (March 1 – June 30) or~~ ~~□Retain a qualified biologist to conduct a survey of the project site, no sooner than 2 weeks prior to construction. Should the survey find that there are active northern harrier nests in the vegetation to be removed, the applicant shall avoid construction activities within 100 yards of the active nest(s). A qualified biologist shall be retained during the construction phase to monitor construction activities~~			Submittal of asbestos and lead-based survey report.	Prior to issuance of a demolition permit.	

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~~around the active nest(s) to ensure that such activities are not leading to nest abandonment. If it appears as if construction activities are leading to abandonment behavior, construction shall temporarily cease until the biologist determines the suspected cause of the nest abandonment behavior. Additional mitigation may include an increased setback from the nest. Construction within the 100-yard setback shall not resume until a qualified biologist has determined that the juveniles in the nest(s) have fledged, and/or until appropriate consultation with California Department of Fish and Game and/or U.S. Fish and Wildlife Service has occurred.~~ ~~Mitigation Measure #6:~~ ~~Prior to the recordation of the Final Master Parcel Map, and/or any phases thereof, the applicant shall work with the U.S. Army Corps of Engineers and/or the Natural Resources Conservation Service office to review the EIP Associates April 9, 1999 study's findings and verify the amount of acreage on site which qualify as jurisdictional waters (seasonal wetlands) of the United States and what, if any, permits will be required.~~ ~~The Final Master Parcel Map, and/or any phases thereof, shall include the delineation of all identified jurisdictional waters of the United States, including seasonal wetlands, as verified by the U.S. Army Corps of Engineers and/or the Natural Resource Conservation Service.~~ ~~Loss of jurisdictional waters and wetland areas shall be compensated pursuant consultations with the U.S. Army Corps of Engineers associated with required permitting under Section 404 of the Clean Water Act. Evidence of wetland mitigation shall be provided to the City.~~					

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Mitigation Measure: The project developer shall: (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 ITPs issued by the USFWS and CDFG.					

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Noise:					
~~Mitigation Measure #7:~~ ~~Prior to approval of the Final Master Parcel Map, the applicant shall incorporate noise barrier details on project development plans for residential areas. Based on the Acoustical Analysis for the Westborough Project prepared b Brown-Buntin Associates, the noise barriers shall have a mass that provides sufficient transmission loss in the frequency range of concern and will at least six feet in height. Noise barriers may be required to exceed six feet in height depending on the actual distance from the noise source and ultimate grading elevations.~~	Developer	City Development Services Department	Final Master Parcel Map shall show all the noise barriers.	Prior to approval of final master parcel map.	

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Transportation and Circulation:					
Mitigation Measure #8: ~~Prior to building permit issuance, the applicant shall file a Transportation Management Plan (TMP) whose implementation will result in a 35 percent reduction in peak hour trips for the site to the satisfaction of the Public Works Director.~~ The Developer shall comply with the components of the Amended Residential Air Quality Plan for the project.	Developer	City Development Services Department	Submittal of a TMP.	Prior to issuance of a building permit.	
Mitigation Measure #9: ~~Analyses were undertaken to develop a phasing plan for the roadway improvements outlined as mitigation for the existing plus project scenario. Traffic associated with the project was superimposed on existing traffic volumes in five percent increments, and incremental roadway improvements were developed to maintain acceptable LOS "C" or better roadway operating conditions. The following is the phasing of the mitigation measures:~~ ~~A. Upon development of 55 percent of the project, the following mitigation measures shall be completed:~~ ~~Signalize the Del Paso Road and I-5 Northbound Ramps intersection~~ ~~B. Upon development of 60 percent of the project, the following mitigation measures shall be completed:~~ ~~Signalize the Del Paso Road and El Centro Road intersection~~ ~~C. Upon development of 70 percent of the project, the~~			Submittal of plans showing mitigation measure.	Prior to recordation of the final map.	

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~~following mitigation measures shall be completed:~~ ~~Widen Del Paso Road to four lanes – El Centro Road to I-5~~ ~~D.Upon development of 90 percent of the project, the following mitigation measures shall be completed:~~ ~~Signalize the Del Paso Road and I-5 Southbound Ramps intersection.~~ ~~Widen El Centro Road to four lanes – "C" Street to Del Paso Road.~~ The Developer shall pay their fair share contribution concerning any traffic improvements as required by the Development Services Department, Development Engineering and Finance Division. ~~Mitigation Measure #10:~~ ~~Prior to approval of the final subdivision maps for the low density residential area, the City Public Works Development Services Department shall review the gated entry designs and ensure that adequate driveway lengths are provided to avoid blocking traffic.~~					

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Human Health					
Mitigation Measure #11: ~~The applicant shall properly abandon all onsite water supply wells prior to construction activities. This procedure shall entail a well abandonment permit (for each well), issued by the Sacramento County Environmental Management Department, Environmental Health Division.~~	Developer	City of Sacramento, Development Services Dept., and Sacramento County EMD	Submittal of water well removal permits.	Prior to the issuance of a grading permit.	
~~Mitigation Measure #12:~~ ~~The applicant shall participate in the Mosquito Abatement Control Program Assessment District to be established by the Sacramento Yolo Mosquito Abatement District in order to provide urban standards of mosquito control in the project area.~~		City of Sacramento, Development Services Dept. and Sacramento-Yolo Mosquito Abatement District	Submittal of paperwork showing that the district has been established.	Prior to issuance of a grading permit.	

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Cultural Resources Mitigaton Measure #13: If subsurface archaeological , or pre-historical, or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work 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. Mitigation Measure #14: In the event human remains are discovered during excavation, work must stop immediately and the county recorder must be contacted. Section 5097.94 and 5097.98 of the Public Resources Code require consultation with the Native American Heritage Commission, protection of Native American remains, and notification of most likely descendants. SB 447 (Chapter 404, Statues of 1987) also protects Native American remains or associated grave goods.	Developer	City Development Services Department	Note shall be included on the Map and within the Standard Construction Specifications	Measures shall be implemented in field during grading and construction activities.	

Exhibit 1B - General Plan Amendment Exhibit

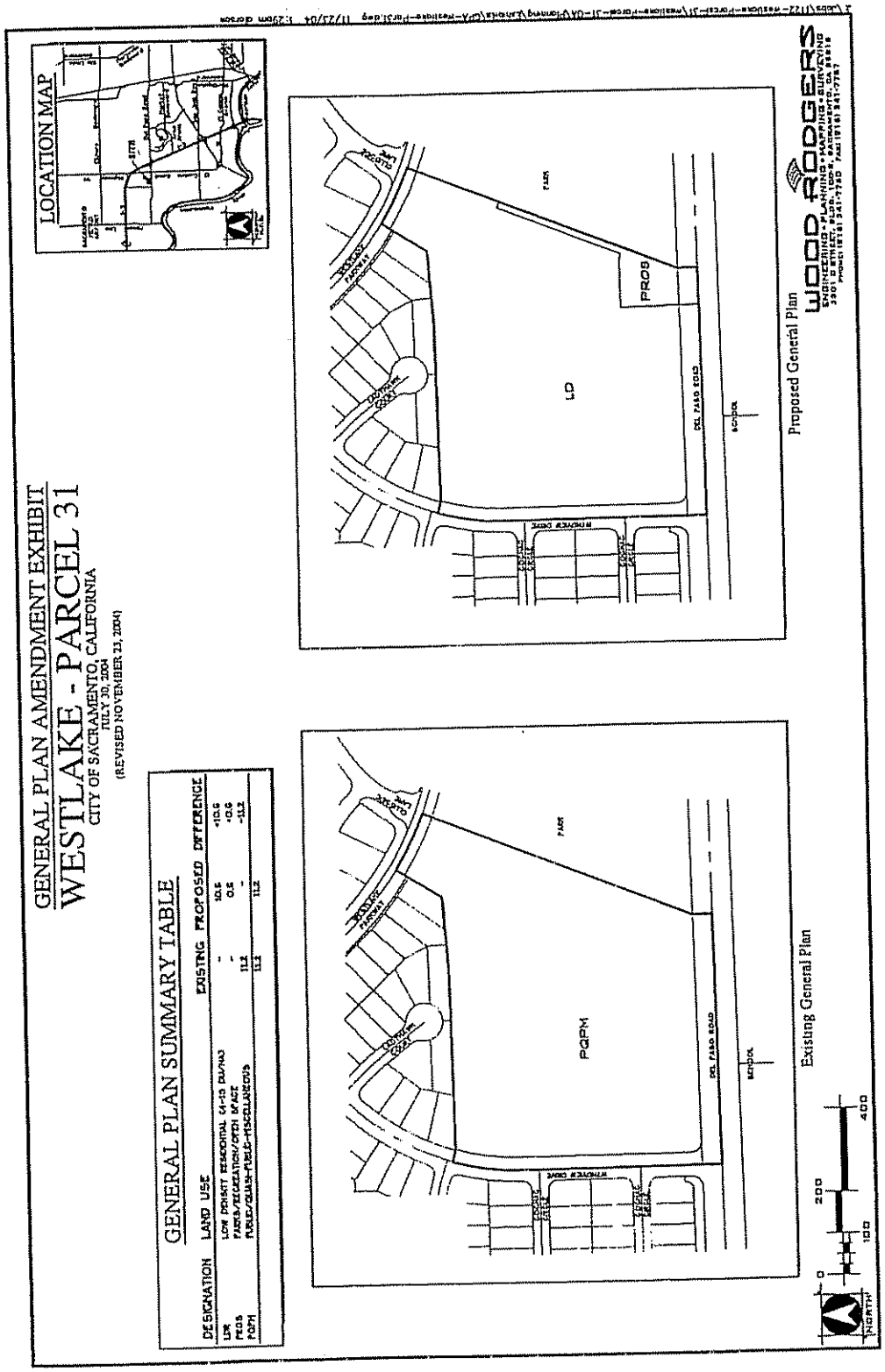

Exhibit 1C - Community Plan Amendment Exhibit

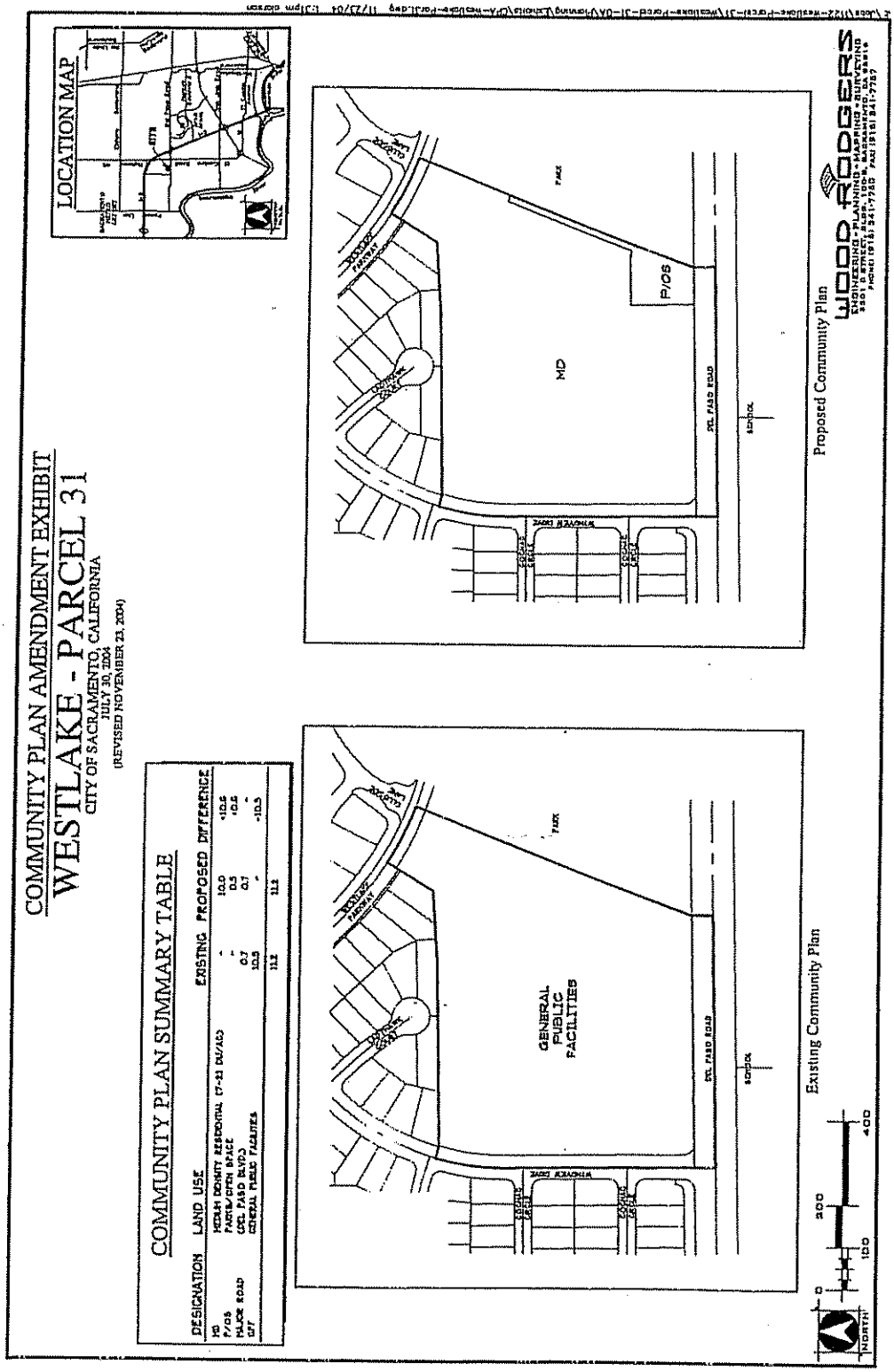

Exhibit 1D - Rezone Exhibit

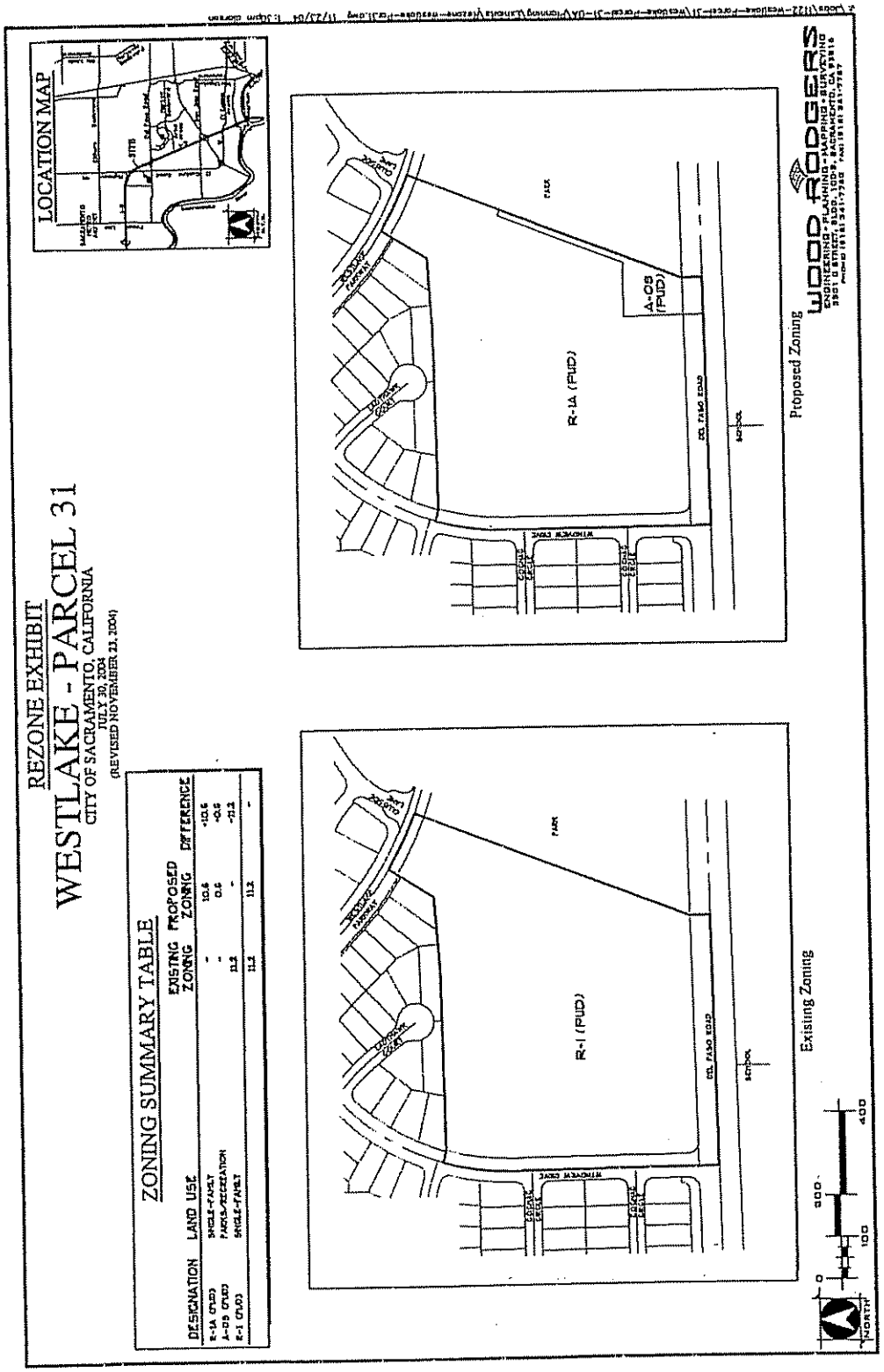

Exhibit 1E - PUD Schematic Plan Amendment Exhibit

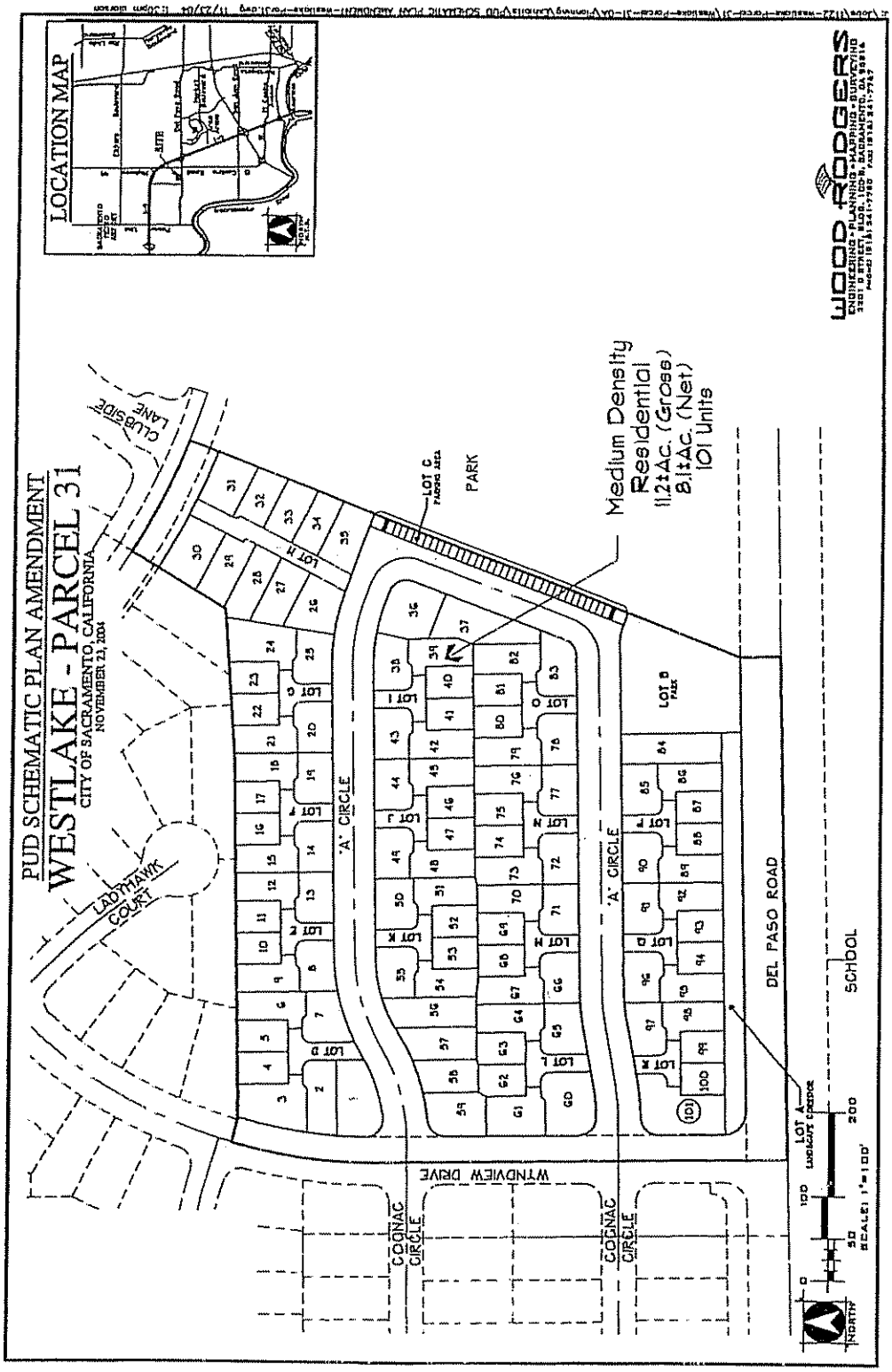

Exhibit 1F - 880' Walking Map Exhibit

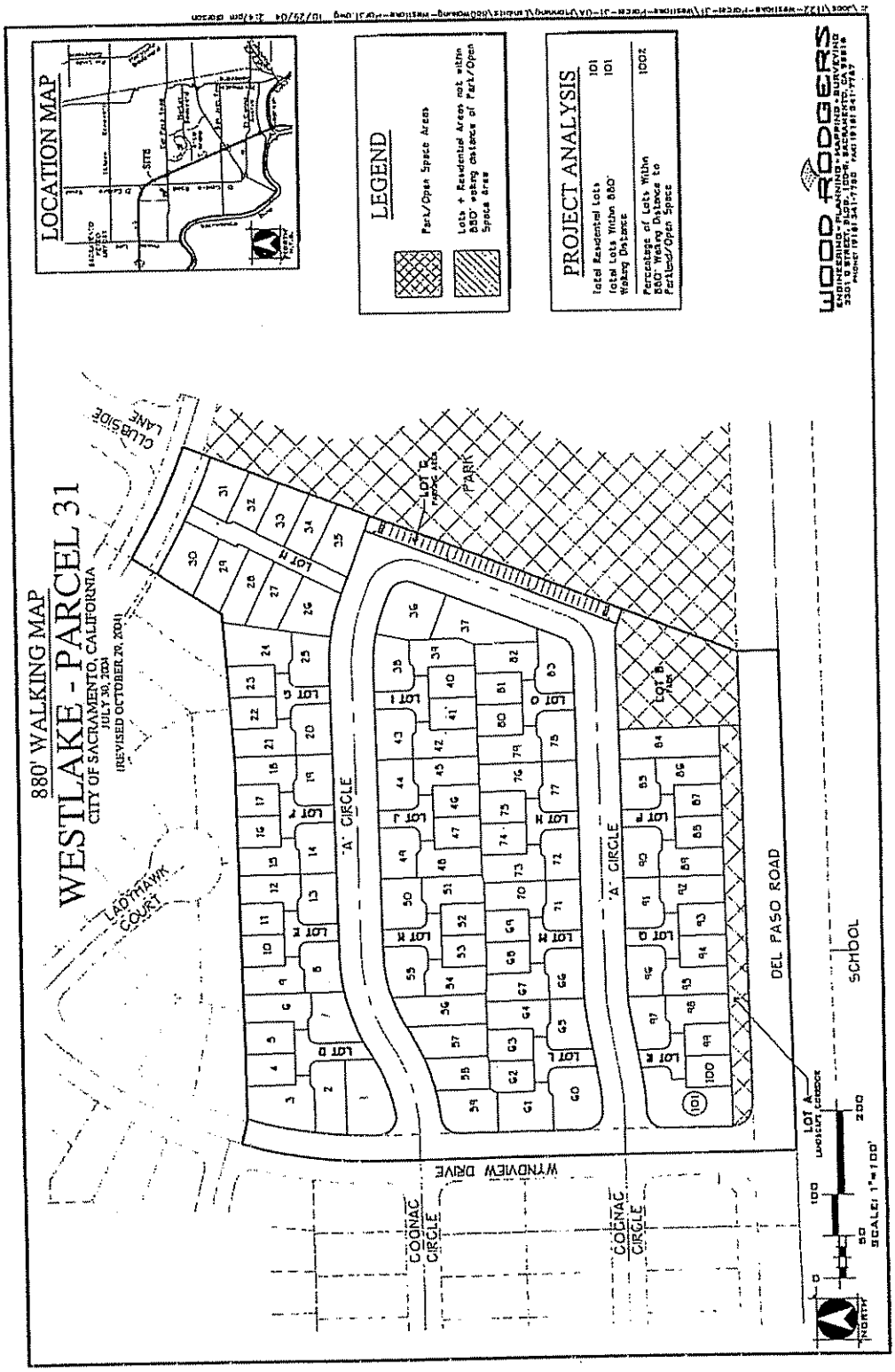

Exhibit 1G - Tentative Subdivision Map Exhibit

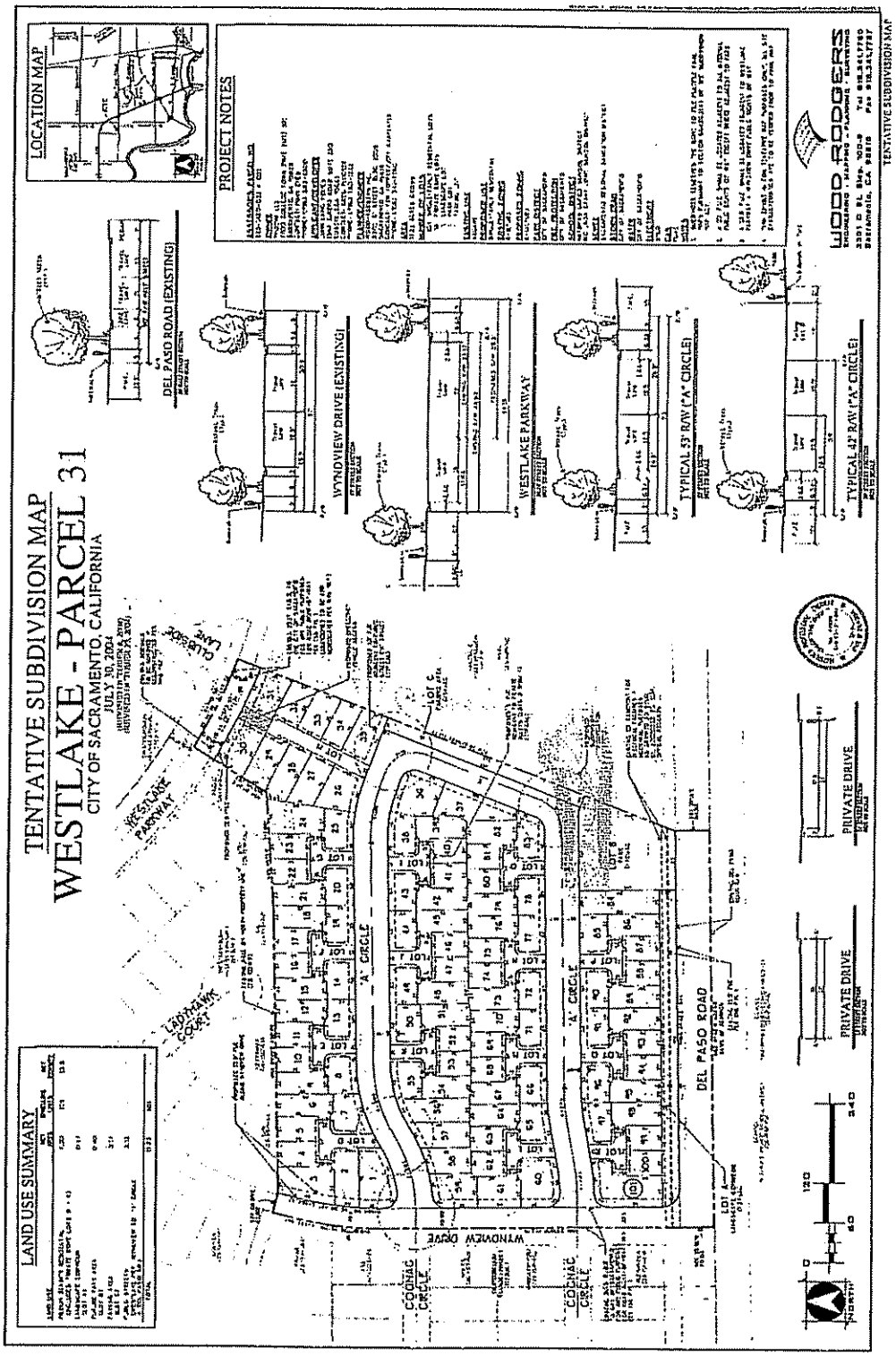

Exhibit 1H - Site Plan

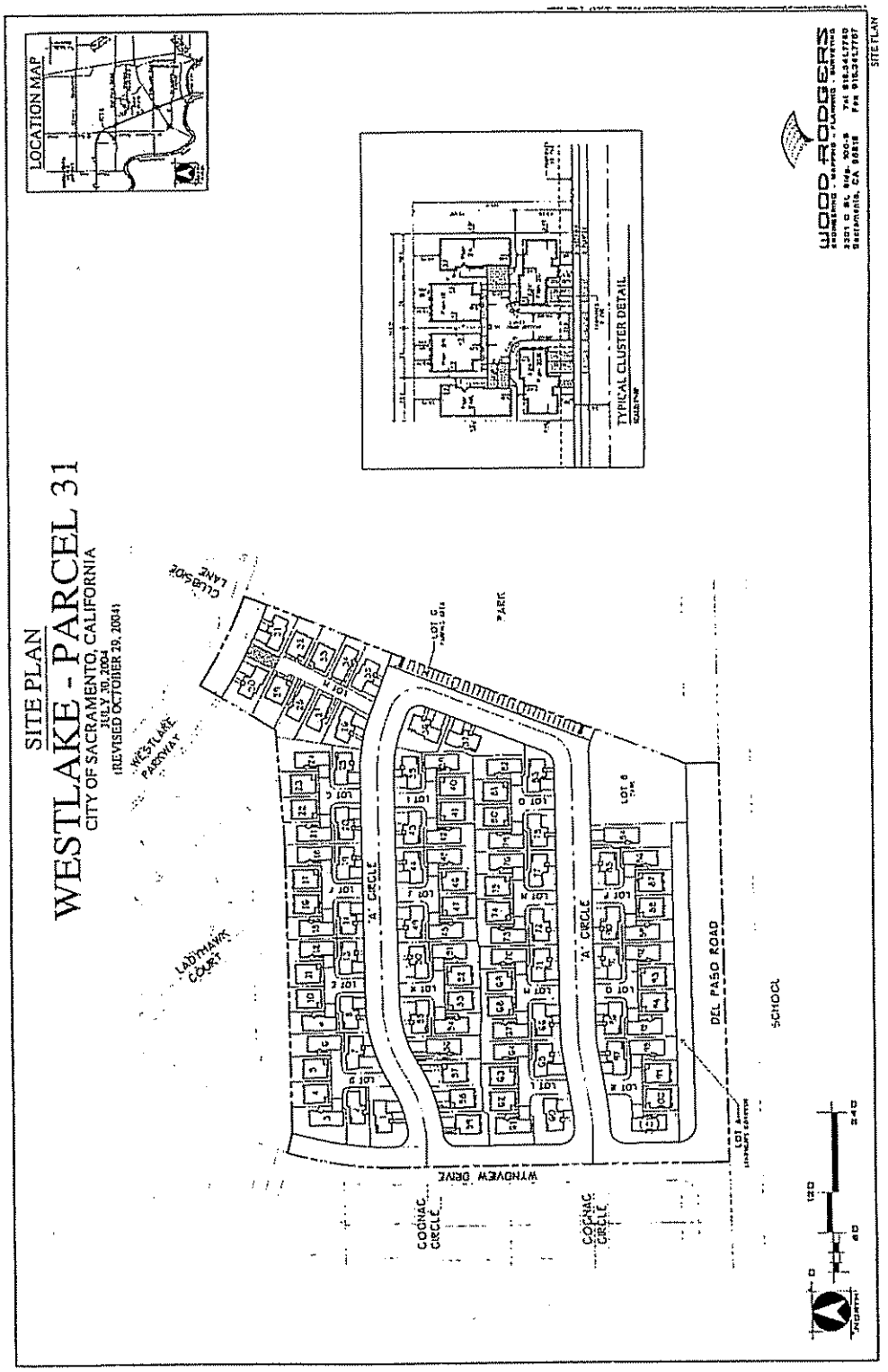

Exhibit 1I - Conceptual Landscape Plan

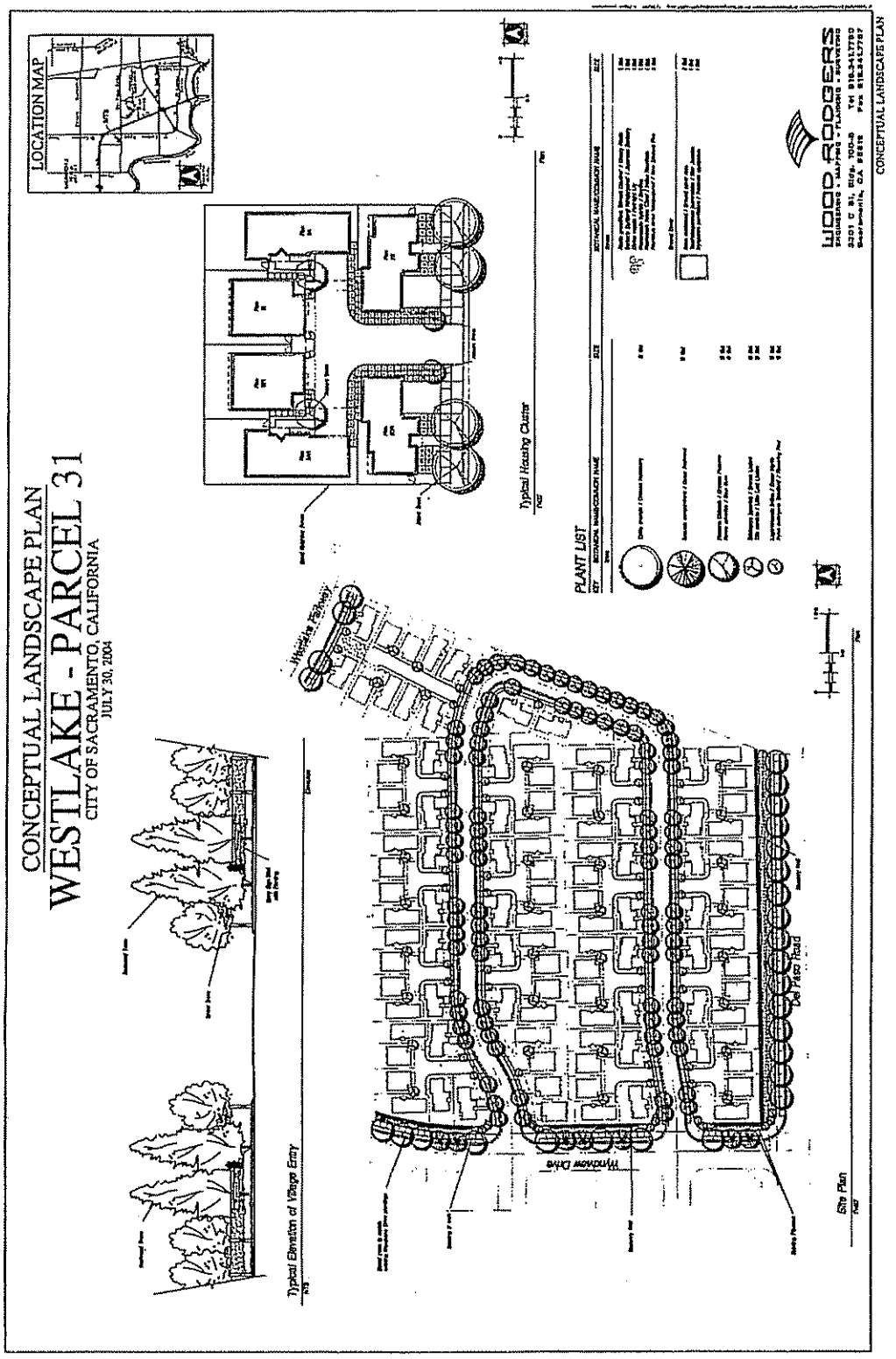

Exhibit 1J - Typical Cluster Exhibit

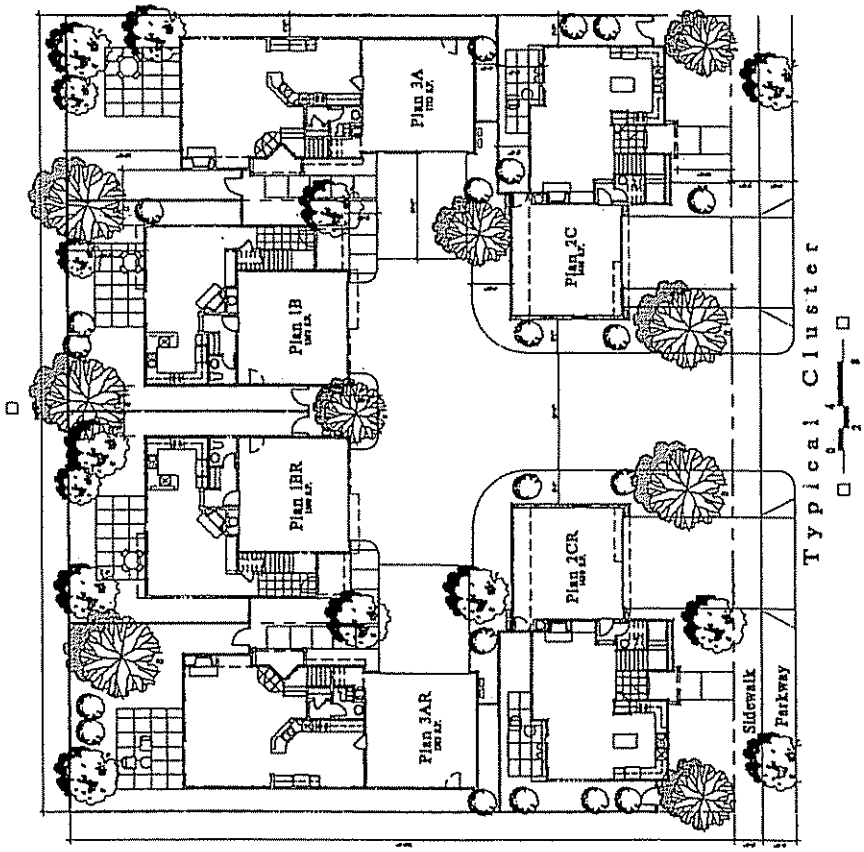

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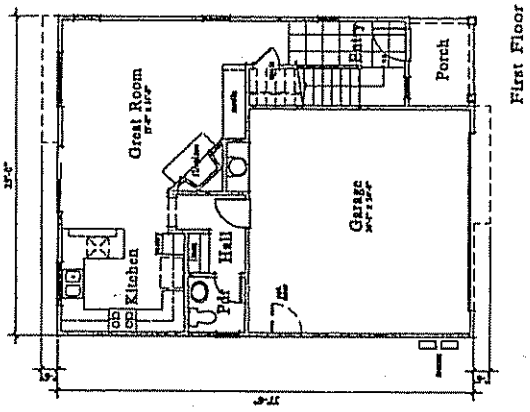
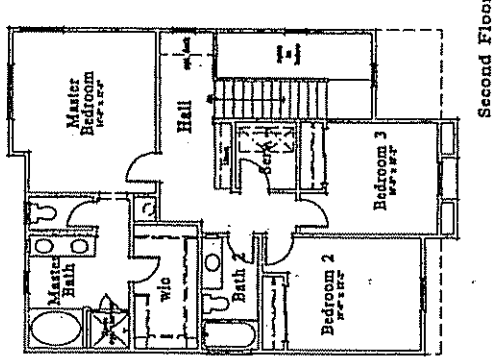
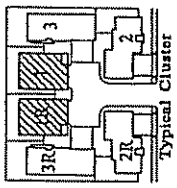
Exhibit 1K - Plan 1 - Floor Plans and Elevations







Floor Plan
3 Bedrooms
2 1/2 Bath
1534 Sq Ft

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Plan 1 Floor Plan

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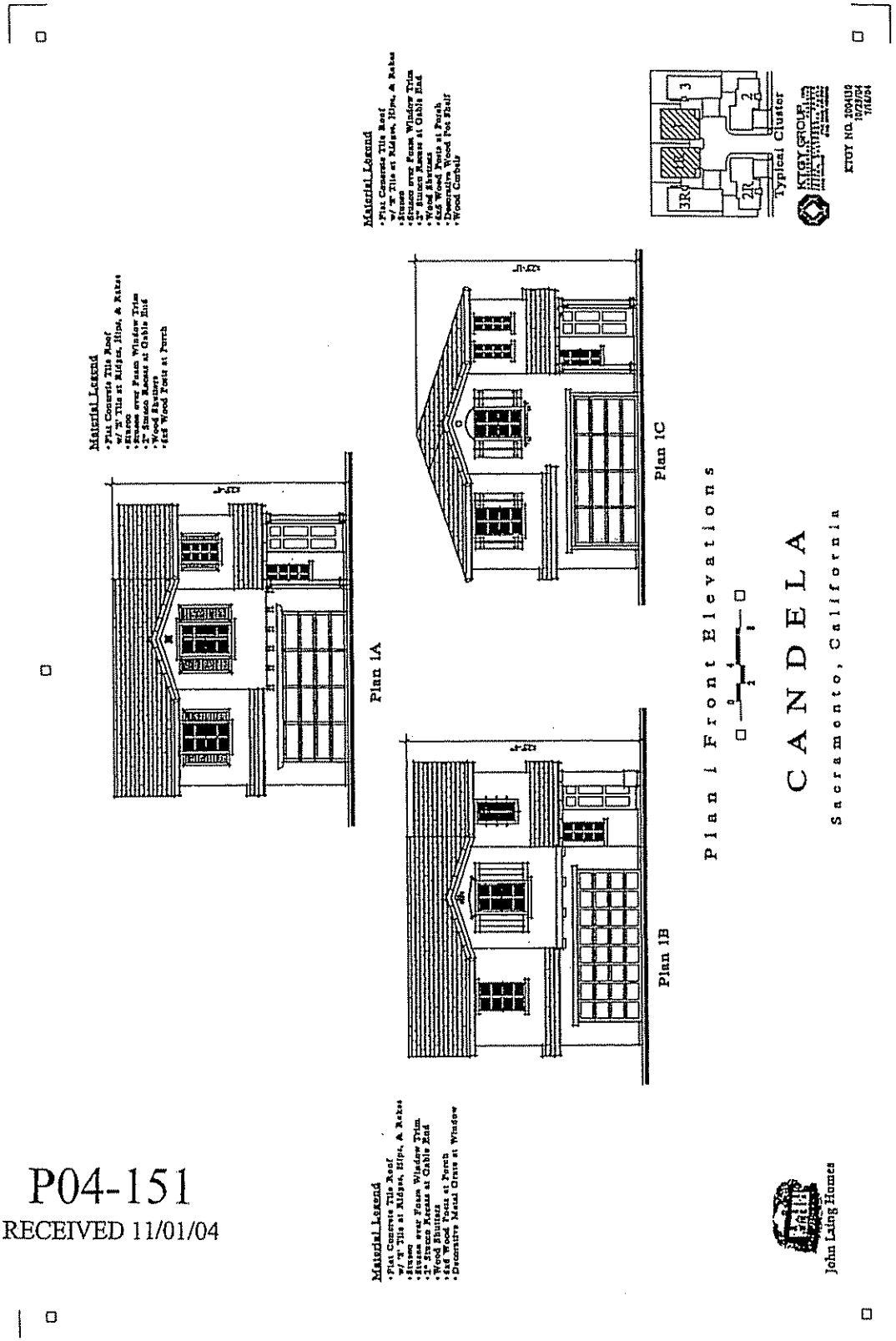

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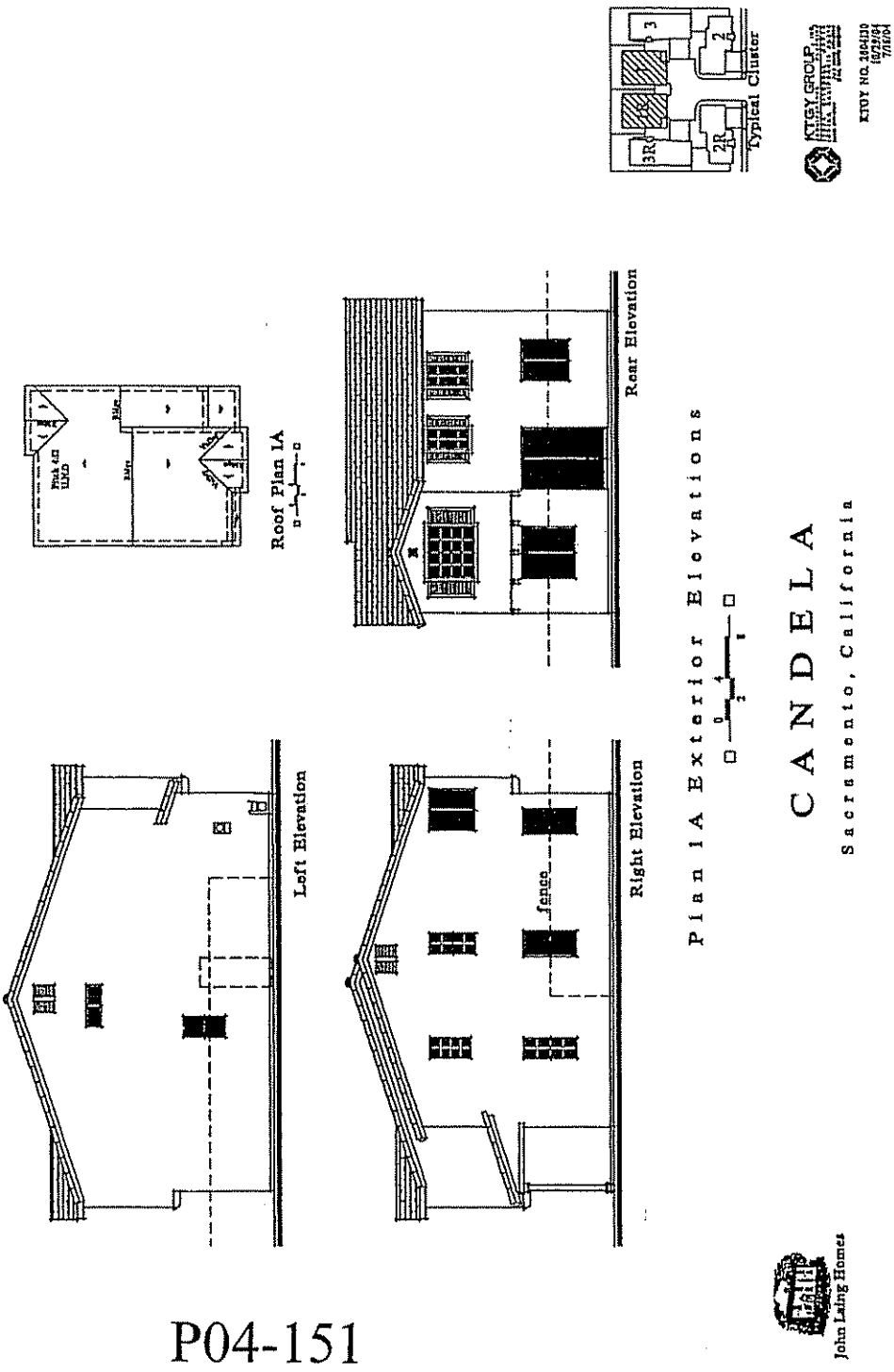

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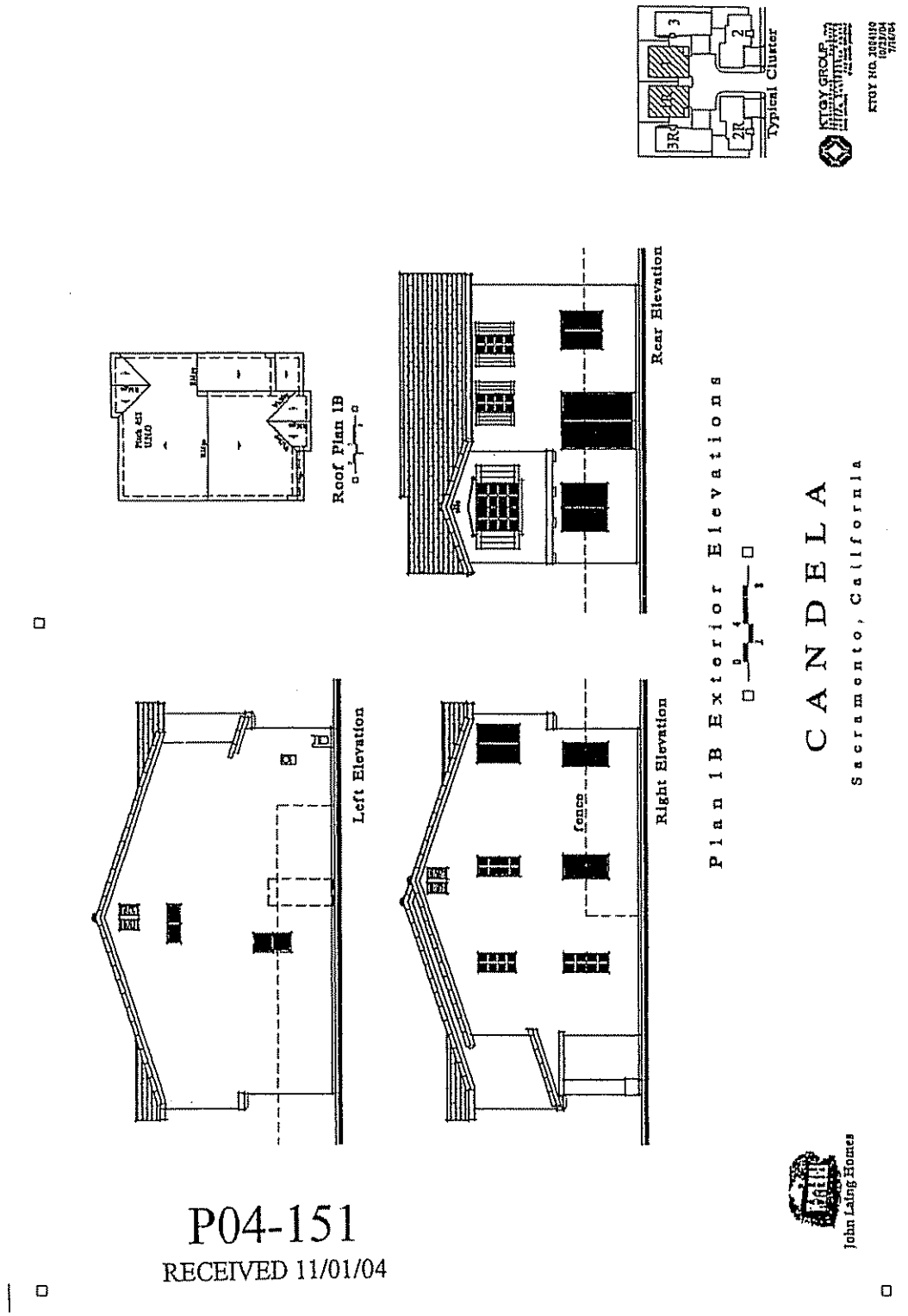

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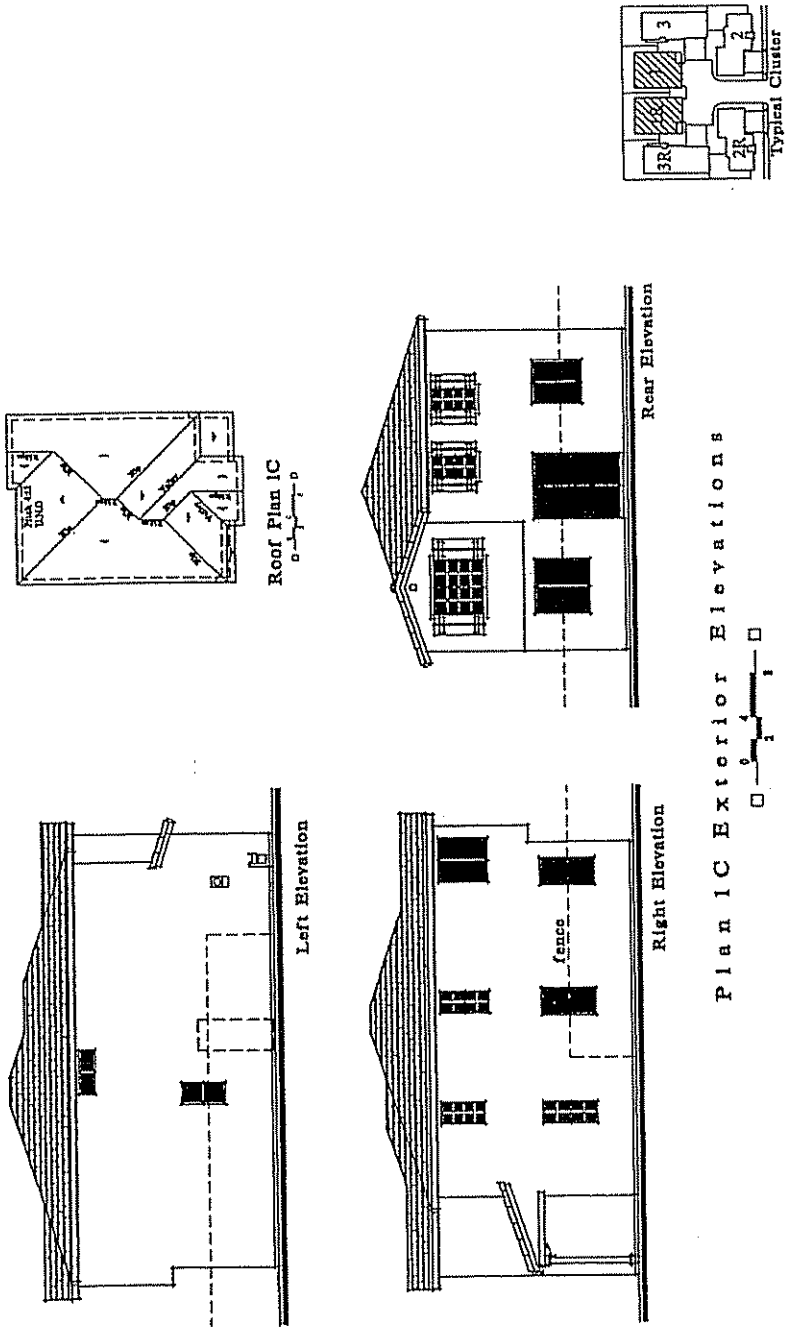

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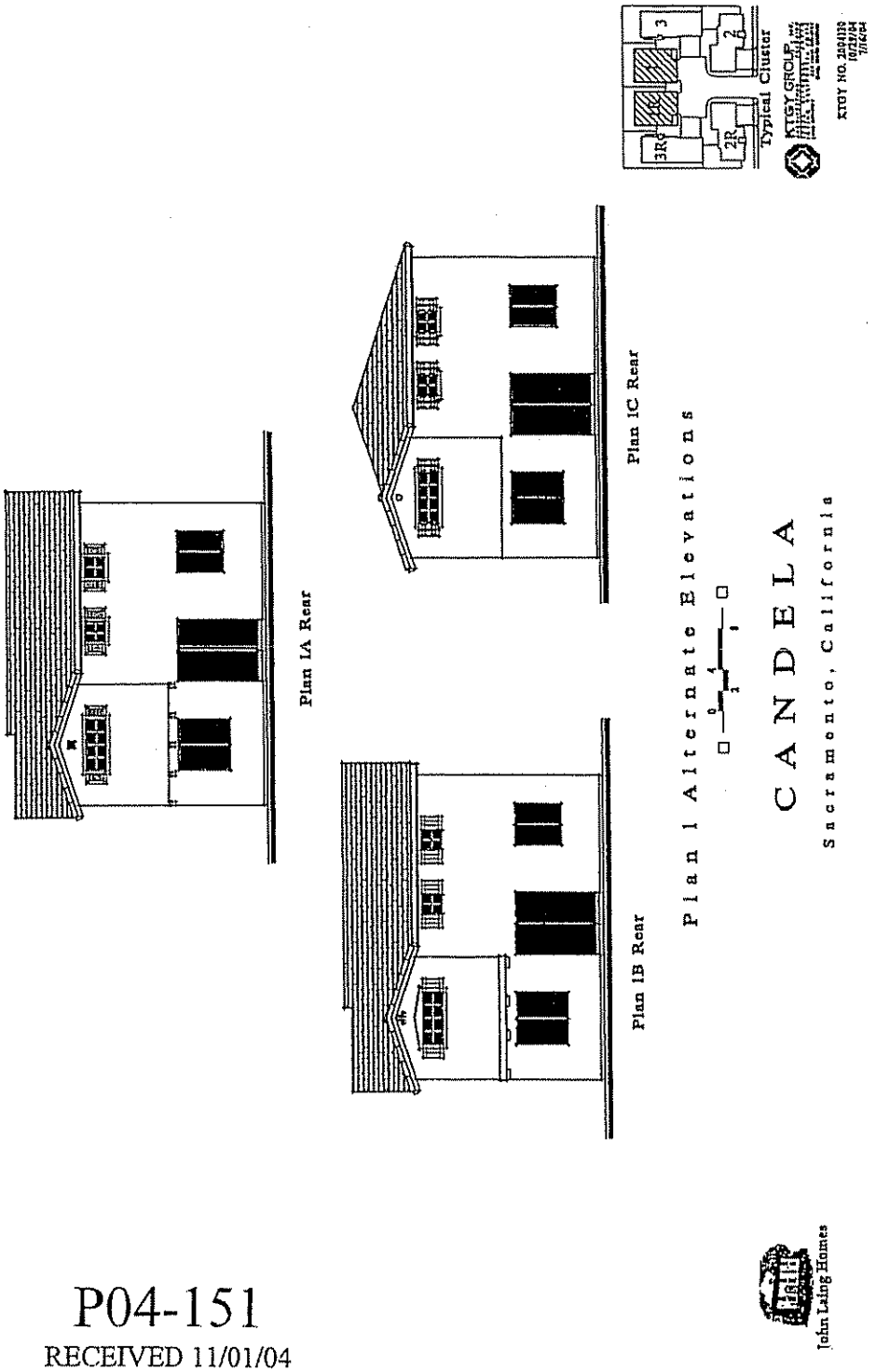

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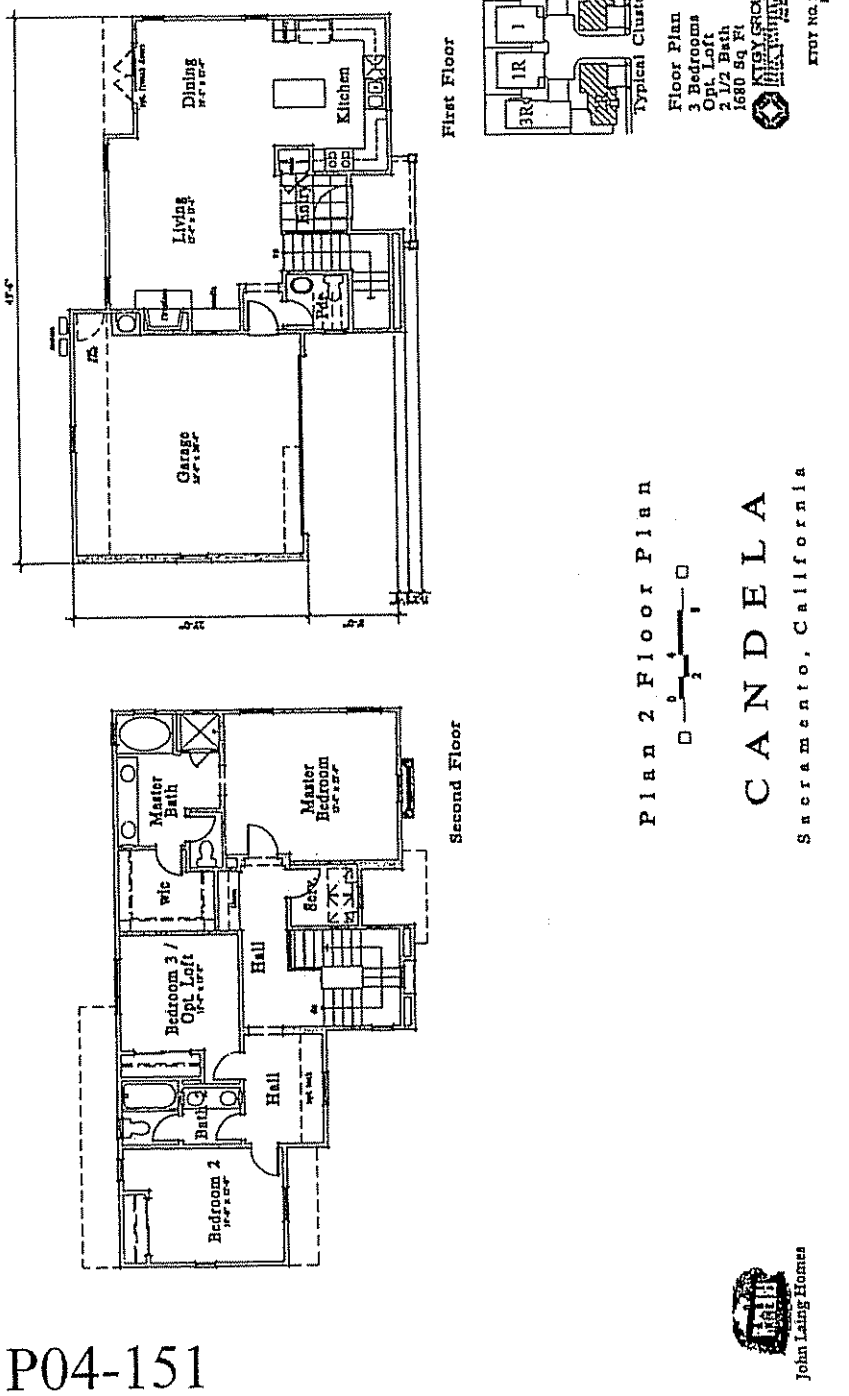
Exhibit 1L - Plan 2 – Floor Plans and Elevations



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Material Legend

- Flat Concrete Tile Roof w/ 'S' Tile at Ridges, Hips & Rakes
- Stucco
- Stucco over Foam Window Trim
- 2" Stucco Reveals at Gable End
- Wood Shutters
- 4x6 Wood Posts at Porch
- Wood Corbels
- Decorative Wood Railing
- 2" Stucco Reveals as Shown

Plan 2A

Material Legend

- Flat Concrete Tile Roof w/ 'S' Tile at Ridges, Hips & Rakes
- Stucco
- Stucco over Foam Window Trim
- Wood Shutters
- Decorative Metal Grate over 2" Stucco Reveals as Shown

Plan 2B

Material Legend

- Flat Concrete Tile Roof w/ 'S' Tile at Ridges, Hips & Rakes
- Stucco
- Stucco over Foam Window Trim
- Wood Shutters
- 4x6 Wood Posts at Porch
- Wood Corbels
- Decorative Wood Railing
- 2" Stucco Reveals as Shown

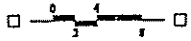
Plan 2C

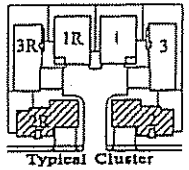
Material Legend

- Flat Concrete Tile Roof w/ 'S' Tile at Ridges, Hips & Rakes
- Stucco
- Stucco over Foam Window Trim
- Decorative Clay Pipe at Gable End
- Wood Shutters
- 4x6 Wood Posts at Porch
- Decorative Wood Railing
- Decorative Metal Grate over 2" Window, as Shown

Plan 2D

Plan 2 Front Elevations





Typical Cluster

John Laing Homes

CANDELA

Sacramento, California

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KTGY NO. 2004130
10/29/04
7/16/04

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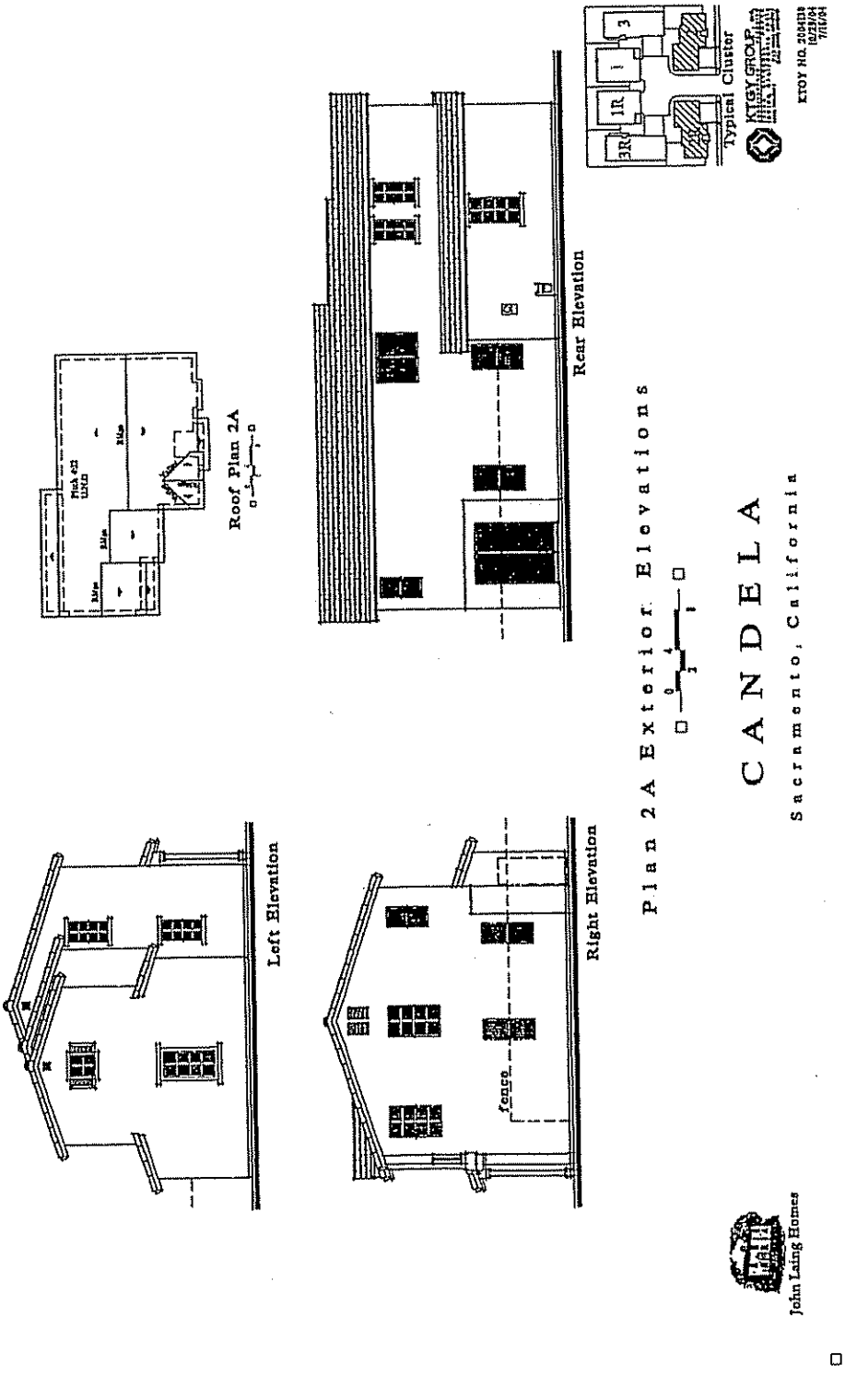

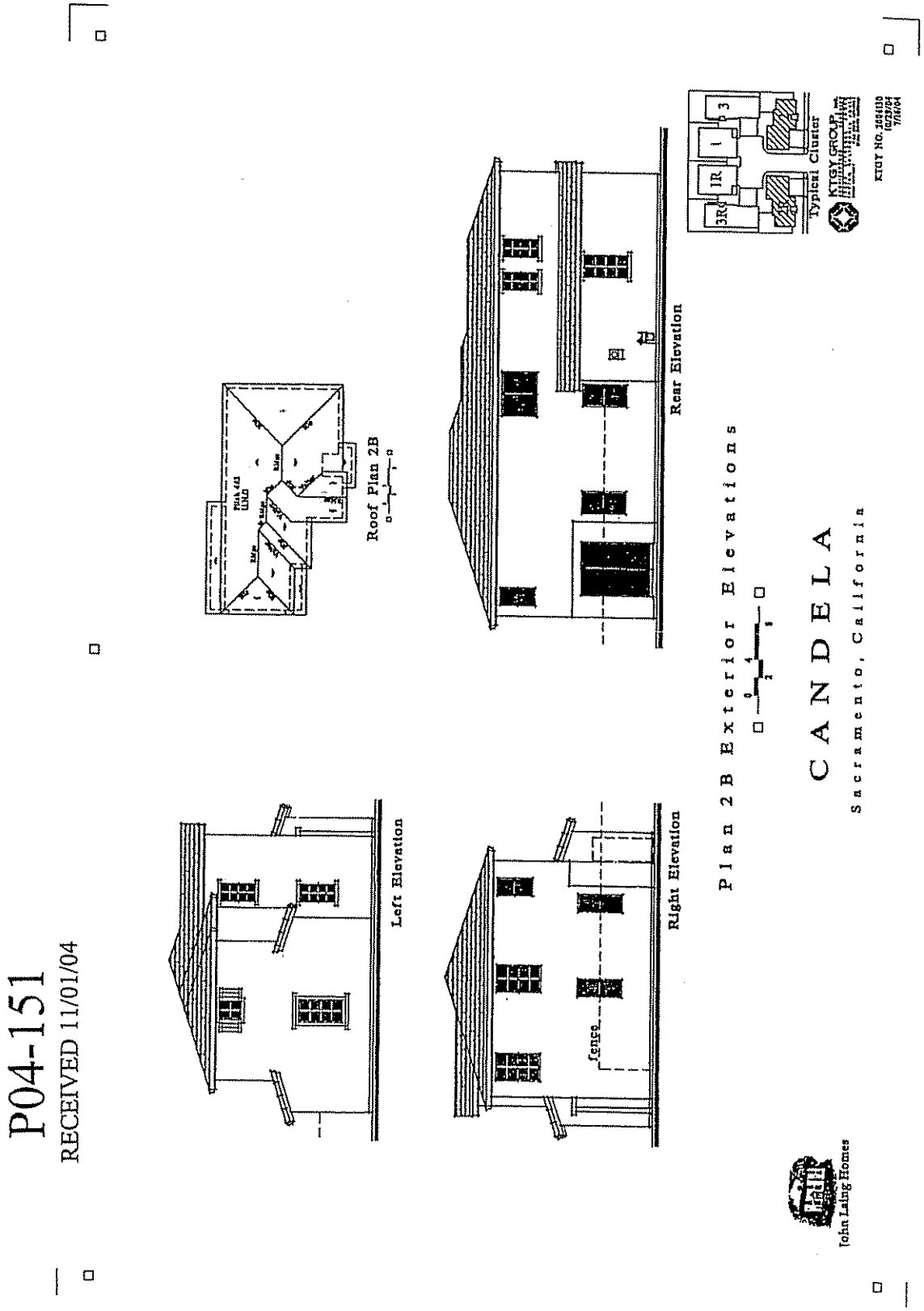
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Left Elevation
Roof Plan 2B
Rear Elevation
Typical Cluster
Right Elevation
Fence
Plan 2B Exterior Elevations
CANDELA
Sacramento, California
John Laing Homes

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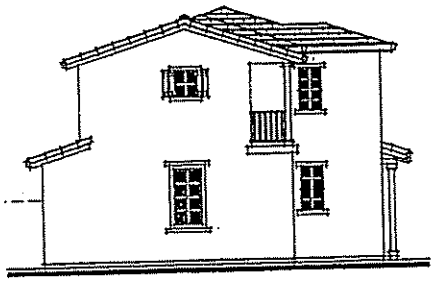
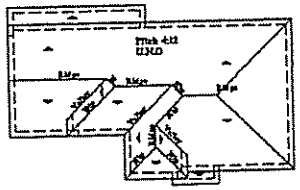
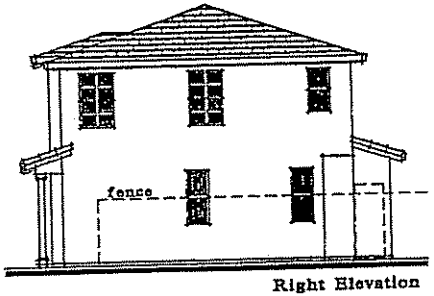


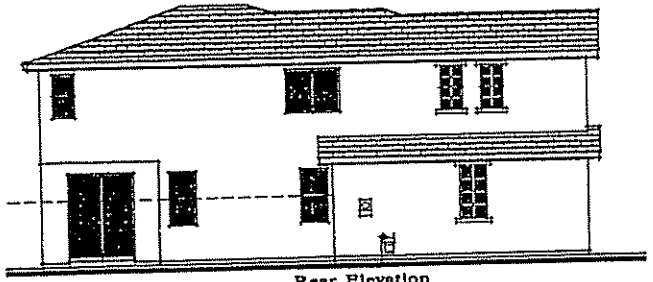
Left Elevation



Roof Plan 2C

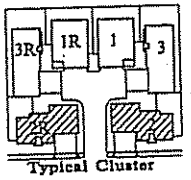


Right Elevation



Rear Elevation

Plan 2C Exterior Elevations



Typical Cluster

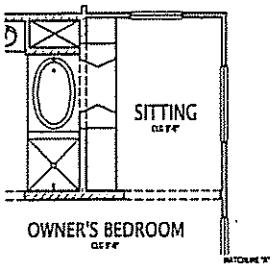
John Laing Homes

CANDELA

Sacramento, California

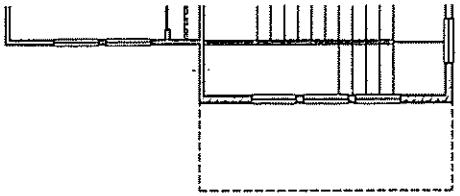
KTGY GROUP

KTGY NO. 2004-138
10/29/04
7/15/04



SITTING OPTION

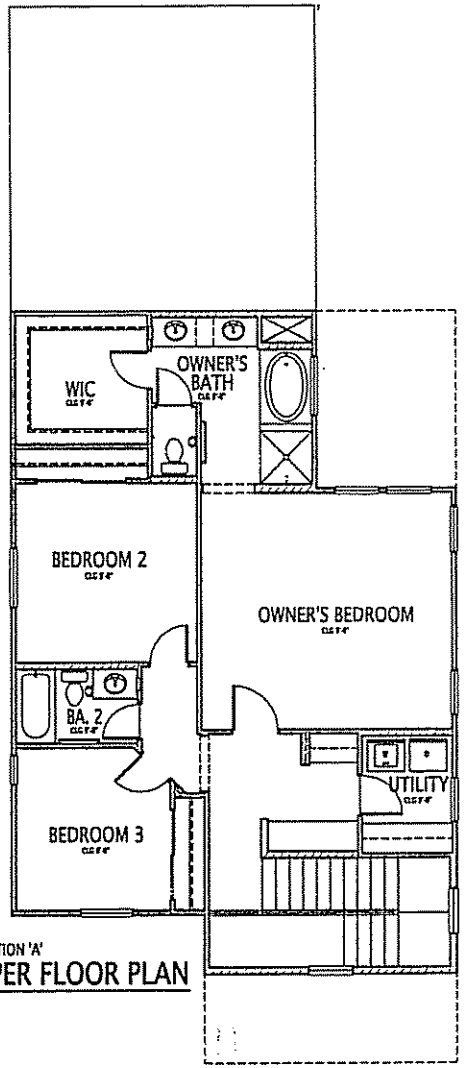
1/4"=1'-0"



ELEVATION 'B' & 'C'

PARTIAL FLOOR PLAN

1/4"=1'-0"



ELEVATION 'A'

UPPER FLOOR PLAN

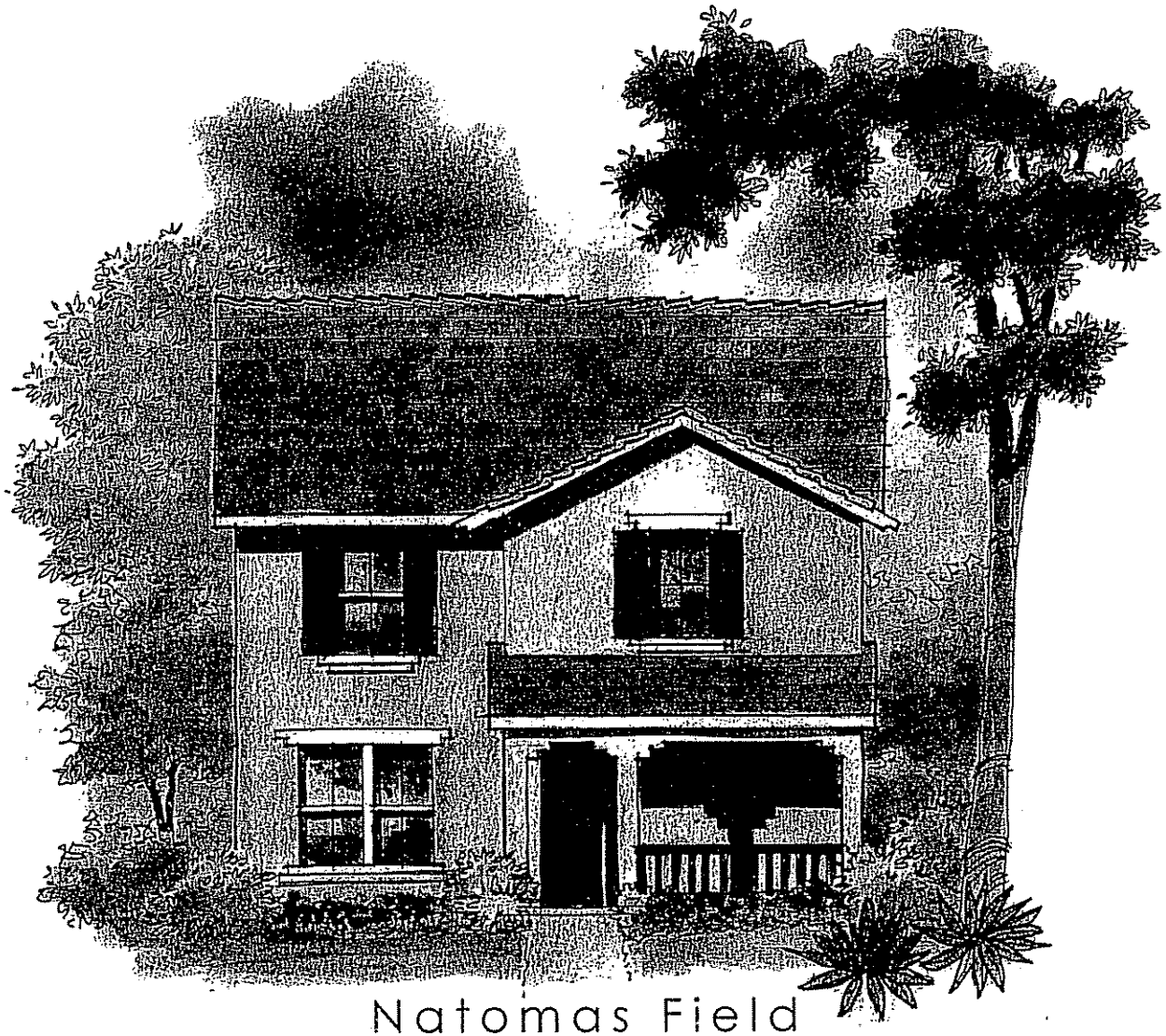
plan 2281 - upper floor plan

Beazer Homes

Natomas Field

City of Sacramento, California

JDA
JEFFREY DeMURE + ASSOCIATES
ARCHITECTS - PLANNERS



40'x90'' plan 2281 - elevation 'a' - early california

Natomas Field

City of Sacramento, California

Beazer Homes

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JEFFREY DeMURE + ASSOCIATES
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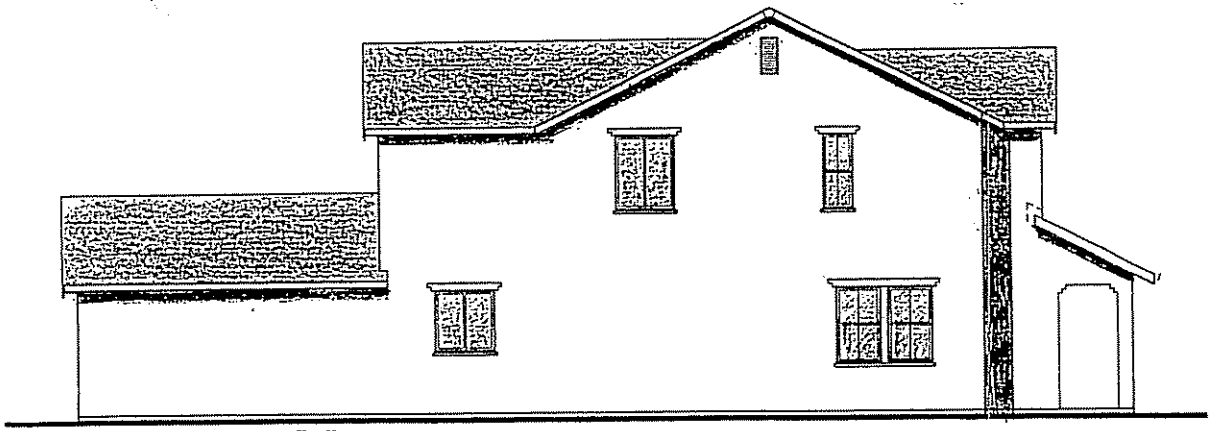
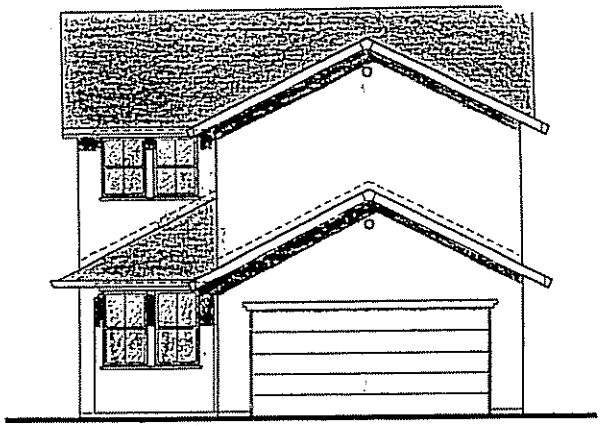
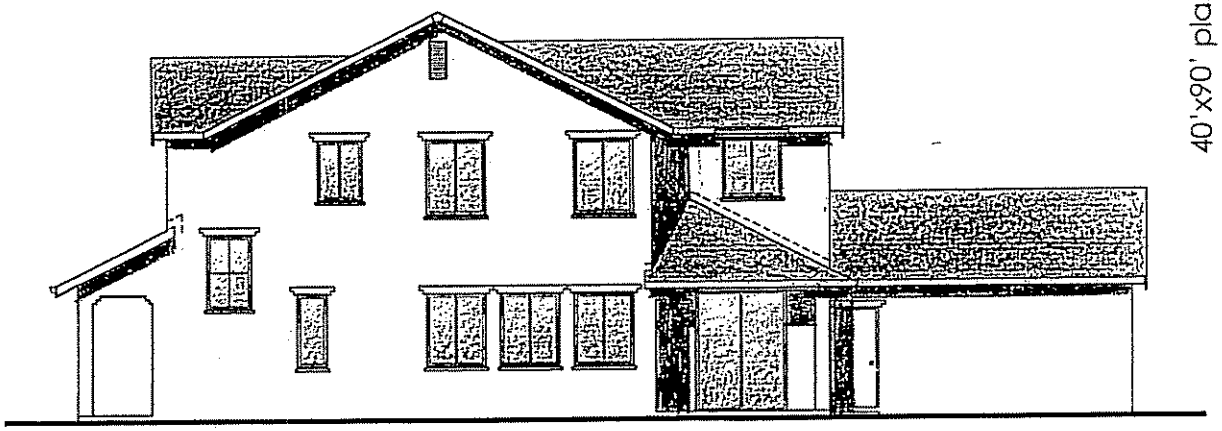


LEFT ELEVATION "A"



"EARLY CALIFORNIA" (SLATE)
REAR ELEVATION "A"



RIGHT ELEVATION "A"

40'x90' plan 2281 - typical sides and rear elevation

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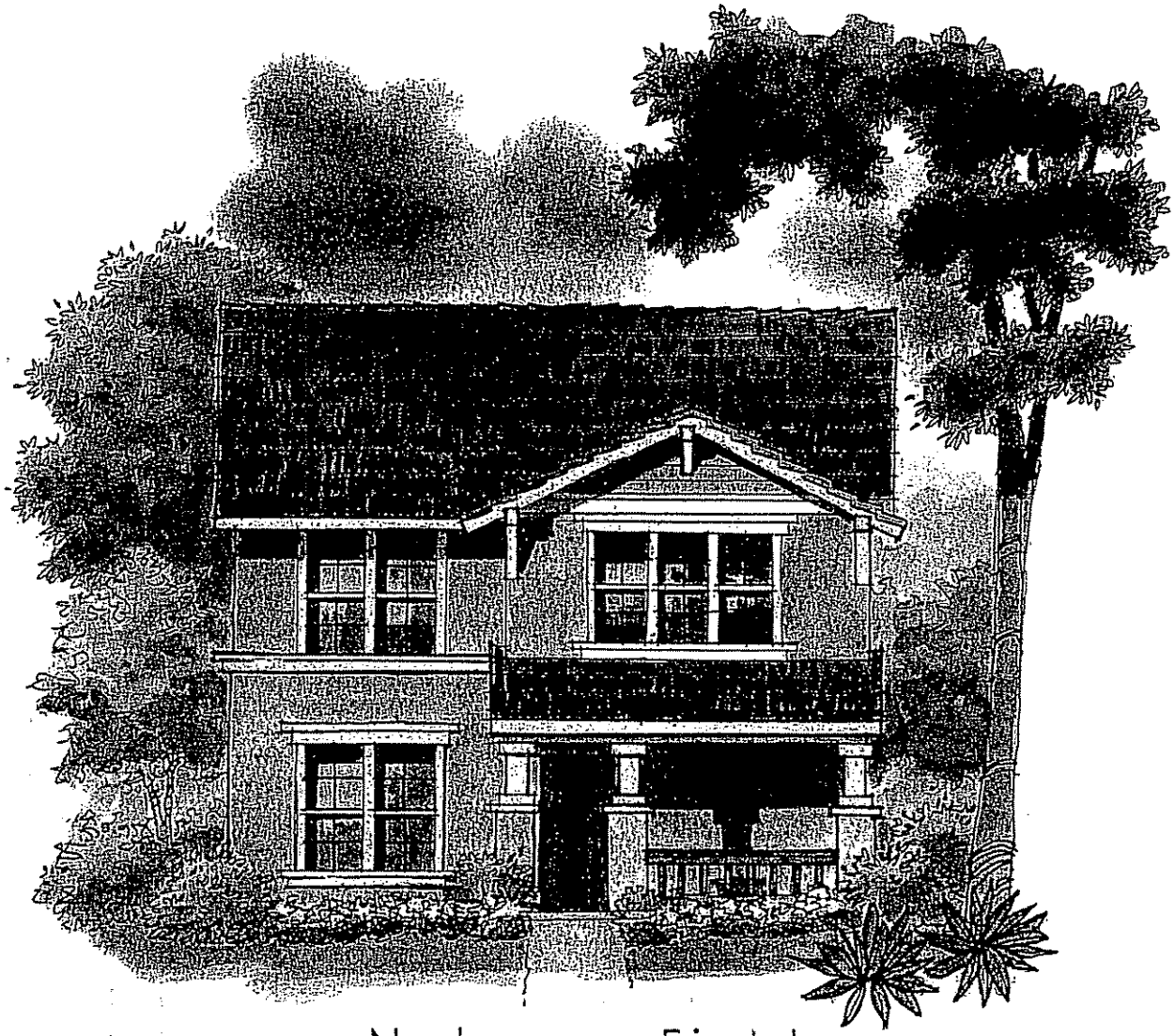

40'x90' plan 2281 - elevation 'b' - california bungalow

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40'x90' plan 2281 - elevation 'c' - craftsman

Natomas Field

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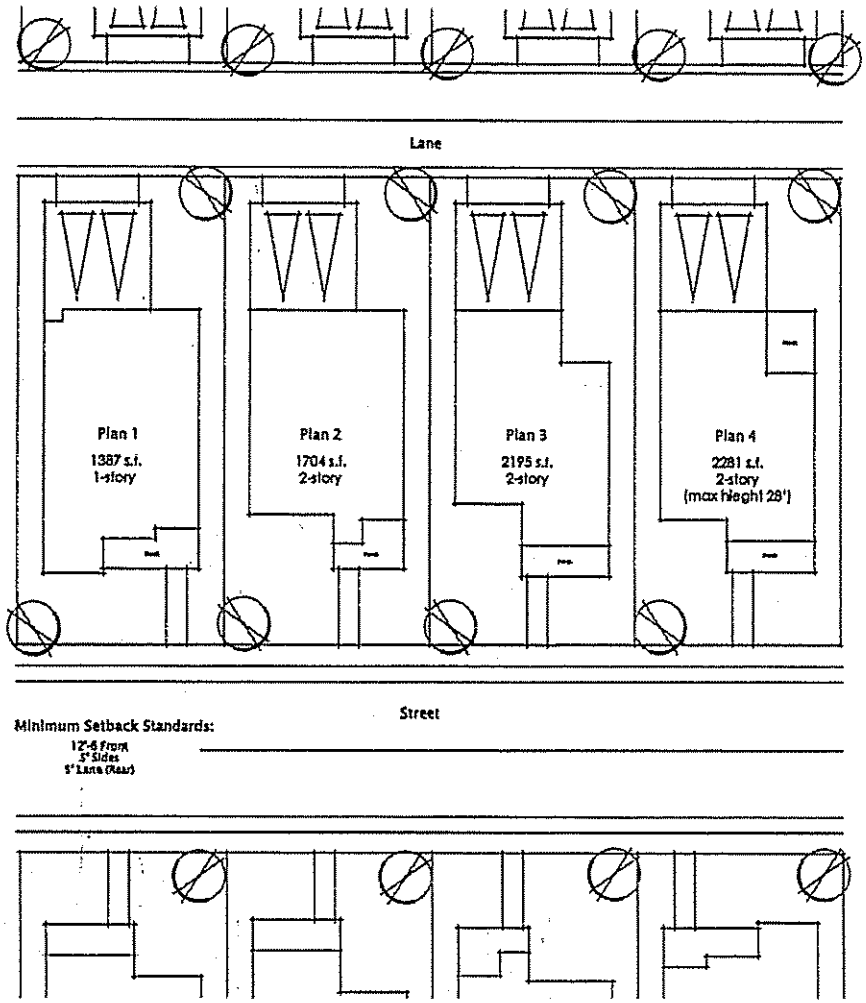


40'x90' - footprints

Natomas Field

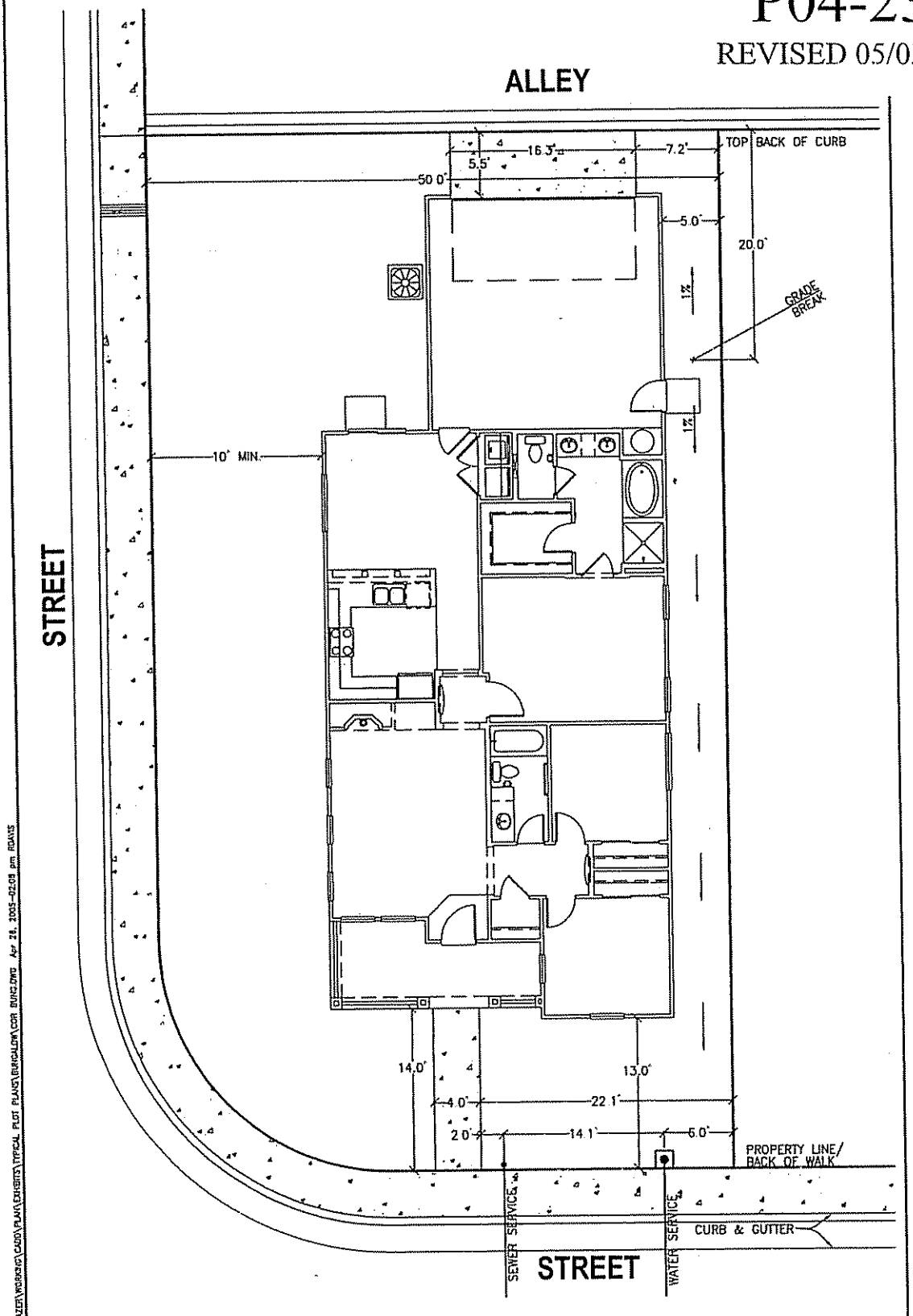
11.15.04

P04-236

REC'D 11-18-2004

P04-236

REVISED 05/03/2005



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CHECKED:	TDM
SCALE:	1"=10'
JOB NO:	20430
DATE:	APRIL 2005
SHEET:	1 of 1

NATOMAS FIELD
TYPICAL PLOT PLAN
BUNGALOW
TYPICAL CORNER 1387

MRO ENGINEERS, INC.
2202 Plaza Drive
Rocklin, CA 95765
Phone (916) 783-3838
Fax (916) 783-5003
www.mroengineers.com
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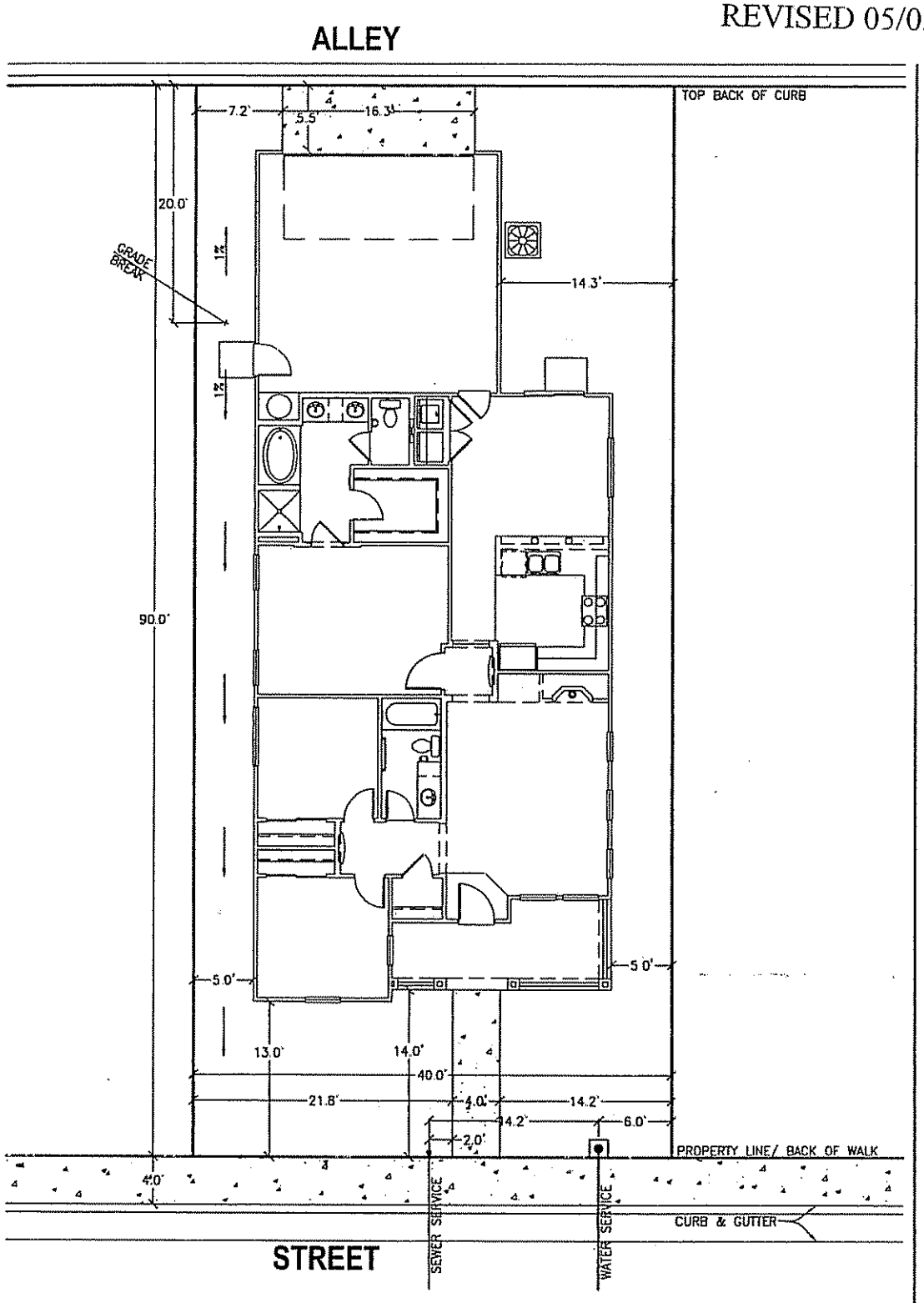
H:\2004\20430 NATOMAS FIELD - BEAZER\WORKING\CADD\PLAN EXHIBITS\TYPICAL PLOT PLANS\BUNGALOW\CORNER BUNG.DWG Apr 21, 2005-02:08 pm ROANS

P04-236

REVISED 05/03/2005



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CHECKED:	TDM
SCALE:	1"=10'
JOB NO:	20430
DATE:	APRIL 2005
SHEET:	1 of 1

NATOMAS FIELD

TYPICAL PLOT PLAN

BUNGALOW

1387

MRO ENGINEERS

MRO ENGINEERS, INC.
2202 Plaza Drive
Rocklin, CA 95765
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Fax (916) 783-5003
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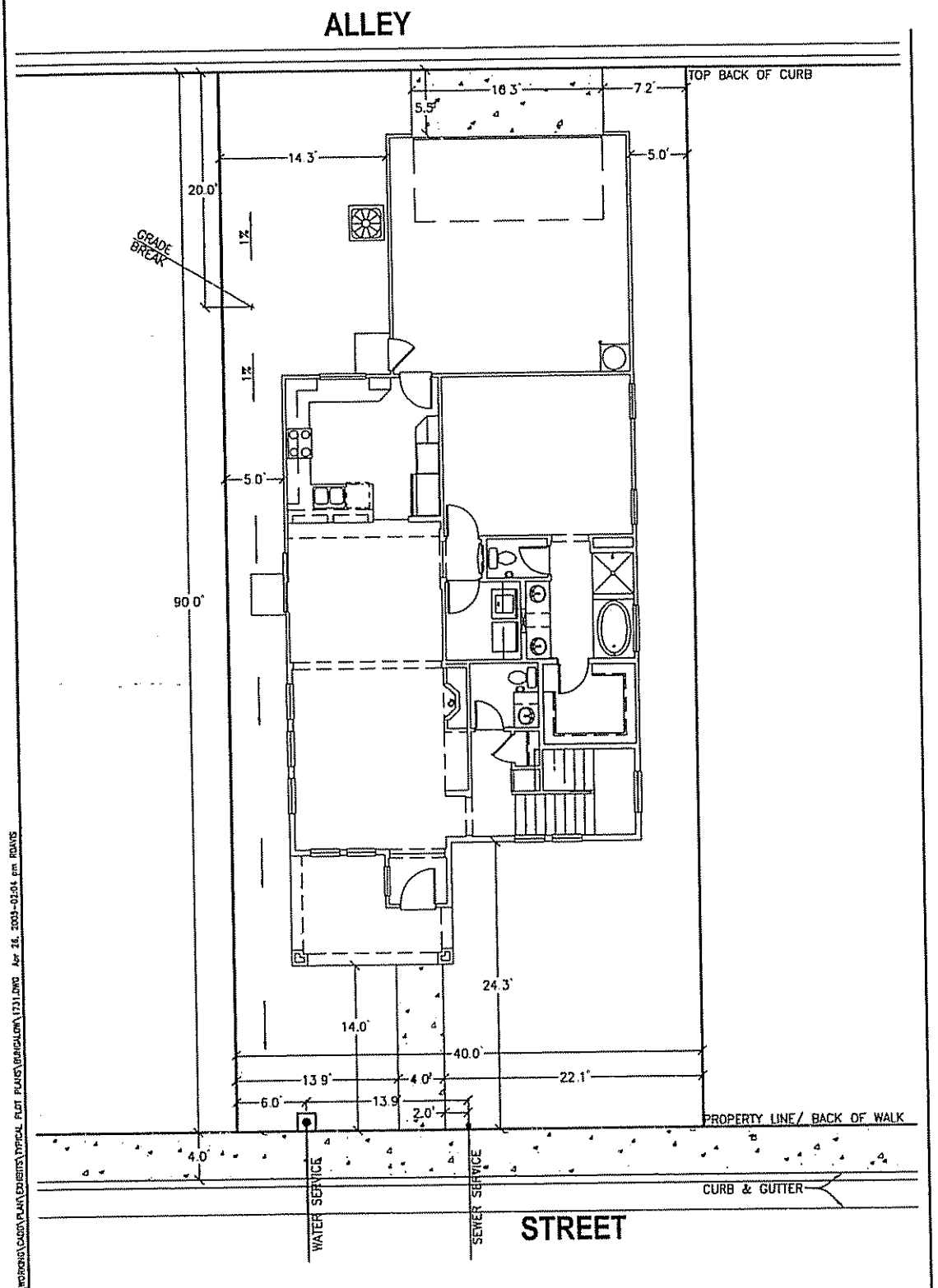

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JOB NO:	20430
DATE:	APRIL 2005
SHEET:	1 of 1

NATOMAS FIELD

TYPICAL PLOT PLAN

BUNGALOW

1731

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2202 Plaza Drive
Rocklin, CA 95765
Phone (916) 783-3838
Fax (916) 783-5003
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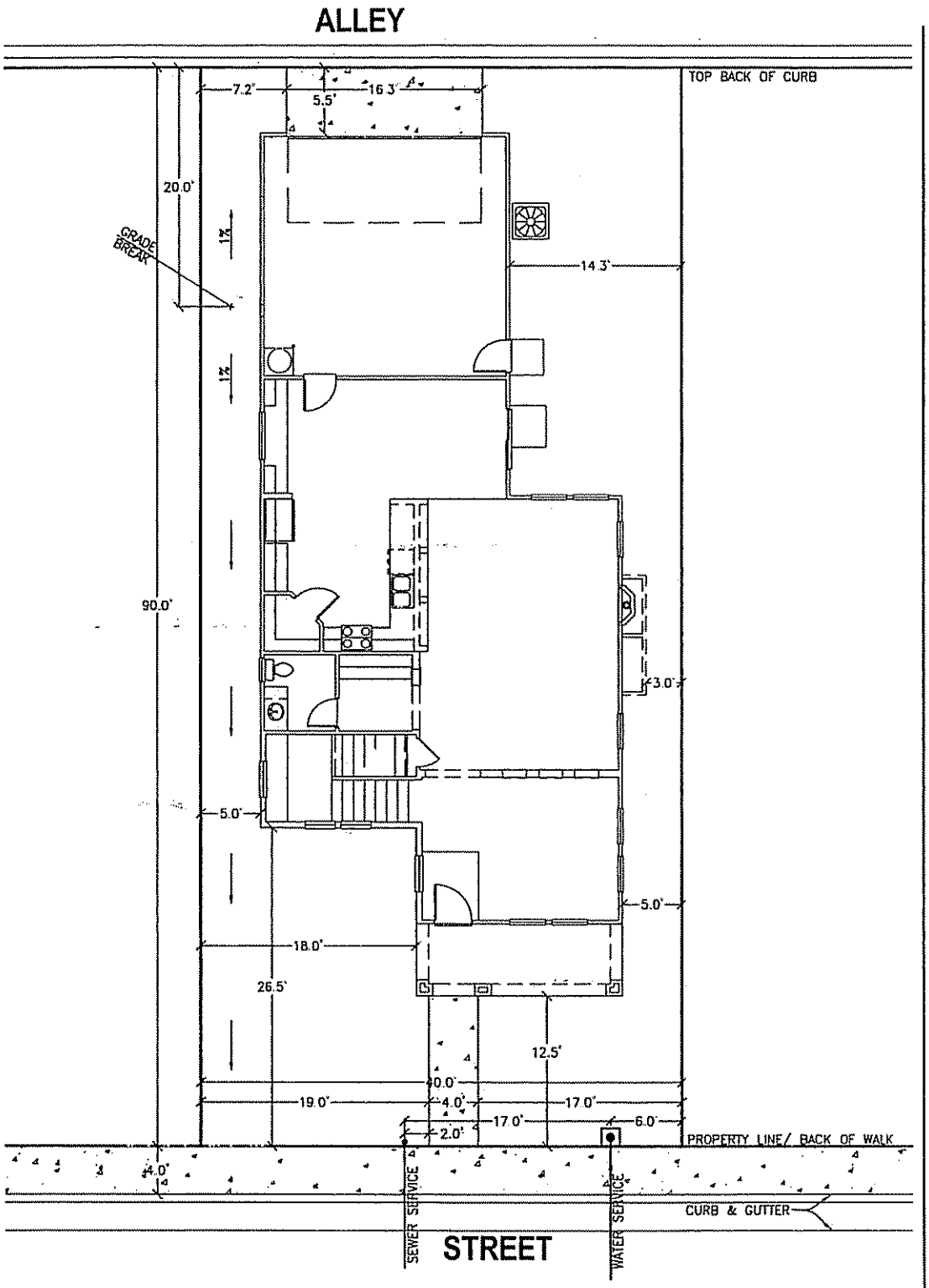
P04-236

REVISED 05/03/2005



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CHECKED:	TDM
SCALE:	1"=10'
JOB NO:	20430
DATE:	APRIL 2005
SHEET:	1 of 1

NATOMAS FIELD
TYPICAL PLOT PLAN
BUNGALOW
2206

MRO ENGINEERS, INC.
2292 Plaza Drive
Rocklin, CA 95765
Phone (916) 783-3838
Fax (916) 783-5003
www.mroengineers.com
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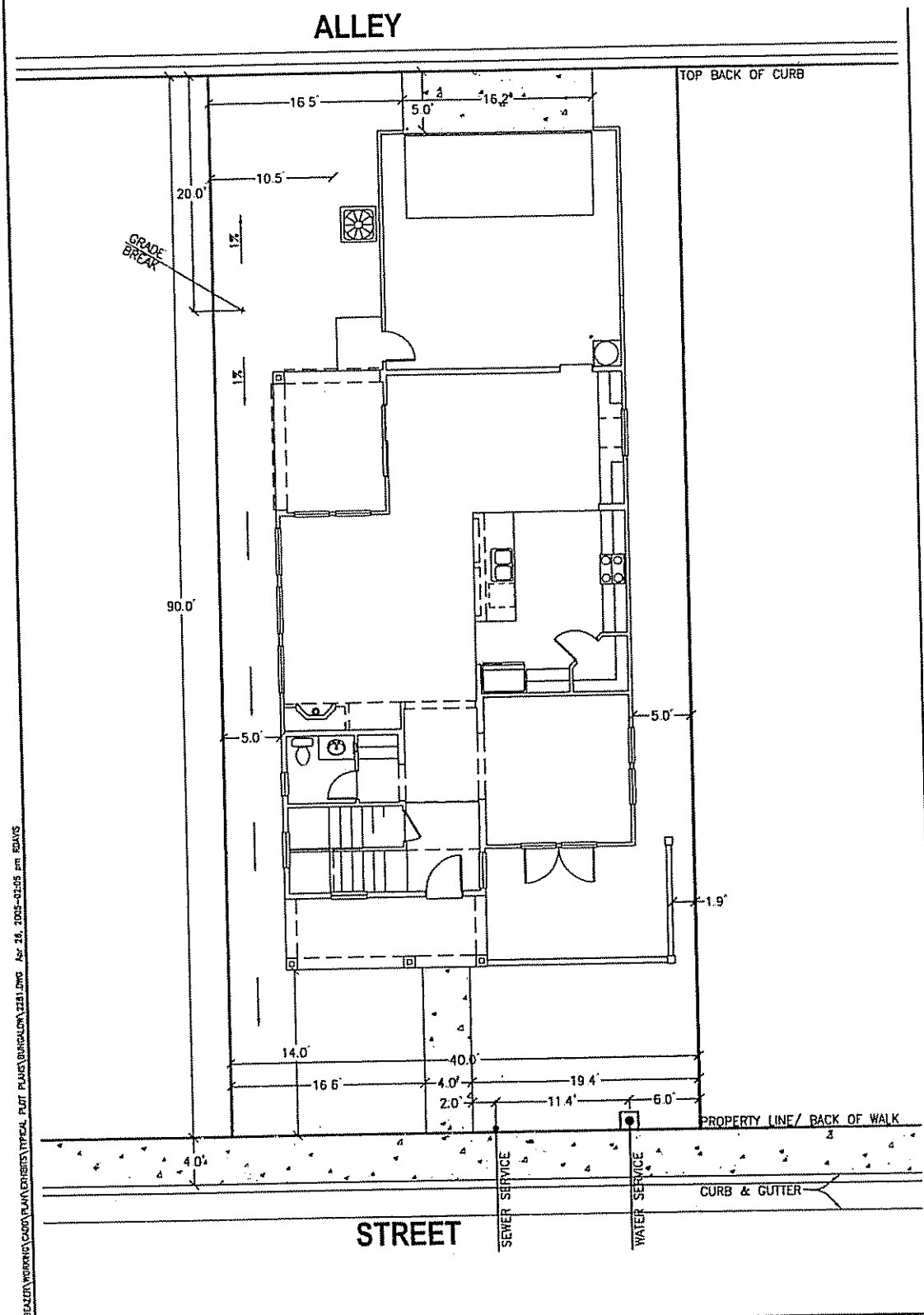
P04-236

REVISED 05/03/2005



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CHECKED:	TDM
SCALE:	1"=10'
JOB NO:	20430
DATE:	APRIL 2005
SHEET:	1 of 1

NATOMAS FIELD

TYPICAL PLOT PLAN

BUNGALOW

2281

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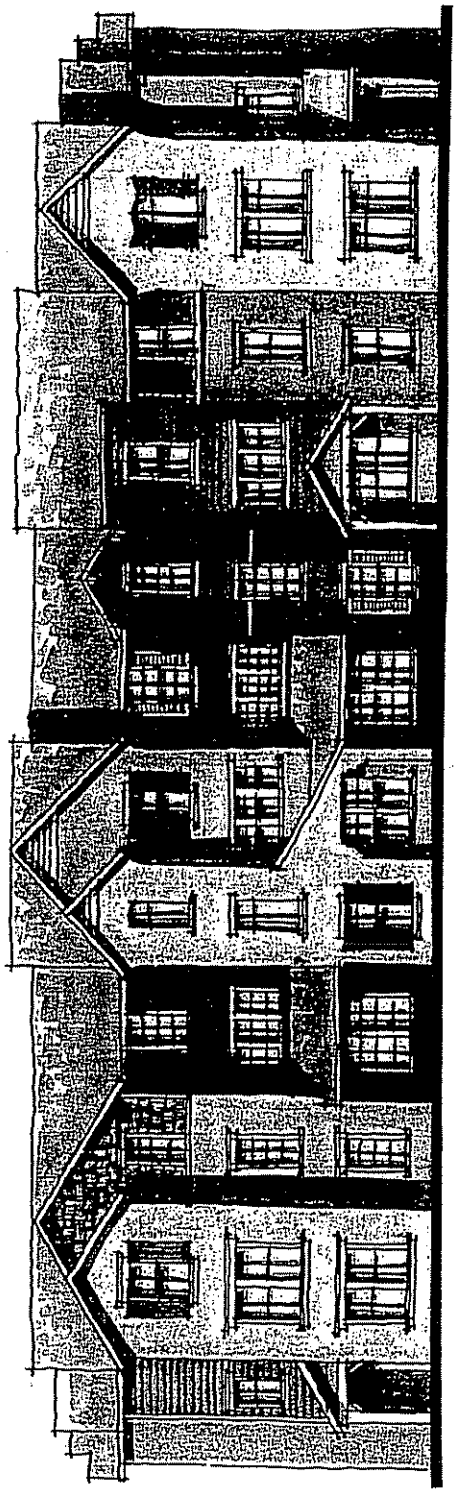
Exhibit 1Q - Townhouse Elevations, Floor Plans, and Plot Plans

townhome building type I, elevation



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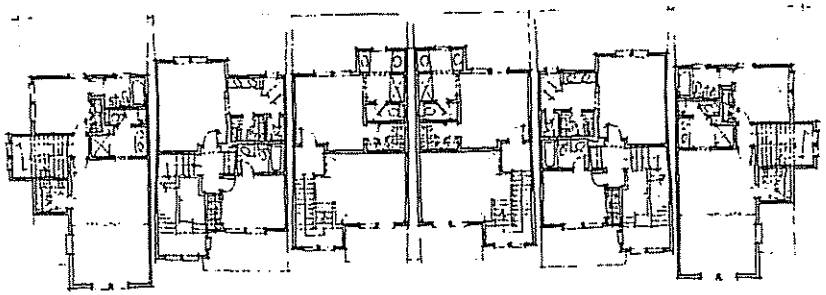
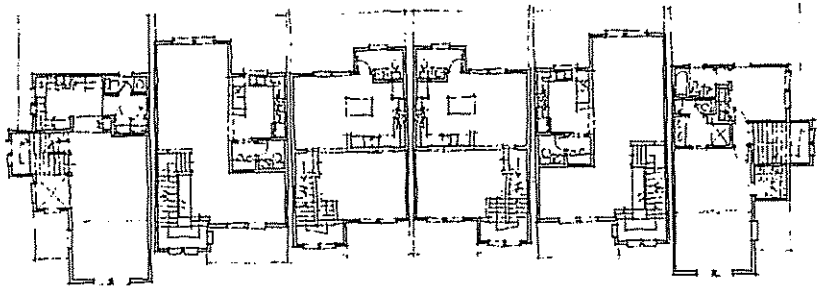
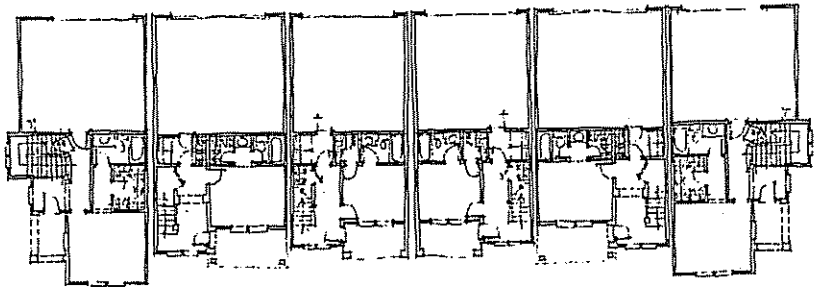
upper floor



main floor



lower floor



townhome building type I, composite plan

Natomas Field

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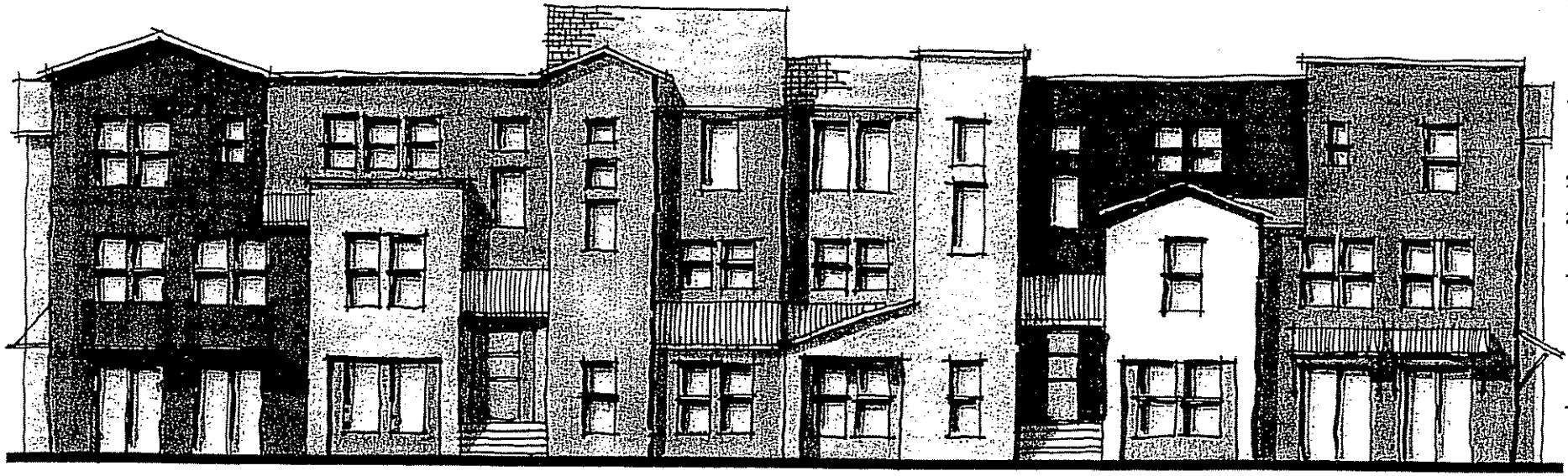
townhome building type II, elevation



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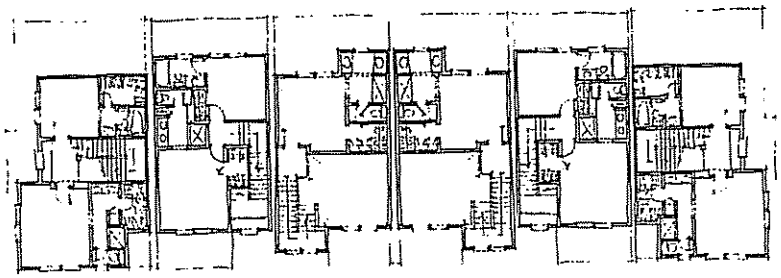

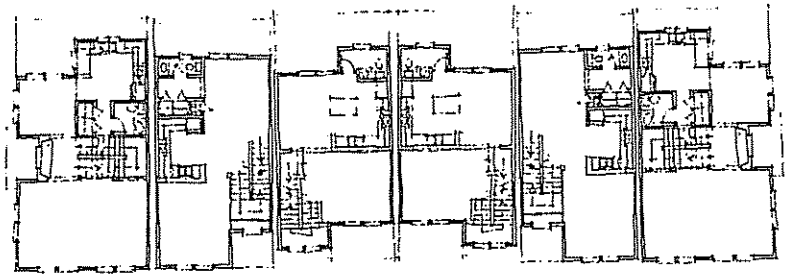

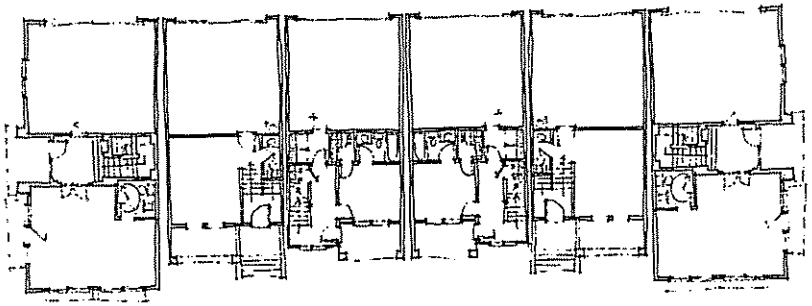

Natomas Field

City of Sacramento, California

townhome building type II, composite plan

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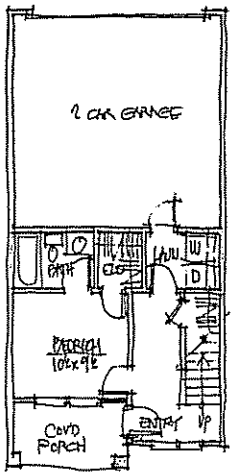
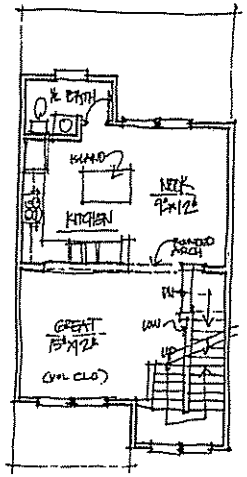
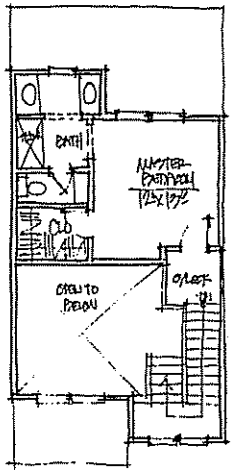
townhome, plan 1



lower



main



upper

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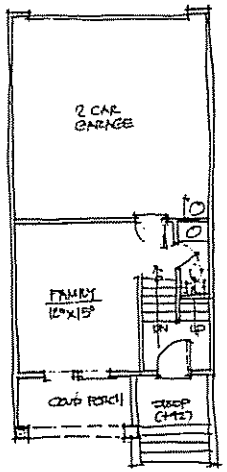
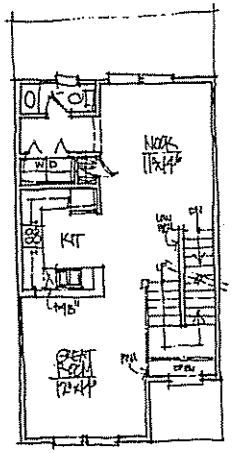
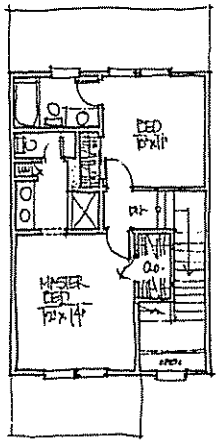
townhome, plan 2



lower



main



upper

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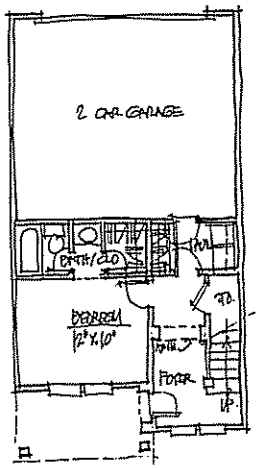
townhome, plan 3



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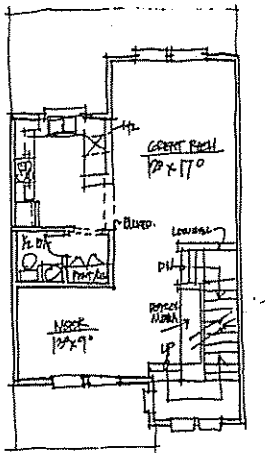
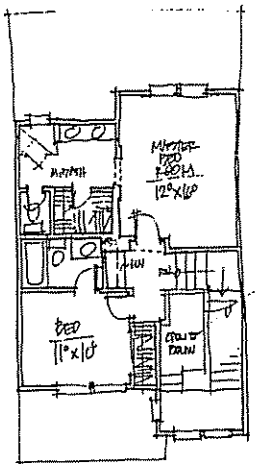


main



upper

Natomas Field

City of Sacramento, California

Beazer Homes

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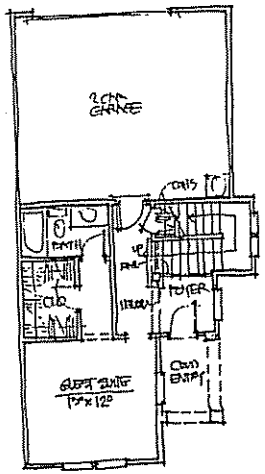
townhome, plan 4



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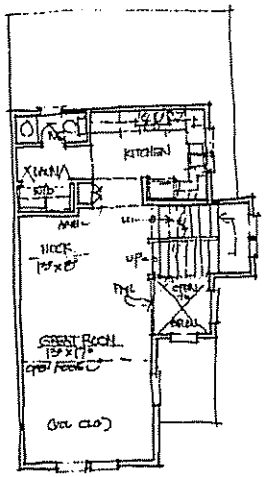

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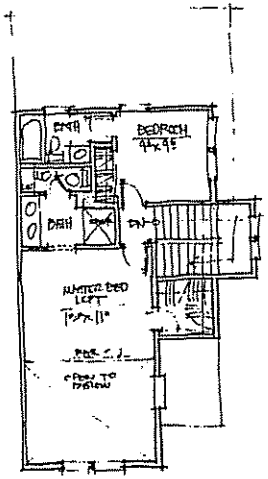

upper

Natomas Field

City of Sacramento, California

Beazer Homes

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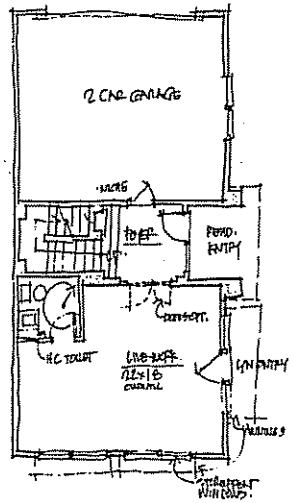
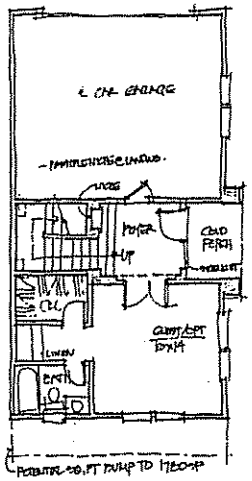
townhome, plan 5





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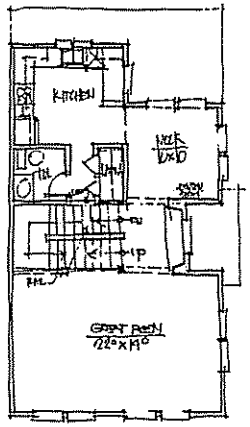
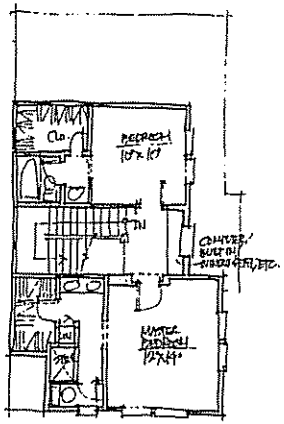


main



upper

Natomas Field

City of Sacramento, California

Beazer Homes

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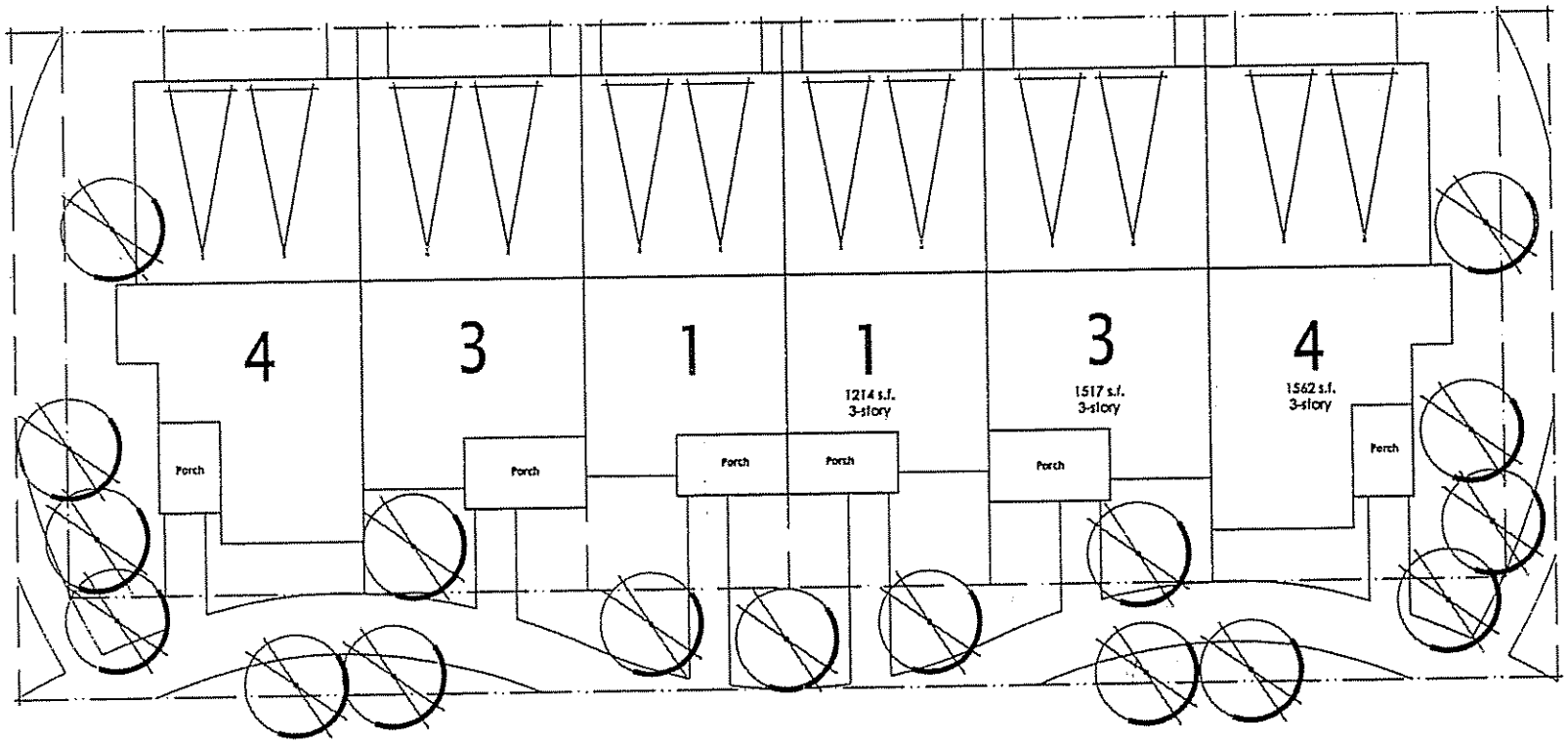

5' min to sidewalk (23' to R.O.W) (front)
20' min. between buildings (side to side)
25' min. between buildings (back to back)

multi-family building type I

Natomas Field

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P04-236

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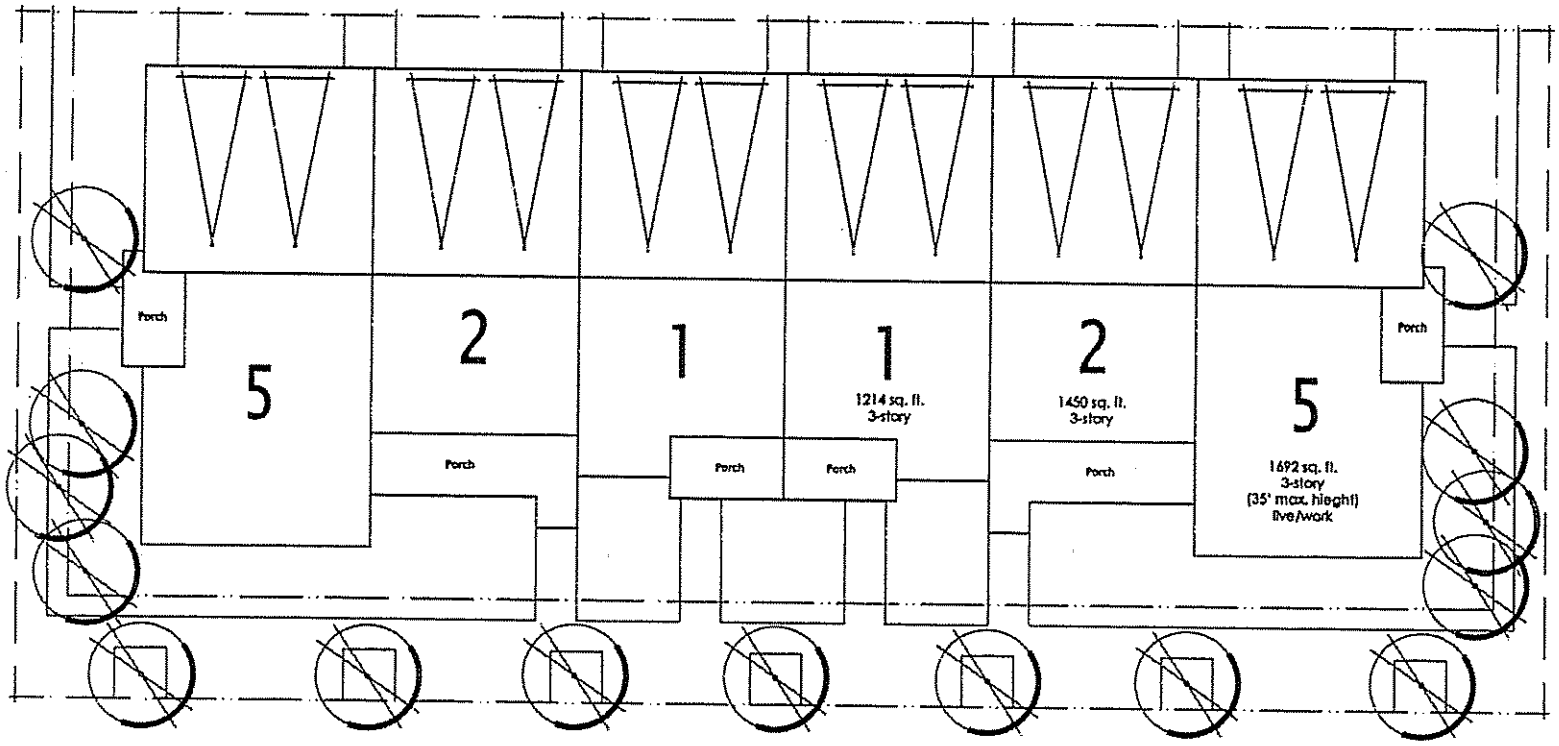

5' min to sidewalk (23' to R.O.W) (front)
20' min. between buildings (side to side)
25' min. between buildings (back to back)

multi-family building type II

Natomas Field

11.15.04

P04-236

REC'D 11-18-2004

P04-236

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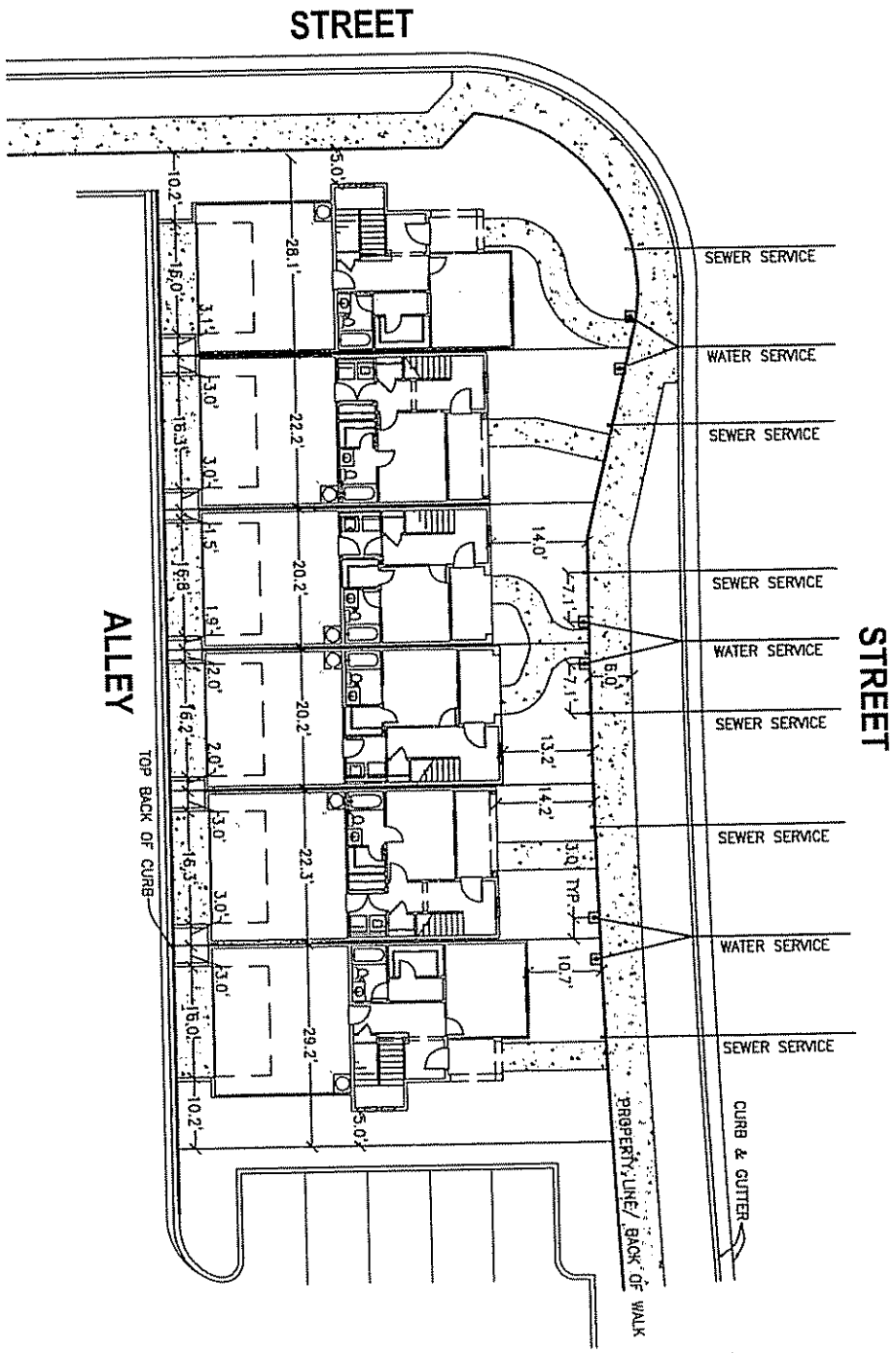

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DRAWN:	KAC
CHECKED:	TDM
SCALE:	1"=20'
JOB NO:	20430
DATE:	APRIL 2005
SHEET:	1 of 1

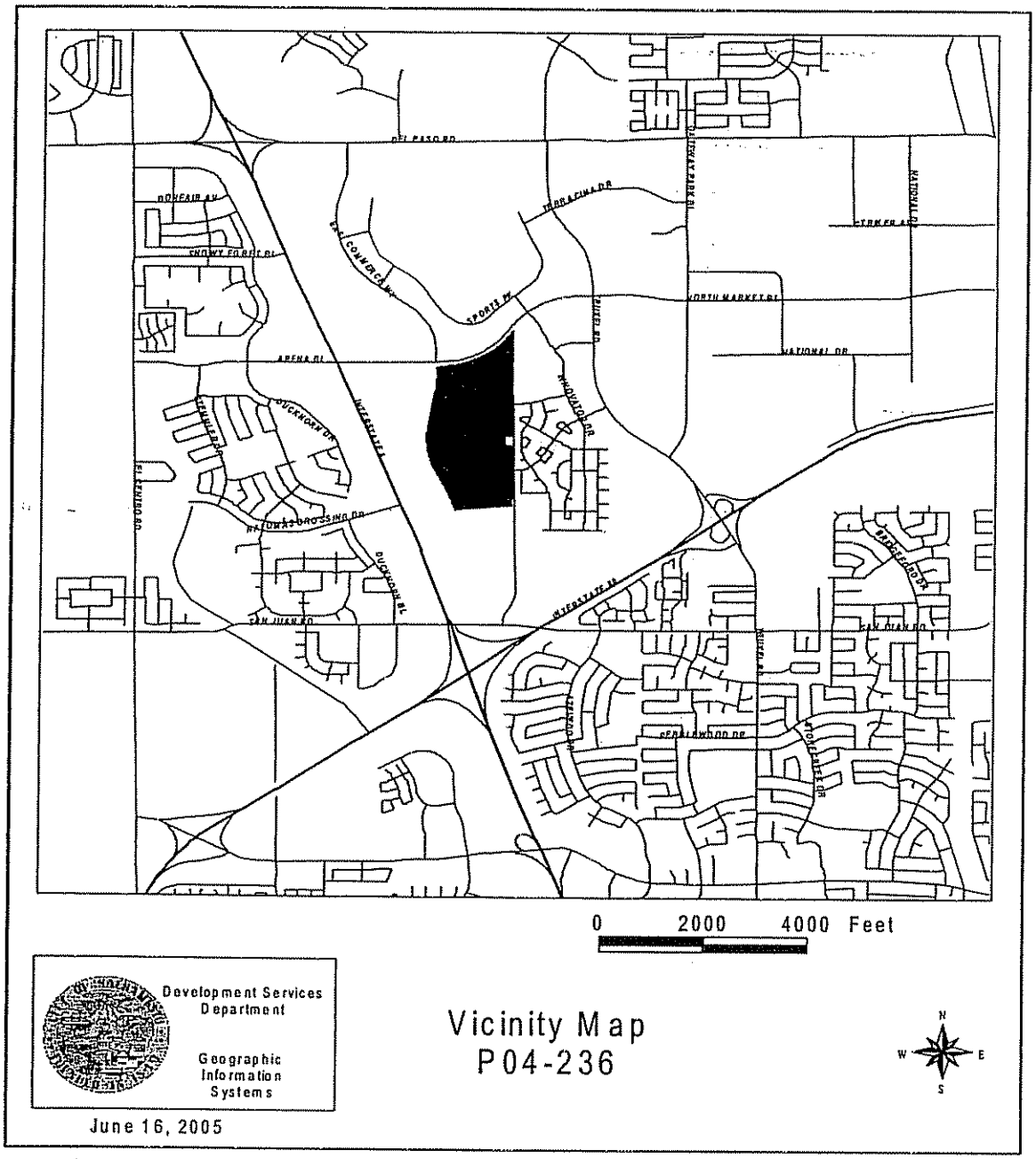
NATOMAS FIELD

TYPICAL PLOT PLAN

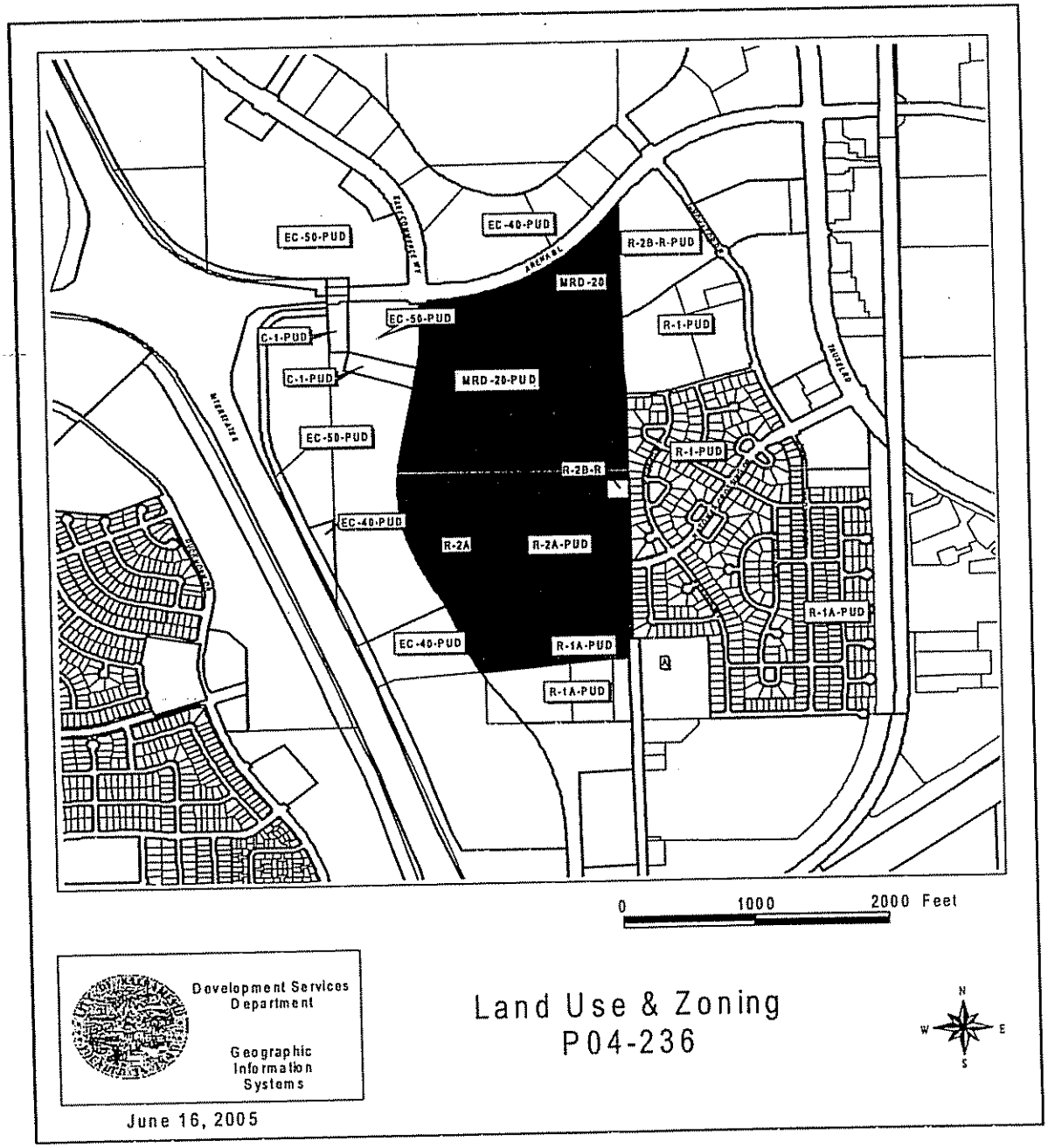
RESIDENTIAL TOWNHOME

MRO ENGINEERS, INC
2202 Plaza Drive
Rocklin, CA 95765
Phone (916) 783-3838
Fax (916) 783-5003
www.mroengineers.com
ENGINEERING - PLANNING - SURVEYING

Attachment 2 - Vicinity Map



Attachment 3 - Land Use & Zoning Map



Attachment 4 – Comments from the Natomas Crossing HOA

Response to Natomas Fields Project Builders' Proposal dated April 1, 2005

This document includes items and quotes from the builders' proposal, followed by comments or questions from the Natomas Crossing HOA Board in response to the items pulled from the proposal. The proposal doesn't appear to be one whole document; rather it appears to be a collection of documents and forms submitted by the builder to the City of Sacramento. Because of this it is difficult to simply reference page numbers when making comments or questions. To compensate for this we have attempted to identify the form or document, page number within said document or form, and paragraph for each item.

Cover Page 1

The following table, derived from the Natomas Field Early Project Notification to Neighborhood Associations, shows that the proposed re-designating and rezoning essentially eliminates Low Density Residential

Land-Use	**Acres (Original)**	**Acres (Proposed)**
Low Density	11.95	N/A
Medium Density	45.48	50.94
High Density	23.89	24.93
Parks/Open Space	7.70	12.91
Community/Neighborhood Commercial Offices	2.03	2.38
General Public Facilities	.05	N/A
Half Section and Frontage Road	7.8	7.74
Total	98.9	98.9

City of Sacramento Universal Development Application

Project Questionnaire

Site Characteristics

There ARE existing structures and they WILL need to be demolished or moved.

Building Characteristics for Entire Project

This part of the form is completely blank.

City of Sacramento
Environmental Information Form

General Information

Builder states that a permit will be required for a "small portion" of the land for the clean-up of pesticide residue...this is very vague and could be viewed as an attempt to evade...would like "small portion" to be quantified, how many acres and exactly where?

Proposed use of site

This section includes LDR...yet the table above, derived from the Natomas Field Early Project Notification to Neighborhood Associations, clearly indicates that LDR is not being included...please clarify, which is correct?

Substantial change in existing noise or vibration levels in the vicinity

Builder states that the change would only be during construction, we would disagree as Natomas Crossing Drive will be extended into this community and may eventually connect to Natomas Crossing west of I-5; this would introduce a significant increase in traffic, noise, and pollution through the existing Natomas Crossing community along Natomas Crossing drive as residents of Natomas Fields and communities west of I-5 will use Natomas Crossing Drive to get to Natomas MarketPlace, Sacramento Gateway Mall (aka Promenade), and other retail establishments that were not zoned into the original North Natomas Community Plan. It is vitally important that the City not lose sight of the impact this new community, combined with all the other changes/deviations from the old North Natomas Community Plan, will have on the existing Natomas Crossing residents...particularly those who live right off of Natomas Crossing Drive.

Substantial change in demand for municipal services (police, fire, water, sewage, etc.)

With all due respect, this is absurd as we already have a shortage of police coverage in our area. Natomas Fields, along with Strawberry Fields, will more than double the residents between Truxel Road, I-5, I-80, and Arena Blvd. We would expect the demand for police coverage to at least double. Coverage in this area is already short-handed, who could honestly say that these new communities won't create a substantial change in demand? IF Natomas Crossing Drive east and west of I-5 are connected, there will be a significant increase in traffic violations and auto-related crimes in Natomas Crossing. Once again, the City needs to seriously consider ALL the changes it is making to the original North Natomas Community Plan, the impact it will have on existing homeowners (tax payers), and not blindly approve individual plans/proposals without taking everything into consideration.

Environmental Settings

Builder states that there are no existing structures on site...this is incorrect...there are.

A note on environmental concerns: We have heard that if a developer chooses not to build on contaminated land, but instead creates open space / parks on the contaminated land, that the clean-up requirements are much less restrictive...in other words, they don't need to clean it up before building the park. It is our hope that the City will not allow a park or any other residential/commercial facility to be built on contaminated land simply to avoid the cost and inconvenience of clean-up. We suspect that when the builder states there are no structures involved, the builder is saying the land designated at Lot P1 on P04-236 PUD Schematic Plan is designated as open space/park. If this is true, we would like decontamination of this Lot specifically addressed as many children we know and care for will be playing in this park.

City of Sacramento
Tentative Map Waiver of Information Form

The requirement of Section 16.24.040(C)(3) of the Regulations that a preliminary Soil Investigation and Geological Reconnaissance Report to be filed with the tentative map

This has been waived. Due to the known contamination of the area(s) in question, this to us would seem to be completely unacceptable. The community wants the soil analyzed for contaminants before and after cleanup, and all contaminants should be removed BEFORE construction begins.

Natomas Field by Beazer Homes – Project Description
November 12, 2004

Page 1, paragraph 1

Builder states that they intend to develop the property as single-family residential, consistent with the low and medium densities outlined in the Community Plan. Which Community Plan? According to the table above, derived from the Natomas Field Early Project Notification to Neighborhood Associations, there are no plans for low density construction. Please clarify, which is correct?

Page 1, paragraph 1

Builder states that the proposed project density falls within the 14.14 DU/AC range and should be considered consistent with the Community Plan. How is this true when both Medium and High density areas have been increased, while the Low density areas have been completely eliminated? If the open spaces/parks are being used to average 14.14, the open spaces/parks, if approved, must be completely de-contaminated before any construction is allowed. The soil in these areas should be analyzed before and after cleanup to ensure there are no contaminants in the soil before construction begins.

In addition, the Community most directly affected by these proposed zoning changes should be given a chance to weigh in on the approval of the changes; the changed zoning should not be blindly approved by the City.

Page 2, paragraph 2

"Each of the three southern villages..... The two northern villages...."

We only see four villages in this plan, where is the 5th village identified on any of the maps?

Page 2, paragraph 3

Regarding the new product lines:

"Because of their smaller lot and home size it will be possible to achieve a more affordable product that will serve a market need, one which needs to be met, as well as provide housing diversity in this area of the Community Plan."

If we wanted to live in a townhouse community, we would have bought townhomes. But we wanted houses in a nice middle-class neighborhood with demographically similar neighbors. This is what we thought we were buying when we bought our homes. In fact, this is what the original plan shows...low density housing to the west of us, then middle density, then a little high density. Instead, the low density is gone and the middle and high density is right behind us. This smacks of political correctness and quota goals. Please, let us enjoy the homes and community we bought back in 2002...do NOT put unplanned "diverse" housing in our backyard...stick to the original plan. If the City wants to meet a low-income housing need, fine, plan it and build it according to the plan...no "bait-and switch" here please.

Page 2, paragraph 5

Builder states "...the proposed development **is** consistent with the goals and principles of the City of Sacramento Zoning Ordinance, General Plan, and North Natomas Community Plan."

We would like to know where the low density housing went. Our concern is that this is **NOT** consistent with the original North Natomas Community Plan. Just because the City says it is so...multiple times in this paragraph, does not make it so. Ask any one of the homeowners in the existing Natomas Crossing community how they feel about this plan, especially those close to Natomas Field and Strawberry Field...We guarantee there are a lot of people who will disagree with the builders "consistent" assessment. If the City wanted to change the layout and distribution, it should have been planned **before** we bought our houses.

Page 3, paragraph #1

We disagree with the request or rather, the statement that an amendment to the Community Plan should not be required. If ANY changes are to be made to the plan, it should most definitely require an amendment. It should also take into consideration ALL the other changes that have been made to the Plan. The City should take ALL this into consideration before approving any amendments. The City should also consider compensating Homeowners who own property along Natomas Crossing Drive if the proposed amendments are approved, as the drastic increase in traffic along Natomas Crossing Drive will most definitely have a negative impact on quality of life, safety, and most likely property values. Stick to the original plan, and do NOT connect east and west Natomas Crossing Drive over I-5.

Page 3, item #4

"The product types (Town Homes, Brownstone, and Cottages) selected for this development, promote, and assist in developing housing which is more attainable than the average house sold in the greater Sacramento area.

First of all, in the City of Sacramento Environmental Information Form, second page, under "If residential, include the number of units, schedule of unit sizes" the builder lists
Bungalows
Cottages
Brownstone
Town Homes

But here, the builder only talks about the smaller / higher density units. Once again one has to ask...what happened to the low density. Where are the Bungalows?

As to the rest of Page 3 item #4, we do not dispute that there is a need for affordable housing. However, it is unfair to change the Community Plan midstream and stick this housing in our community. Once again, we ask that the City, Developers, Builders plan for this affordable housing in another part of the City and let us in Natomas Crossing have the community we thought we were buying into when we bought our homes...in accordance with the existing North Natomas Community Plan. No "bait and switches" please.

Page 4, paragraph #2

"In addition, mixing the housing product within each village creates a dynamic and viable community where different types of houses are blended together, creating a neighborhood of **diverse architecture where residences of differing economic levels can live.**"

Again, this is not what we signed up for when we bought our homes. If we wanted to live next to high density houses and town houses, we would have bought in areas where this type of construction was being built or already existed. Similarly, it is all very nice and politically correct to say you want to mix "residences of differing economic levels"...but this is not what we want, it is not what we signed up for, it is not what we bought into. Once again, please do not deviate from the North Natomas Community Plan; if you want to do something nice for the greater Sacramento area and build low-income housing, by all means do it, but do it somewhere that doesn't already have hard-working tax payers living in a Community built according to an existing Community Plan that doesn't call for the mix you are proposing. The method the City has chosen to meet the low income families actually costs the home buyer of a medium or low density home an EXTRA $37,000.00. Those new homeowners are paying directly for their lower income neighbors to own a home. Plus the developer is not required to share this information with home buyers. This is a devious City plan at best. Please, No "bait and switch" please...build this vision somewhere else where it has been properly planned for and the plan was followed.

Page 4, paragraph #3

"...the development of the site will be in five phases, closely matching that of the project villages."

Where is the fifth phase in the maps?

Page 4, paragraph #4

"Three park sites are proposed, totaling 8.9 AC (gross)..."

Funny, we count 7.7 AC in the existing community plan and 12.91 or 10.5 AC according to the builders proposed community plan. Where did the builder get 8.9 AC? This needs to be clarified and either the text or maps updated.

Page 4, paragraph #5

"This project involves an application for a General Plan Amendment, Community Plan Amendment and a Rezone."

Inconsistent with the top of the previous page (Page 3) where the builder states "Therefore, since it is consistent, an amendment to the Community Plan should not be required..." The builder is in fact inconsistent and is contradicting themselves. The proposed changes should require amendments and rezoning before being approved.

"It is the opinion of the applicant that the proposed application is in compliance with the North Natomas Community Plan, ..."

The builder is contradicting themselves again....if their proposal was in compliance with the existing plan, they wouldn't need to acknowledge the need for an amendment application and a rezone. Their proposal is **not** compliant with existing North Natomas Community Plan.

Additional Concerns:

Traffic:

The Natomas Crossing Drive / I-5 overpass, combined with the increased number of residences proposed by Beazer in Natomas Field and all the commercial rezoning along Truxel Road, threaten to overwhelm Natomas Crossing Drive once the overpass is completed. We already have a speeding problem along Natomas Crossing Drive, we fear that with the proposed changes and the I-5 overpass, Natomas Crossing Drive will no longer be a residential street but rather a very busy, fast and dangerous thoroughfare for folks heading towards all the shopping and restaurants along Truxel Road.

We are very happy to see that Beazer has taken steps to help mitigate this issue by incorporating a traffic calming circle on Natomas Crossing Drive between Natomas Field and Natomas Crossing Village, as well as a traffic light at Natomas Crossing Drive and East Commerce Way.

Additionaly, we would like the City to seriously consider NOT building the Natomas Crossing / I-5 overpass. Residents west of I-5 can take San Juan or Arena Blvd to get to Truxel Road and Natomas MarketPlace and Sacramento Gateway/Promenade. With the exception of MarketPlace, all the Truxel shopping centers/malls/retail commercial were originally planned to be Employment centers, but were rezoned; we do not want all this retail commercial traffic flowing though our neighborhood.

Rezoning:

As previously stated, we feel it is unfair for the City to continually change the North Natomas Community Plan *after* we have already bought and moved into our homes. Given that the retail rezoning along Truxel Road is already done and cannot be undone, we strongly urge the City to very carefully examine all other rezoning or amendment requests. The City has allowed much more retail along Truxel Road than was originally planned for; MarketPlace, Sacramento Gateway/Promenade, California Family & Fitness.

Please consider what will happen if the Natomas Crossing / I-5 overpass is allowed to be constructed....you will flood Natomas Crossing Drive and the Natomas Crossing community with all the retail traffic coming west of I-5 along Natomas Crossing Drive. We have elderly folks, kids, families that play in the parks and walk along Natomas Crossing Drive, the current speeding problem is bad enough, if you were to compound that with the drastically increased traffic on this street, it would severely and negatively impact our lives here in Natomas Crossing. We do NOT want the land along San Juan

and East Commerce and Airport Road rezoned for residential, we do not want Natomas Field rezoned such that it would increase the total number of residents in that area, we want the traffic load along Natomas Crossing that we expected according to the original Natomas Crossing Community Plan.

Attachment 5 - Comments from Caltrans dated April 26, 2005

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 3 – SACRAMENTO AREA OFFICE
VENTURE OAKS, MS 15
P. O. BOX 942874
SACRAMENTO, CA 94274-0001
PHONE (916) 274-0614
FAX (916) 274-0648
TTY (530) 741-4509

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RECEIVED
MAY 04 2005
PLANNING DEPARTMENT

April 26, 2005

05SAC0062
03 SAC-5 PM 28.138
03 SAC-80 PM 3.643
Natomas Field
Application (P04-256)

Ms. Arwen Wacht
City of Sacramento
Planning Division
1231 I Street, Room 300
Sacramento, CA 95814

Dear Ms. Wacht:

Thank you for the further opportunity to review and comment on the Natomas Field revised project proposal. Our comments are as follows:

- It appears this project application is for 752 lots, 10 less than the previous submittal. Although the trip generation will be slightly less, our previous comments of January 20, 2005 and August 13, 2004 (copies enclosed) still apply.

Please provide our office with a copy of the draft TIS for this project. If you have any questions regarding these comments, please contact Ken Champion at (916) 274-0615.

Sincerely,

KATHERINE EASTHAM, Chief
Office of Transportation Planning – Southwest

Enclosures

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
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SACRAMENTO, CA 94274-0001
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January 20, 2005

05SAC0008
03 SAC-5 PM 28.138
03 SAC-80 PM 3.643
Natomas Field
Application (P04-256)

Ms. Arwen Wacht
City of Sacramento
Planning Division
1231 I Street, Room 300
Sacramento, CA 95814

Dear Ms. Wacht:

Thank you for the further opportunity to review and comment on the Natomas Field project proposal. Our comments are as follows:

- Although this project appears to have been reduced in size from 1013 to 762 dwelling units in its current form, its size is still sufficient to generate area-wide traffic impacts. This present project could generate 536 AM and 659 PM peak hour trips. As stated in our August 13, 2004 letter (see enclosure), a Traffic Impact Study, to properly assess the necessary mitigation for resulting impacts on the State Highway System, should be provided for this project.

- The Department supports the livable community concept of communities having a center focus that combines commercial, civic, cultural, and recreation uses. The Department recommends the City of Sacramento locate parks not just in the south section (Villages 4 and 5), but also in the north section (Villages 1, 2, & 3) of the Natomas Field subdivision as was proposed in the North Natomas Community Plan.

- The Department recommends the City of Sacramento consult with local transit service providers and other alternative mode experts in the development of the Natomas Field subdivision multi-modal transportation facilities.

- It is suggested that the City of Sacramento require sidewalks and bike paths on both sides of all Natomas Field roadways.

Please provide our office with a copy of the draft TIS for this project. If you have any questions regarding these comments, please contact Ken Champion at (916) 274-0615.

Sincerely,

Original Signed By

KATHERINE EASTHAM, Chief
Office of Transportation Planning – Southwest

Enclosure

bc: John Holzhauser, Office of Traffic Operations – Sacramento
Jennifer Hayes, Community Planning
Marlon Flournoy, Office of Transportation Planning - Southwest
Jeff Pulverman, Office of Transportation Planning
Ken Champion, District 3 – Sacramento County LDR Coordinator

KC/ kc

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 3 – SACRAMENTO AREA OFFICE
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August 13, 2004

04SAC0110
03 SAC-5 PM 28.138
03 SAC-80 PM 3.643
Natomas Field
Application (IR04-256)

Ms. Arwen Wacht
City of Sacramento
Planning Division
1231 I Street, Room 300
Sacramento, CA 95814

Dear Ms. Wacht:

Thank you for the opportunity to review and comment on the Natomas Field project proposal. Our comments are as follows:

- A Traffic Impact Study (TIS) should be prepared to assess the potential traffic impacts from this project's generated traffic. This proposed 117 acre, predominantly residential, 1013 dwelling unit project is situated in the North Natomas Community Plan area near the freeway access points of the Interstate 5/Arena Boulevard Interchange and the Interstate 80/Truxel Road Interchange. This project could generate approximately 690 AM and 850 PM peak hour trips. The complete Caltrans TIS guidelines are recommended for use in developing the TIS and are available at the following website:

  http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/ .

- The TIS should incorporate the following scenarios:

  Existing conditions without the project
  Existing conditions plus the project
  Cumulative conditions (without the project)
  Cumulative conditions (with project build-out)

- The traffic analysis should provide a Level of Service (LOS) analysis for the freeway interchange ramps and ramp terminal intersections. A merge/diverge analysis should be performed for the freeway and ramp junctions and all analysis should be based on AM and PM peak hour volumes. The analysis should include the (individual, not averaged) LOS and traffic volumes applicable to all intersection road approaches and turn movements at the interchange. The procedures contained in the Year 2000 Highway Capacity Manual should also be used as a guide for the traffic study.

- Mitigation measures should be identified where the project would have a significant impact. Potential mitigation to consider could include ramp metering, signalization upgrades, ramp widening and ramp intersection improvements. Fair share contribution toward the I-5 High Occupancy Vehicle lane project could also be evaluated.

- Caltrans considers the following to be significant impacts:

  - Off-ramps with vehicle queues that extend into the ramp's deceleration area or onto the freeway.

  - Vehicle queues at intersections that exceed existing lane storage.

  - Project traffic impacts that cause any ramp's merge/diverge Level of Service (LOS) to be worse than the freeway's LOS.

  - Project impacts that cause the freeway or intersection LOS to deteriorate beyond LOS E for freeway and LOS D for intersections. (If the LOS is already "E" or "F", then a quantitative measure of increased queue lengths and delay should be used to determine appropriate mitigation measures.)

- The analysis of future traffic impacts should be based on a 20 year planning horizon.

- Future transportation system improvements assumed for cumulative conditions should only include those improvements in the Sacramento Area Council of Government's 2002 Metropolitan Transportation Plan.

- Assembly Bill (AB) 1807 amended the California Environmental Quality Act (CEQA) and Public Resources Code Sections 21081.4, 21081.6 and 21081.7, mandate that lead agencies under CEQA provide the California Department of Transportation with information on transportation-related mitigation monitoring measures for projects that are of statewide, regional, or area-wide significance. The enclosed "Guidelines for Submitting Transportation Information from a Reporting or Monitoring Program to the Department of Transportation" (MM Submittal Guidelines) discuss the scope, purpose and legal requirements for mitigation monitoring reporting and submittal. The Guidelines also specify the generic content for reports, and explain the procedures for the timing, certification and submittal of the required reports. This development project under review has impacts that are of regional or area-wide significance. Therefore, the enclosed Mitigation Monitoring Certification Checklist form should be completed and submitted to our office when the mitigation measures are approved, and again when they are completed.

- The Department encourages local agencies to look beyond the pavement to the role that streets and roads play in enhancing communities and the natural environment, including, for example, traffic calming elements, as well as pedestrian and bicycle facilities. We recommend that all Villages be linked by bike and pedestrian trails.

- We appreciate the City of Sacramento providing for a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Please provide our office with a copy of the draft TIS for this project. If you have any questions regarding these comments, please contact Ken Champion at (916) 274-0615.

Sincerely,

ORIGINAL SIGNED BY:

KATHERINE EASTHAM, Chief
Office of Transportation Planning - Southwest

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
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January 20, 2005

05SAC0008
03 SAC-5 PM 28.138
03 SAC-80 PM 3.643
Natomas Field
Application (P04-256)

Ms. Arwen Wacht
City of Sacramento
Planning Division
1231 I Street, Room 300
Sacramento, CA 95814

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- The Department supports the livable community concept of communities having a center focus that combines commercial, civic, cultural, and recreation uses. The Department recommends the City of Sacramento locate parks not just in the south section (Villages 4 and 5), but also in the north section (Villages 1, 2, & 3) of the Natomas Field subdivision as was proposed in the North Natomas Community Plan.

- The Department recommends the City of Sacramento consult with local transit service providers and other alternative mode experts in the development of the Natomas Field subdivision multi-modal transportation facilities.

- It is suggested that the City of Sacramento require sidewalks and bike paths on both sides of all Natomas Field roadways.

#232

File: P04-236
JN: PI14

Item No: 02
SRC Date: June 1, 2005

SRC CONDITIONS: Natomas Field

TO: Arwen Wacht, Planning Division
FROM: Juan Chavez, Development Engineering and Finance Division
DATE: May 31, 2005

CONDITIONS: Tentative Subdivision Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P04-236). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

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:

SEQUENCE: Order of Approval

1. Prior to the recordation of the Final Subdivision Map(s), the Master Parcel Map associated with this project shall be recorded.

GENERAL: All Projects

2. In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments, Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments, Zoning changes, and the Development Agreement;

3. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated by Resolution No. 2002-373 on June 11, 2002, and shall execute any and all agreements, which may be required in order to implement this condition;

4. Execute a Development Agreement to the satisfaction of the City of Sacramento. Comply with and meet all requirements of said agreement;

5. Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento;

6. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P04-236) to the satisfaction of the Planning Director and Development Engineering and Finance Division;

7. The design of any improvement not covered by these conditions or the PUD

Guidelines shall be to City standard;

8. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement;

9. Show all existing and proposed/required easements on the Final Map;

10. 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;

11. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City;

12. 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 and Finance Division after consultation with the U.S. Postal Service;

13. Provide, without cost to the City, in the form of an IOD, all public land covered in the North Natomas Financing Plan Land Acquisition Program;

14. 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.

15. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Development & Finance Division Plan Check Engineer at 808-7915 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible;

Development Engineering and Finance Division: Streets

16. 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;

17. All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the map shall be designed and constructed to City standards;

18. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the city code and standards adopted in and for the North Natomas Community Plan. Improvements required shall be determined by the City, but at a minimum, streets shall include half-streets and at least one travel lane in each direction. Costs associated with offsite or overwidth improvements may be subject to reimbursement, per the development agreement;

19. Improvements shall be designed and constructed to City standards in place at the time that each subsequent final map is recorded. Improvements required for subsequent maps will be determined by the City for each of those maps;

20. Unless otherwise specified or noted in these conditions, dedicate and construct all residential streets to City Standard 53-foot cross-sections.

21. Dedicate and construct all alley ways & drive aisles in accordance with the cross-sections (not structural section) shown on the Tentative Map. Improvements shall include concrete pavement and lighting, to the satisfaction of the Development Services Department. Parking within the alleys shall be restricted, which shall include the placement of appropriate signage/striping.

22. To facilitate maintenance of any alleys and/or drive aisles which are not paved with concrete, if accepted by the City, the applicant shall provide a funding mechanism acceptable to the City to fully cover the cost of maintaining the alleys and street lighting adjacent to the alleys in perpetuity.

23. Dedicate a 5' Public Utility Easement (PUE) adjacent to both sides of the alleys and install City Standard Ornamental Street lighting inside the PUE's to the satisfaction of the Development Services Department.

24. Sidewalk on Arena Boulevard shall be removed and relocated to provide a landscaped planter between the curb & sidewalk. To facilitate the relocation of the sidewalk, a pedestrian easement adjacent to the existing right-of-way or additional right-of-way dedication on Arena Boulevard shall be required.

25. The applicant shall provide and/or replace landscaping within the center-island median on Arena Boulevard, to the satisfaction of the Development Services Department.

Costs associated with this requirement may be subject to reimbursement, per the North Natomas Finance Plan.

26. East Commerce Way, north of Natomas Crossing Drive, is to be a 6-lane facility and shall be dedicated and constructed to a 68-foot half street with a full, landscaped median, plus one-travel lane in the opposite direction.

27. East Commerce Way, south of Natomas Crossing Drive, is to be a 4-lane facility and shall be dedicated and constructed to a 50-foot half street with a full, landscaped median, plus one-travel lane in the opposite direction.

28. Dedicate and construct Natomas Crossing Drive to an 83-foot major collector street-section, which shall include a full landscaped median. The sidewalk and landscaped planter strip may be widened, as proposed in the 89-foot cross-section shown on the tentative map, as determined by the City. Said street shall be designed and constructed to the satisfaction of the Development Services Department.

29. Dedicate and construct Proper Street to a 59-foot commercial street section, to provide on-street parking on both sides of said street. The sidewalk adjacent to parcel A1 may be located outside the public right-of-way, if a pedestrian easement is provided to facilitate the placement said walk. The pedestrian easement shall be dedicated to the satisfaction of the Development Services Department. The ultimate design and construction of Prosper Street shall be to the satisfaction of the Development Services Department.

30. *Street '20' must shall modified to align with the approved street to the south of Prosper Street, "Street A" (part of the Strawberry Field Tentative Map, P03-134), to facilitate vehicle movements at said intersection.* ***Or,*** *as an alternative, the applicant may coordinate with the owner(s) of the adjacent subdivision, Strawberry Field (P03-134), to re-align the approved "Street A", as noted above, to eliminate the offset between Street '20' and "Street A".* ***The ultimate layout for this intersection shall be provided to the Development Engineering & Finance Division at least 2 weeks prior the project being scheduled for Planning Commission.***

31. The applicant shall dedicate sufficient right-of-way and construct a roundabout at the intersection of Natomas Crossing Drive and Street '18' to the satisfaction of the Development Services and Transportation Departments. The applicant shall be responsible for acquiring all right-of-way necessary for the construction of the roundabout;

32. The applicant shall be responsible for obtaining an easement from the adjacent property owner(s) for the necessary rights-of-way along Street 18, Street A, and the proposed roundabout, if not already dedicated or obtained.

33. At the intersections of Streets '6' and '20', with Arena Boulevard, a City Standard 59' right-of-way is required on Street '6' and '20' for a minimum of 200'. After the 200' Streets '6' and '20' may transition to a City Standard 53' right-of-way. **Or,** as an alternative, on-street parking may be restricted along the portions of Streets '6' and

'20' which would require widening, as described above. The transitions and/or restrictions shall be to the satisfaction of the Development Engineering and Finance Division;

34. Streets adjacent to schools and parks shall have a minimum 53 foot right-of-way, and vertical curb as determined by the Development Engineering and Finance Division. Streets adjacent to parks shall be constructed to a modified 59-foot commercial street section. This modified street section shall eliminate the landscaped planter adjacent to the park, which reduces the right-of-way dedication to 53-feet;

35. Streets adjacent to schools, detention basins, canals and other open spaces shall include a post and cable (or similar) barrier or vertical curb, to the satisfaction of the Development Engineering and Finance Division. Vertical curb and sidewalk shall be provided along park frontages;

36. Unless signalized, access to streets that intersect East Commerce Way and/or Arena Boulevard shall be restricted to right-in/right-out turn movements only.

37. Left-turns onto Street '15' from Natomas Crossing Drive shall require construction of left-turn pockets to the satisfaction of the Development Services Department.

38. Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Development Engineering and Finance Division 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 Finance Division and Fire Department. Certain exceptions may be considered by the Development Engineering and Finance Division and the Fire Department on a case-by-case basis;

39. The City may, at its discretion, require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, traffic circles, intersection portals, chicanes, speed humps, additional 4-way intersections, etc. Speed humps will be required on certain streets adjacent to school/park combinations, as determined by the Development Engineering and Finance Division;

40. 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 and Finance Division;

41. Provide additional right-of-way for expanded intersections at intersections to be signalized and other locations specified by the Development Engineering and Finance Division;

42. Right-turn deceleration lanes may be required on East Commerce at the intersection

of Prosper Street, and on Arena Boulevard at the intersections of Street '6' and Street '20'. The applicant shall dedicate any additional right-of-way, if necessary, and construct said turn lanes the satisfaction of the Development Services Department.

43. Developer is required to install permanent street signs to the satisfaction of the Development Engineering and Finance Division;

44. 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 and Finance Division. The center lines of such streets shall be aligned;

45. The design and construction of the required signals and the first 200' of those streets to be signalized (measured from the signalized intersection) shall be at the discretion of and to the satisfaction of the Development Services and Transportation Departments. Approaches to the signal shall be constructed to provide sufficient turn lanes and stacking distances to safely facilitate anticipated vehicle movements at those intersections. An analysis of these intersections and the projected vehicle volumes shall be provided to the City as part of the design review process. This analysis will be used in determining the ultimate design of these intersections.

46. Construct traffic signals at the following intersections to the satisfaction of the Development Engineering and Finance Division (if not already secured or in place):

a. East Commerce Way and Street "1"
b. East Commerce Way and Natomas Crossing Drive
c. Arena Boulevard and Street "20"
d. Arena Boulevard and East Commerce Way (Modify to accommodate 4th Leg of intersection to be built with this project, if necessary)

NOTE: Signals shall be constructed as part of the public improvements for the map. Signal design and construction shall be to the satisfaction of the Development Engineering and Finance Division. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of the Department of Transportation. The signal at East Commerce & Natomas Crossing Drive is reimbursable under the North Natomas Financing Plan, however the other signals are not. Therefore, the applicant shall be required to enter into an agreement with the City stating that the City will use its best efforts to obtain a fair share contribution from future development projects within the area around the signals equivalent to 50% of the actual cost of the signals. Said contributions, if obtained, shall be used to reimburse the applicant. Alternatively, if the signal is already in place the applicant shall pay a fair share contribution equivalent to 50% of the actual cost of the signals, which shall be used, for reimbursement. (NOTE: Construction of signals a, and b, as noted above, are currently required as conditions of approval for the Natomas Crossing Area 3 project, P01-028. The requirement for fair share and/or construction of these signals may be dependant upon the timing in which development occurs for project P01-028 and the

implementation of said conditions).

47. The applicant shall submit a signal design concept report (SDCR) per section 15.18 of the City's Design and Procedures Manual to the Development Engineering & Finance Division for review and approval prior to the submittal of any improvement plans involving traffic signal work. The SDCR provides crucial geometric information for signal design and should be started as early as possible to avoid delays during the plan check process.

48. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit;

49. 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 and Finance Division.

PRIVATE/PUBLIC UTILITIES:

SMUD:

50. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public street rights of ways, excepting where building and structures are located;

51. Dedicate 5.00 feet adjacent to the alleys as a public utility easement for underground facilities and appurtenances.

52. Dedicate the Landscape corridors as a public utility easement for underground facilities and appurtenances;

CSD-1:

53. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.

54. Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system. On site collection systems may be required on commercial and multiple residential properties (common interest residential only).

55. CSD-1 shall require an approved sewer study prior to the approval of the Final Map or submittal of improvement plans for plan check to CSD-1, which ever comes first.

56. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required. All sewer lines with discharges from more than one building shall be 8-inch (min) collectors in public easements (excepting apartment rental properties).

57. Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at

least 20 feet in width and ensure continuous access for installation and maintenance.

58. CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance.

59. The subject project owner(s) of on site sewer collectors shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of street and drives within these easements damaged by District maintenance and repair operations. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be the responsibility of the successor in interest in future land divisions and by language approved by the District.

60. CSD-1 requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

61. All structures along private drives, in District Easements, shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer services.

62. Private drives shall have structural street sections that meet County of Sacramento Improvement Standards. This will prevent pavement damage by CSD-1 maintenance and repair operations.

MISCELLANEOUS:

63. Prior to recordation of the Final Map, Natomas Central Mutual Water Company shall be notified of map processing. Also, all assessments due on the property shall be paid and if the land use is other than agricultural, severance from the company is required. Pursuant to Company by-laws, severance from the Company requires execution of a stock cancellation agreement with Natomas Central Mutual Water Company, and severance fees must be paid (if any).

CITY UTILITIES:

64. An assessment district, community facilities district or other financing mechanism approved in writing by the City must be formed for the purpose of construction of all common drainage facilities within detention basin areas 5 and 6 and any additional drainage capacity or facilities required to accommodate development of the subject area in accordance with the drainage master plan for Basin 5 and 6 and other applicable drainage plans and criteria for North Natomas. For this purpose, "other financing mechanism" includes but in not limited to a fully executed agreement approved as to form by the City Attorney, which provides for funding and construction of the said facilities, and which provides for posting or depositing with the City unconditional security for performance of the landowner's obligations, which security is adequate in the sole and exclusive discretion of the City, and which is in a form acceptable to the City Attorney.

65. The applicant and/or any successor shall fully participate in any financing mechanism, including but not limited to assessment districts, or community facilities districts formed for the purpose of financing the facilities specified in the previous condition, and any such mechanism formed for the purpose of financing the drainage facilities required under the North Natomas Comprehensive Drainage Plan. For this purpose, "fully participate" requires that the applicant and/or any successor shall, notwithstanding the provisions of Articles XIIIC and/or XIIID of the California Constitution, or any other applicable federal or state law, rule or regulation, waive and relinquish any right to protest or vote against the formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; actively participate in a positive manner in the proceedings for formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; and pay all taxes, assessments and/or fees levied pursuant thereto.

66. Execute a drainage agreement with the City for the construction of common drainage facilities per the approved drainage plan. The drainage agreement shall be to the satisfaction of the Department of Utilities and the City Attorney.

67. Prior to submittal of improvement plans, prepare a project specific drainage study for review and approval by the Department of Utilities (DOU). The 10-year and 100-year HGL=s for this study shall be calculated using the City's SWMMM model. The drainage study shall be developed using the Master Drainage Plan for Basins 5 and 6. Drain inlets shall be 6-inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the local controlling overland flow release elevation, whichever is higher. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City=s Design Procedures Manual. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage which crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the Department of Utilities. 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. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project.

68. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.

69. Street and gutter flow line elevations shall be designed so that runoff from the development overland releases to Basins 5 and 6.

70. Prior to the submittal of improvement plans, prepare a project specific water study for review and approval by the Department of Utilities. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) 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, (2) 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 water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. Contact the Department of Utilities for the pressure boundary conditions to be used in the water study.

71. A minimum of two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.

72. All water connections shall comply with the City of Sacramento's Cross connection Control Policy.

73. If adequate fire flow and pressure cannot be obtained by connecting to the existing water system in Arena Boulevard and Tanzanite Drive, then a 12-inch water line shall be constructed in the future East Commerce Way from the south boundary of the development to San Juan Road. The construction shall be to the satisfaction of the Department of Utilities. The applicant is responsible for obtaining all necessary permits, easements and approvals from federal, state and local agencies, and private land owners for the construction of this water line. The easements shall be granted to the City, at no cost to the City, and shall be to the satisfaction of the DOU.

74. Construct water pipes and appurtenances, construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in Arena Boulevard, East Commerce Way, Natomas Crossing Drive, Prosper Street, Endeavor Way, Streets A through E, Streets 1 through 22 and Loop 1 Street. The construction shall be to the satisfaction of the DOU and County Sanitation District 1 (CSD1).

75. Construct storm drain lines from East Commerce Way to the existing drainage canal adjacent to Interstate 5. The construction shall be to the satisfaction of the DOU. The applicant is responsible for obtaining all necessary permits, easements and approvals from federal, state and local agencies, and private land owners for the construction of this water line. The easements shall be granted to the City, at no cost to the City, and shall be to the satisfaction of the DOU.

76. Construct storm drain and sanitary sewer stubs and water taps, meters and RP's for Lots P1, P2, P3 and P4. The construction shall be to the satisfaction of the Department of Utilities.

77. The proposed development is located within the Reclamation District 1000 (RD 1000). The applicant shall comply with all RD 1000 requirements and pay all required fees.

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

79. Place a 2-inch (minimum) sleeve under the sidewalks for each single family lot along all streets with separated curb and sidewalk for irrigation of the landscape planter. Sleeves shall be placed prior to construction of sidewalks.

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

81. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps may need to be larger the 1-inch depending on the length of the house service, number of fixtures units, etc.).

82. Public and private streets with City maintained water or drainage facilities and CSD1 maintained sewer facilities shall have a minimum paved width of 25-feet from lip of gutter to lip of gutter.

83. Alleys or Drive Aisles with City maintained water or drainage facilities and CSD1 maintained 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 in these Alleys and Drive Aisles shall be constructed to City Standards for residential streets. Alley 18 and a portion of Alleys 17 and 18 shall be constructed as a Drive Aisle (width 28.33') unless otherwise approved by the DOU.

84. Surface and subsurface drainage facilities located within Alleys or Drive Aisles not constructed to City standards and with a width of less than 25 feet from lip of gutter to lip of gutter, shall be private facilities maintained by a homeowners association (HOA) or a privately funded maintenance district. Private easements shall be dedicated for these facilities. The responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the Department of Utilities and the City Attorney.

85. The proposed development is located within County Sanitation District No. 1 (CSD1). Satisfy all CSD1 requirements.

86. Provide standard subdivision improvements per Section 16.48.110 of the City Code. Construct water, sewer, and drainage facilities to the satisfaction of the Department of Utilities. Off-site main extensions may be required. If the Machado Subdivision (P04-114) is not constructed prior to construction of this project, the applicant shall construct off-site water and storm drain lines connecting to the existing 12-inch water line and existing 60-inch storm drain line in Tanzanite Drive.

87. Properly abandon under permit, from the County Environmental Health Division, any well or septic system located on the property.

88. 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.

89. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area that is served by a regional water quality control facility (Basins 5 & 6), only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. 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 edition of the "Guidance Manual for On Site Stormwater Quality Control Measures", for appropriate source control measures.

90. This project is greater than 1 acre, 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 from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

91. 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.

92. Dedicate all necessary easements, right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements. Easements shall be dedicated for the off-site water and storm drain main extensions. All dedications shall be at no cost to the City and shall be to the satisfaction of the DOU.

93. The applicant shall enter into and record a Hold Harmless Agreement, in a form acceptable to the City Attorney, for all lots within the subdivision regarding the placement of water meters within driveways, walkways, hardscape and concrete or asphalt concrete (AC) flat work.

94. If required by the Department of Utilities, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage,

water and sanitary sewer at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book____, Page___)."

PPDD: Parks - Dedication

95. The Applicant shall comply with City Code 16.64 (Parkland Dedication) by:

a. Dedication of park site:

i. Applicant shall dedicate to the City the park site identified on the tentative subdivision map as Lot P1. The park site shall be dedicated as two parcels as shown on the map. The first parcel (Parcel A) shall include all of the land within Lot P1 that is not subject to or otherwise affected by the on-going site remediation effort being conducted under the authority and direction of the Central Valley Regional Water Qualify Control Board. The second parcel (Parcel B) shall include the land within Lot P1 that is subject to or otherwise affected by the on-going site remediation. Subdivider shall provide to City a separate irrevocable offer of dedication of fee title (IOD) for Parcel A and for Parcel B with the final map.

ii. At the time of acceptance of fee title by City of either or both Parcel A or Parcel B, the land shall be free and clear of all physical conditions and defects and all title encumbrances that would interfere with its use as a public park. The IOD for Parcel B shall not be accepted by the City until all mandated remediation is complete and the site is clean to residential standards.

iii. Prior to filing a final map, the applicant shall provide the City with a Letter of Credit in a form approved by the City Attorney and in an amount equal in value to Parcel B to secure the dedication of Parcel B for the final map. The Letter of Credit shall be released by the City upon acceptance by City of fee title to Parcel B as required by this condition. If this tentative map is superseded or expires without the dedication of Lot B, the City may call the Letter of Credit and use the funds for park and recreational purposes.

iv. At the time of acceptance by City of fee title to either or both Parcel A or Parcel B the applicant shall provide to City, at applicant's cost, a title report and title insurance with the City as named beneficiary, assuring the conveyance of clear title to City for Parcel A and Parcel B.

b. Payment of in-lieu fees:

i. The applicant shall pay in-lieu fees in the amount determined pursuant to Chapter 16.64 to be equal in value to 1.77 acres to complete compliance with City Code 16.64 based on the tentative subdivision map identifying 491 single family units and 416 multi-family units. Should the unit count change the amount of in-lieu fee to be paid shall be adjusted accordingly.

96. Prior to the recordation of a Final Subdivision Map which creates a park parcel the applicant shall enter into an Agreement (Standard Public Improvement Agreement) for Construction of Public Improvements with the City stating that the developer shall construct all public improvements deemed necessary for the City's acceptance of the Park Site prior to the recordation of any Final Map adjacent to said park site. The Developer shall maintain (weed abatement) on said park site for two years after the acceptance by the City of the public improvements or until construction of said park site is complete (whichever is less). The two-year period shall begin following the issuance of a notice of completion by the City for the public improvements.

97. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager)

DESIGN:

98. When parkland is dedicated the applicant must submit a site plan and electronic file showing the location of all utilities on site to the PPDD for review and approval. As per City Code, the Applicant shall provide the following on a dedicated park site: Full street improvements including but not limited to curbs, gutters, accessible ramps, street paving, street lights, and sidewalks; and improved surface drainage through the site. The applicant shall include the following list of potential park site amenities in the environmental document for Natomas Field; community gardens, sitting areas, tables, hardscape, public art, basic landscaping/ irrigation/turf/trees; site furniture/walkways/entry improvements/signage/drinking fountains, children's play area (tot lot and adventure area), picnic area with shade structure, sport court, sports fields, a neighborhood/community Skate Park, restroom, on-site parking, bicycle trail, a nature area, a dog park, lighted sport fields or sport courts, and a water play area.

99. The Applicant shall install a six foot high masonry wall as approved by the City PPDD on property lines separating public park and designated open space areas from adjacent private uses. The masonry wall shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as otherwise approved by PPDD.

100. The Applicant shall install post-and-cable fencing between a designated park and any adjacent open space area as approved by PPDD. Refer to PPDD Post and Cable detail and specification.

101. The Applicant shall, at his expense and as per City Code, install a concrete walkway and vertical curb along all street frontages that open onto a park. The sidewalk shall

be contiguous to the curb (attached) for neighborhood parks and separated from the curb (detached) for community and regional parks unless otherwise approved by PPDD.

102. The Applicant shall provide a twelve inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at the proposed park site at a location approved by PPDD for future service. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.

103. The Applicant shall install water taps for irrigation, water taps for drinking fountains, and electrical and telephone service to the proposed park site, quantity, size and location as approved by PPDD. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.

104. The Applicant shall install a ten-foot (10') wide driveway into the park at a location approved by PPDD. The driveway is to provide future maintenance access to the park.

105. The Applicant shall rough grade a proposed park as required by City Code to provide positive drainage as approved by PPDD.

106. The Applicant shall ensure all dedicated park acres are free and clear of any wetland mitigation and/or development restrictions. The Applicant shall be responsible for any required mitigation costs or measures associated with the park site.

107. The Applicant must coordinate with PPDD to identify the appropriate location of any appurtenances to be placed within any portion of the PUE on any park lots prior to submitting plans for approval of the Department of Parks and Recreation.

MULTI-USE TRAIL:

108. The applicant shall be required to dedicate an easement for the multi-use trail and landscaping. The applicant shall dedicate an easement and provide funding for a 20-foot segment of the 34-foot landscaped trail corridor planned in conjunction with the adjacent Villagio Apartment complex in the north-east corner of the Natomas Field project extending south from Arena Blvd. to the first east-west street crossing.

109. The entire multi-use trail and adjacent landscaping shall be constructed as specified below and in compliance with the PPDD "Multi-Use Trail Design Guidelines" available by contacting PPDD. PPDD will provide the improvement plans and construction documents. The applicant will pay ½ the cost for preparation of the improvement plans and construction documents.

110. The proposed multi-use trail is to be a total of 16' wide including 12' of asphalt pavement with a 2' wide decomposed granite shoulder on each side.

111. Trails shall be 3" asphaltic concrete over 6" min of Aggregate base, with a centerline

stripe, refer to PPDD Trail detail and specification.

112. Fold-Down Bollards shall be placed at the entrance to all access points to the trail; refer to PPDD fold-down bollard detail and specification.

113. The applicant shall disclose the location of the planned multi-use trail to all future owners of parcels within the subdivision.

TURN KEY PARK:

114. The Applicant shall enter into an agreement with City providing for the design and construction of first phase park improvements on Lot P1 in a form approved by City and to the satisfaction of the City's PPDD prior to filing a final map. The Applicant may receive credit from the City for the construction of the park against this subdivision's required Park Impact Fee as approved by the City in the park improvement agreement. Timing of first phase park construction shall be stipulated in the development agreement as approved by PPDD.

115. The Applicant shall maintain all improvements to be accepted into the park maintenance financing district for a minimum of two years and until a minimum of 50% of the residential units to be served by the park have received occupancy permits - unless the City agrees to accept park maintenance into the District at an earlier date. The two-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

SPECIAL DISTRICTS: Assessment Districts

116. Dedicate to the City those areas identified on the Tentative Subdivision Map as Landscape Corridors, Freeway Buffers, and Open Space areas. Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping, irrigation and masonry walls or wood fences in dedicated easements or rights of way, to the satisfaction of the Development Engineering and Finance Division, and the Planning Division. Acceptance of the required landscaping, irrigation and walls or fences by the City into the Landscape Maintenance District shall be coordinated with the Development Engineering and Finance Division. The Developer shall maintain the landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls or fences;

FIRE DEPARTMENT:

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

118. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or City accepted hammerhead).

119. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.

120. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided.

MISCELLANEOUS:

121. City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Section requirements;

ADVISORY NOTES:

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

122. If a lifting and/or pumping station is required to serve this project, the applicant shall submit a Hazardous Materials Plan (HMP) to CSD-1. The HMP shall satisfy state and CSD-1 requirements, and shall be approved by CSD-1 prior to acceptance of the facility.

123. If a lifting and/or pumping station is required to serve this project, the applicant shall install all necessary infrastructure (electrical power and wiring, telemetry, piping, manholes, wells, gates, etc.) for the complete operation of the facility at full development and final maximum service capacity as identified in applicable approved sewer studies. The only exception to this requirement is the pump size, which shall be installed in accordance with the initial designed service capacity.

124. In interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the applicant shall be responsible for the cost to CSD-1, to decommission, and abandon such interim seer infrastructure. The mechanism to capture these costs shall be approved and accepted by CSD-1 prior to the recordation of the Final Map or approval of Improvement Plans for plan check to the CSD-1, which ever comes first.

125. Trunk sewer design and construction may be reimbursed by CSD-1 under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify for reimbursement under the terms of a Collector Sewer Reimbursement Agreement. Prior to initiating design of any sewer facility, contact CSD-1 for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate CSD-1 staff prior to any design. Failure to strictly comply with the provisions of the CSD-1 Ordinances may jeopardize all sewer reimbursement.

126. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or

issuance of Building Permits, which ever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

127. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. 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 the appropriate SRCSD fees.

128. Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water, and floods control improvements shall be in place, fully functioning, and a notice of completion shall be issued by Development Services Department.

129. Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.

130. This subdivision is located within an AEvacuation Area@. This project shall comply with the policies set forth in the City of Sacramento Comprehensive Flood Management Plan, dated February, 1996.

131. Subject property must complete annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County or execute a sanitary sewer service agreement with Sacramento Regional County Sanitation District and County Sanitation District No. 1 prior to issuance of building permits.

132. Depending upon project phasing and the construction pace of surrounding development, developers in North Natomas may be required to construct water transmission mains (pipes greater that 12-inches). In such cases, reimbursement agreements between the City and developers will be negotiated.

133. As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres".

134. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy- saving shade and cooling, enhance aesthetics and property values, and contribute to community image and

quality of life.

135. Sidewalks adjacent to park sites should be shown as on-street, not separated sidewalks.

Item No: 02
SRC Date: June 1, 2005

File: P04-236
JN: PI14

SRC CONDITIONS: Natomas Field

TO: Arwen Wacht, Planning Division
FROM: Juan Chavez, Development Engineering & Finance Division
DATE: May 31, 2005

CONDITIONS: Tentative Master Parcel Map

NOTE: **These conditions shall supersede any contradictory information shown on the Tentative Master Parcel Map or any contradictory provisions in the PUD guidelines approved for this project (P04-236). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.**

The applicant shall satisfy each of the following conditions prior to filing the Parcel 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:

SEQUENCE: Order of Approval

1. Prior to the recordation of the Master Parcel Map, the Lot Line Adjustment associated with this project shall be recorded.

GENERAL: All Projects

2. In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments, Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments, Zoning changes, and the Development Agreement;

3. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, as amended from time to time, and shall execute any and all agreements which may be required in order to implement this condition;

4. Execute a Development Agreement to the satisfaction of the City of Sacramento and comply with and meet all the requirements of the Agreement;

5. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P04-236) to the satisfaction of the Planning Director and Development Services Department;

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

segregate existing assessments, in accordance with the Development Agreement;

7. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.

8. Place the following note prominently on the master parcel map:

"THIS MASTER PARCEL MAP DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENT ON THE LAND SUBJECT TO THE MAP; PRIOR TO ANY IMPROVEMENT OR CONSTRUCTION, ALL REQUIRED LAND USE ENTITLEMENTS, INCLUDING BUT NOT LIMITED TO A SPECIAL PERMIT, MUST BE APPLIED FOR AND APPROVED, AND ALL APPLICABLE CONDITIONS OF APPROVAL MUST BE SATISFIED"

9. Show all existing and proposed/required easements on the Parcel Map;

10. 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, Development Services and Transportation.

DEVELOPMENT ENGINEERING: Streets

11. 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;

12. Streets shall be sized, dedicated, and constructed as follows (the PUD Guidelines shall be revised to be consistent with these requirements):

Street	*from*	*to*	*Lanes*	*R/W*	*Min. Face Face/curb*
~~Arena Blvd~~	E Commerce Way	Eastern Boundary	6	68' (Half-street)	54' (F/C to CL)
Street "B"	Street "22"	Prosper Street	2	53'	30'

Prosper St	E Commerce Way	Eastern Boundary	2	59'	36'
East Commerce Way	Arena Blvd	Natomas Crossing Drive	6	68' (Half-Street) Full Median & Additional Travel Lane are required	54' (F/C to CL)
East Commerce Way	Natomas Crossing Drive	Southern Boundary	4	50' (Half-Street) Full Median & Additional Travel Lane are required	37' (F/C to CL)
Street "1"	E Commerce Way	200' east of East Commerce Way	2 (min)	59' (min), Expanded Intersection Req'd R/W TBD	To Be Determined based on Intersection Analysis
Street "1"	200' east of East Commerce Way	Eastern Boundary	2	53'	30'
Natomas Crossing Drive	East Commerce Way	Eastern Boundary	2+	83' – 89'	60'
Street "7"	Street '1'	Street '11'	2	53'	30'
Street "8"	Street '11'	Street '14'	2	53' (Modified 59' street section, omits landscaping adjacent to park).	36'
Street "14"	Street '8'	Street '15'	2	53' (Modified 59' street section, omits landscaping adjacent to park).	36'
Street "15"	Street '14'	Natomas Crossing Drive	2	53' (Modified 59' street section, omits landscaping adjacent to park).	36'
Street "6"	Prosper Street	Arena Blvd	2	53' – 59' (Less R/W req'd if on-street parking is restricted)	30' – 36' (Less R/W req'd if on-street parking is restricted)

NOTES: ***Dedication and construction of all streets shall be as required elsewhere in these conditions. Landscaped planters may be omitted adjacent to parks and schools, as determined by the City. The minimum right-of-way for any street not mentioned above shall be 53'. The City will determine off-site improvement requirements prior to filing each subsequent map or phase. All roadways may require additional dedication at intersections for turn lanes. On street bike lanes shall be provided along East Commerce Way, Arena Boulevard, and Natomas Crossing Drive.***

13. Multiple access points will be required for all phases of the Final Parcel Map to the

satisfaction of the Development Services Department. Dead end streets must be less than 500' in length and must include a turn-around approved by the Development Services and Fire Departments. Certain exceptions may be considered by the Development Services and the Fire Departments on a case-by-case basis;

14. Provide additional right-of-way for expanded intersections at intersections to be signalized and other locations specified by the Development Services Department;

15. Prosper Street, Street "6", Street "1", Street "19", and Street "B" Street shall be dedicated upon filing the first phase of the Master Parcel Map. Provide Irrevocable Offers of Dedication (I.O.D.) for said streets as required by, and to the satisfaction of the Development Services Department;

16. 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 Services Department. The center lines of such streets shall be aligned;

17. 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 and Finance Division;

18. Developer is required to install permanent street signs to the satisfaction of the Development Services Department;

19. Improvements shall be designed and constructed to City standards in place at the time that each subsequent final map is recorded. Improvements required for subsequent maps will be determined by the City for each of those maps;

20. Streets adjacent to schools and parks shall have a minimum 53 foot right-of-way, and vertical curb as determined by the Development Engineering and Finance Division. Streets adjacent to parks shall be constructed to a modified 59-foot commercial street section. This modified street section shall eliminate the landscaped planter adjacent to the park, which reduces the right-of-way dedication to 53-feet;

21. The applicant shall make provisions for bus stops, shelters, transit centers, turn-arounds, etc. to the satisfaction of RT and the Development Services Department;

22. Construct traffic signals at the following intersections to the satisfaction of the Development Engineering and Finance Division (if not already secured or in place):

    a. East Commerce Way and Street "1"

b. East Commerce Way and Natomas Crossing Drive
c. Arena Boulevard and Street "20"
d. Arena Boulevard and East Commerce Way (Modify to accommodate 4th Leg of intersection to be built with this project, if necessary)

NOTE: Signals shall be constructed as part of the public improvements for the map. Signal design and construction shall be to the satisfaction of the Development Engineering and Finance Division. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of the Department of Transportation. The signal at East Commerce & Natomas Crossing Drive is reimbursable under the North Natomas Financing Plan, however the other signals are not. Therefore, the applicant shall be required to enter into an agreement with the City stating that the City will use its best efforts to obtain a fair share contribution from future development projects within the area around the signals equivalent to 50% of the actual cost of the signals. Said contributions, if obtained, shall be used to reimburse the applicant. Alternatively, if the signal is already in place the applicant shall pay a fair share contribution equivalent to 50% of the actual cost of the signals, which shall be used, for reimbursement. (NOTE: Construction of signals a, and b, as noted above, are currently required as conditions of approval for the Natomas Crossing Area 3 project, P01-028. The requirement for fair share and/or construction of these signals may be dependant upon the timing in which development occurs for project P01-028 and the implementation of said conditions)

23. The applicant shall submit a signal design concept report (SDCR) per section 15.18 of the City's Design and Procedures Manual to the Development Engineering & Finance Division for review and approval prior to the submittal of any improvement plans involving traffic signal work. The SDCR provides crucial geometric information for signal design and should be started as early as possible to avoid delays during the plan check process.

24. Access to parcels shall be restricted as outlined in the North Natomas Street Sizing Guidelines;

25. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Development Services Department, Plan Check Engineer at 808-7915 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible;

FINANCE PLAN:

26. Provide, without cost to the City, in the form of an Irrevocable Offer of Dedication (IOD), all public land covered in the North Natomas Financing Plan Land Acquisition Program;

CITY UTILITIES:

27. An assessment district, community facilities district or other financing mechanism approved in writing by the City must be formed for the purpose of construction of all common drainage facilities within detention basin areas 5 and 6 and any additional drainage capacity or facilities required to accommodate development of the subject area in accordance with the drainage master plan for Basins 5 and 6 and other applicable drainage plans and criteria for North Natomas. For this purpose, "other financing mechanism" includes but in not limited to a fully executed agreement approved as to form by the City Attorney, which provides for funding and construction of the said facilities, and which provides for posting or depositing with the City unconditional security for performance of the landowner's obligations, which security is adequate in the sole and exclusive discretion of the City, and which is in a form acceptable to the City Attorney.

28. The applicant and/or any successor shall fully participate in any financing mechanism, including but not limited to assessment districts, or community facilities districts formed for the purpose of financing the facilities specified in the previous condition, and any such mechanism formed for the purpose of financing the drainage facilities required under the North Natomas Comprehensive Drainage Plan. For this purpose, "fully participate" requires that the applicant and/or any successor shall, notwithstanding the provisions of Articles XIIIC and/or XIIID of the California Constitution, or any other applicable federal or state law, rule or regulation, waive and relinquish any right to protest or vote against the formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; actively participate in a positive manner in the proceedings for formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; and pay all taxes, assessments and/or fees levied pursuant thereto.

29. Execute a drainage agreement with the City for the construction of common drainage facilities per the approved drainage plan. The drainage agreement shall be to the satisfaction of the Department of Utilities and the City Attorney.

30. A drainage master plan for this site must be completed by the applicant and approved by the Department of Utilities. The 10-year and 100-year HGL=s for this study shall be calculated using the City's SWMMM model. The drainage study shall be developed using the Master Drainage Plan for Basins 5 and 6. Drain inlets shall be 6- inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the local controlling overland flow release elevation, whichever is higher. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City=s Design Procedures Manual. The drainage master plan is required to show the sizes of all common trunk lines in the street right-of-ways. A phasing plan for drainage infrastructure, if appropriate, shall be approved by the Department of Utilities and included in the final master drainage plan report.

31. A water master plan for this entire area must be completed by the applicant and approved by the Department of Utilities. This study shall also determine if the existing

the project to an existing parks maintenance district prior to recording a Parcel Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager)

SPECIAL DISTRICTS: Assessment Districts

40. With each phase of the Final Master Parcel Map dedicate to the City those areas identified on that phase of the Tentative Master Parcel Map as Landscape Corridors, Freeway Buffers, and Open Space areas. Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping and irrigation in dedicated easements or rights of way, to the satisfaction of the Development Services Department and Parks Planning, Design and Development (PPDD). Acceptance of the required landscaping and irrigation by the City into the Landscape Maintenance District shall be coordinated with the Development Services Department (Special Districts and Development Engineering) and PPDD. The Developer shall maintain the landscaping and irrigation for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping and irrigation;

MISCELLANEOUS:

41. Prior to approval of improvement plans, the applicant shall submit to the Planning Director landscape plans for landscape corridors, open space areas and other public landscape areas (including designs for walls and fences) for review and approval by the Planning Director. Landscape plans shall comply with the PUD Guidelines. Final landscape plans for landscape areas shall be reviewed and approved by the Planning Director;

42. City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Section requirements;

ADVISORY NOTES:

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

43. Comply with Ch. 16.32.160 of the City Code regarding Master Parcel Map, Ordinance No.95-013, Dated March 1995;

water distribution system infrastructure is adequate to supply fire flow demands resulting from developing this project. All water mains shall be placed within the asphalt section of public street right-off-ways as per the City's Design and Procedures Manual.

32. A sanitary sewer master plan for this project must be completed by applicant and approved by Sacramento County Sanitation District No. 1 prior to recordation of the final master parcel map. The sewer master plan shall be provided to the Department of Utilities to assure that no conflicts with water or drainage facilities exist within the streets or easements. All sewer lines shall be placed within the asphalt section of public street right-of-ways as per the City's Design and Procedures Manual, unless otherwise approved by the Department of Utilities and Sacramento County Sanitation District No. 1.

33. Properly abandon under permit, from the County Environmental Health Division, any well or septic system located on the property.

34. All existing easements and all existing right-of-ways shall be shown on the Final Master Parcel Map.

35. Dedicate all necessary easements, right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements. Easements shall be dedicated for the off-site water and storm drain main extensions. Street right-of-way shall be dedicated for common drainage pipes identified in the master drainage plan. All dedications shall be at no cost to the City and shall be to the satisfaction of the DOU.

36. The proposed development is located within the Reclamation District 1000 (RD 1000). The applicant shall comply with all RD 1000 requirements and pay all required fees.

37. Obtain approval from RD 1000 (or other governing agencies) for the abandonment and/or relocation of the existing canals.

PPDD: Parks

38. Prior to the recordation of a Parcel Map which creates a park parcel the applicant shall enter into an Agreement (Standard Public Improvement Agreement) for Construction of Public Improvements with the City stating that the developer shall construct all public improvements deemed necessary for the City's acceptance of the Park Site prior to the recordation of any Final Map adjacent to said park site. The Developer shall maintain (weed abatement) on said park site for two years after the acceptance by the City of the public improvements or until construction of said park site is complete (whichever is less). The two-year period shall begin following the issuance of a notice of completion by the City for the public improvements.

39. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed

101

10 project conditions

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM # 13
DECEMBER 9, 2004
PAGE 1

P04-151 – WESTLAKE PARCEL 31

REQUEST:

A. **Environmental Determination:** Addendum to a Previously Adopted Negative Declaration;

B. **Mitigation Monitoring Plan;**

C. **General Plan Amendment** to re-designate 11.2± acres from Public/Quasi-Public-Miscellaneous (PQPM) to 0.6± acres of Parks/Recreation/Open Space and 10.6± acres of Low Density Residential (LDR);

D. **Community Plan Amendment** to re-designate 11.2± acres from General Public Facilities (GPF) to 0.6± acres of Parks/Open Space and 10.6± acres of Medium Density Residential (MDR);

E. **Rezone** 11.2± acres from Standard Single-Family Planned Unit Development (R-1-PUD) zone to 0.6± acres of Agriculture-Open Space Planned Unit Development and 10.6± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD) zone;

F. **PUD Schematic Plan Amendment** to the Westborough Planned Unit Development to depict 101± single-family cluster lots and additional parks acreage on 11.2± acres;

G. **Tentative Map** to subdivide two parcels totaling 11.2± acres into 119± lots in the proposed Agriculture-Open Space Planned Unit Development (A-OS-PUD) and Single-Family Alternative Planned Unit Development (R-1A-PUD) zones;

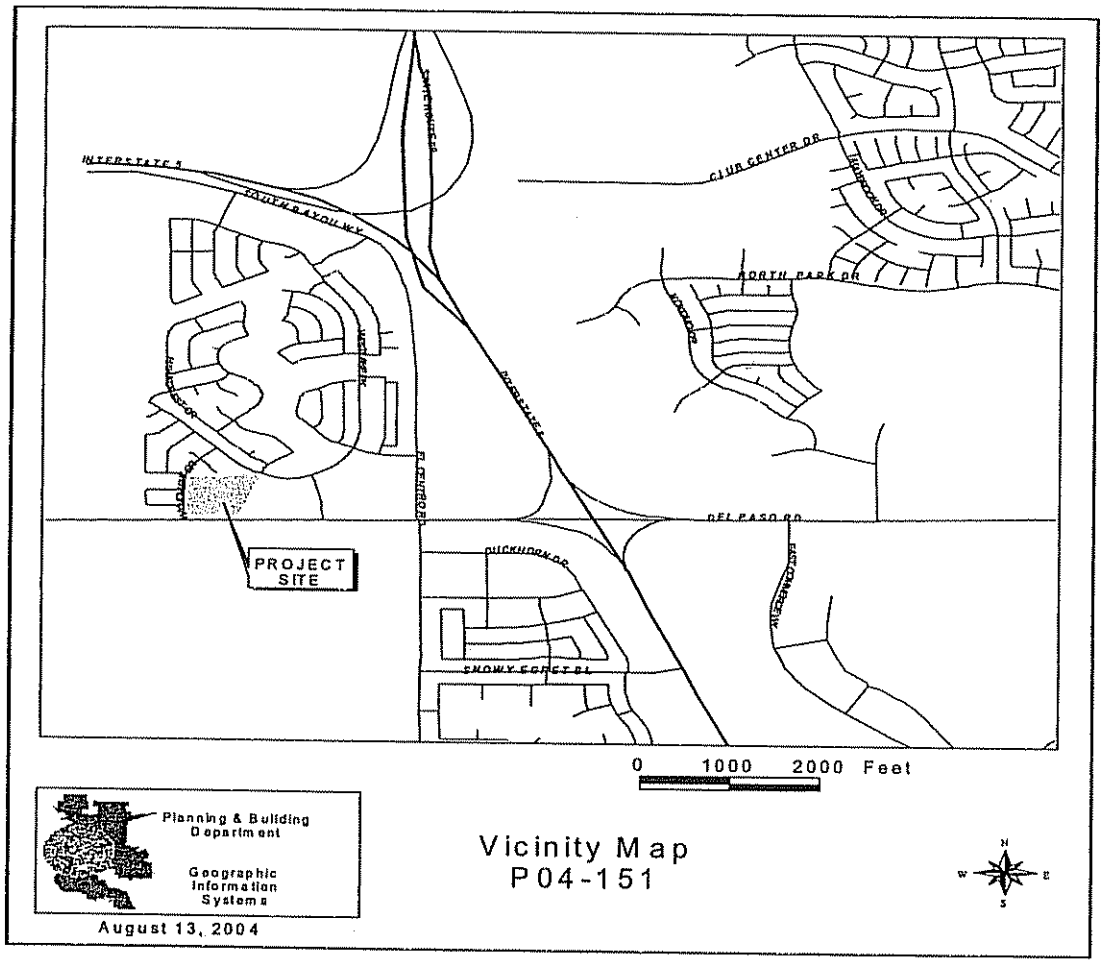
119?

101

H. **Subdivision Modification** to modify street standards, allow for non-standard street elbows, and reduce the P.U.E. to 10' adjacent to the public street; and

I. **PUD Special Permit** to develop three house plans on 101± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.

101 lots



LOCATION:

Northeast corner of Del Paso Road and Wyndview Drive
APN: 225-1480-031 and -051
North Natomas Community Plan Area
Natomas Unified School District
Council District 1

APPLICANT:	Greg Plucker, John Laing Homes, (916) 780-1222 1544 Eureka Road, Suite 250, Roseville, CA 95661
OWNER:	Phoenix LLC 7700 College Town Drive, Suite 101, Sacramento, CA 95826
PLANS BY:	Ken Topper, Wood-Rodgers 3301 C Street, Bldg. 100-B, Sacramento, CA 95816
APPLICATION FILED:	August 2, 2004
APPLICATION COMPLETED:	November 23, 2004
STAFF CONTACT:	Arwen Wacht, (916) 808-1964

SUMMARY: The applicant is proposing to develop 101 single-family cluster residences in the Westborough Planned Unit Development (PUD). This site was previously designated for an elementary school site for the Natomas Unified School District. The school district can no longer locate a school at this site. Due to changes in the state requirements for locating schools, they are working with the property owner to relocate this school site. The applicant is requesting the necessary entitlements to allow the development of cluster lots and additional parks acreage on 11.2± acres in the Westborough Planned Unit Development (PUD).

The applicant is requesting the necessary entitlements to allow the development of cluster lots and additional parks acreage on 11.2± acres in the Westborough Planned Unit Development (PUD).

The overall general plan amendment and community plan amendments are considered minor adjustments of this area of the Westborough PUD. The amendments will result in the removal of the existing land uses designation for a school site and develop this site with detached medium density single-family residences. The applicant is also proposing an increase in the land designated for park acreage (0.6 acres).

As a broader issue, there are two un-addressed issues with this project application. As a result, staff has requested that this item be placed as a hearing item. The issues are discussed in this report and may received testimony at the public hearing. They are as follows: 1) **The relocation of the school site**; and 2) **Staff's concerns with several of the proposed residences backing onto the public streets**. A Westborough resident opposes the relocation of the school and has submitted a letter (Attachment 4) explaining his concerns. This issue is discussed in the Public/Neighborhood/Business Association Comments section

of this report (page 17). The second issue is discussed in the PUD Special Permit – project evaluation section (pages 14-15).

RECOMMENDATION: **Staff recommends approval of the project, subject to conditions.** This recommendation is based upon the proposal's consistency with policies related to land use; housing mixture; promotion of transit services; and compliance with the open space proximity standards. Staff also recommends approval of the project in that: 1) additional medium density units are proposed, which helps add to the diversity of housing types in the project area; and 2) the medium density residential units are located in close proximity to future commercial and a park site.

PROJECT INFORMATION:

General Plan Designation:	Public/Quasi-Public-Miscellaneous (PQPM)
Community Plan Designation:	General Public Facilities (GPF)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Standard Single-Family Planned Unit Development (R-1-PUD) zone

Surrounding Land Use and Zoning:

- North: Single-Family Residential; Standard Single-Family Planned Unit Development (R-1-PUD) zone
- South: School and Vacant; Agriculture-Open Space Planned Unit Development (A-OS-PUD) zone
- East: Park; Agriculture-Open Space Planned Unit Development (A-OS-PUD) zone
- West: Single-Family Residential; Single-Family Alternative Planned Unit Development (R-1A-PUD) zone

Setbacks:	Required	Provided
Front of Building:	5'	10'
Rear Yards:	10'	10'
Garage Setbacks:	5'	20'
Interior Side Yard:	4'	4'
Street Side Yard:	12.5'	12.5'

Property Dimensions:	Irregular'
Property Area:	11.2± gross acres 7.3± net acres
Density of Development:	13.8± dwelling units per net acre
Square Footage of Building:	1,560 to1,783 square feet
Height of Building:	23'-3" to 25'-4" feet, 2 stories
Exterior Building Materials:	Stucco with Wood or Metal Accents
Roof Material:	Concrete Roof Tile
Topography:	Flat

Street Improvements:	Existing and To Be Constructed
Utilities:	Existing and To Be Constructed

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

Permit	Agency
Transportation Management Plan	Public Works, Transportation Division
Final Map	Public Works, Development Services
Driveway Permit	Public Works, Development Services
Building Permit	Building Division

BACKGROUND INFORMATION:

The Westborough Planned Unit Development (PUD) was originally approved by City Council on October 26, 1999 (P98-112). Minor adjustments to the PUD Schematic Plan, North Natomas Community Plan, General Plan, and zoning, together with a Post Subdivision Modification, were subsequently approved by City Council on May 2, 2000 (P00-001); however, the adjustments and modifications in this subsequent approval did not appreciably affect the portion of the Westborough PUD included within the current application.

On May 3, 2001, the City Council approved General Plan Amendments, Community Plan Amendments, and Rezones (P00-036) of a portion of the Westborough Planned Unit Development (PUD). Also approved were amendments to the PUD Schematic Plan and PUD Development Guidelines. On March 22, 2001, the Planning Commission approved the following entitlements: a Tentative Subdivision Map to create 114 single-family residential cluster housing type lots and 111 single-family residential lots, five (5) non-residential lots, and five (5) landscape/open space lots; Subdivision Modifications to eliminate sidewalks and planters along one side of Bayou Road and to allow non-standard street sections; and a Lot Line Adjustment and Lot Merger of eleven (11) parcels into nine (9) parcels. The Planning Commission denied a Special Permit to gate Village 7 of that proposal. The Planning Commission also recommended approval of the above mentioned entitlements. These amendments resulted in minor amendments to land use and zoning designations, allowed front-on lots on Westlake Parkway, reduced and relocated an institutional lot, removed 2 acres of parks acreage, made minor boundary line amendments, and the subdivided 34.7± gross acres for single-family residential development. These entitlements resulted in the approval of modified PUD Development Guidelines to allow a similar residential development.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan

The General Plan designates the subject site as Low Density Residential (4-15 du/na). The property consists of 11.2± acres and is currently designated as indicated in Table 1 below.

The applicant is proposing to re-designate the site as shown in Table 1 and in Exhibit 1B, in order for the designations to be consistent with the current proposal.

Table 1
Existing and Proposed General Plan Designations

Designation	Current	Proposed	Difference
Low Density Residential	0.0 acres	10.6 acres	+10.6 acres
Parks/Recreation/Open Space	0.0 acres	0.6 acres	+0.6 acres
Public/Quasi-Public-Miscellaneous	11.2 acres	0.0 acres	-11.2 acres
Total	11.2 acres	11.2 acres	N/A

The proposed General Plan Amendment is an initial step for the continue refinement of development in the Westborough PUD. Staff believes that this proposal is consistent with the goals and policies of the General Plan's Housing Element, in that it will improve the quality of the residential neighborhood by protecting, preserving, and enhancing its character by providing a well designed multi-family development and providing adequate landscape buffers. The proposal will also promote orderly residential growth in an area where urban services are readily available or can be provided in an efficient manner and provide a mix of affordable housing units.

North Natomas Community Plan

The North Natomas Community Plan (NNCP) designates the subject site as General Public Facilities. The applicant is proposing to remove the General Public Facilities designation and replace it with Medium Density Residential and Parks/Open Space designations. The property consists of 11.2± acres and is currently designated as indicated in Table 2 below. The applicant is proposing to re-designate the site as shown in Table 2 and in Exhibit 1C, in order for the designations to be consistent with the current proposal.

Table 2
Existing and Proposed Community Plan Designations

Designation	Current	Proposed	Difference
Medium Density Residential	0.0 acres	10.0 acres	+10.0 acres
Parks/Open Space	0.0 acres	0.5 acres	+0.5 acres
General Public Facilities	10.5 acres	0.0 acres	-10.5 acres
Major Streets	0.7 acres	0.7 acres	0.0 acres
Total	11.2 acres	11.2 acres	N/A

The applicant is proposing an average density of 13.8± dwelling units per net acre (du/na) on the Medium Density Residential, which is consistent with the Community Plan designation (which has an allowable range of 7-21 du/na and a target average of 12 du/na). The proposal is also consistent with the following goals and policies of the NNCP:

- Medium Density Residential (MD): Target average density is 12 units per net acre and allowable density range is 7 to 21 units per net acre. Single-family petite lot detached, single family attached, townhouse, and condominium units are included in this designation. (p. 6)
- Each neighborhood shall provide a variety of housing densities, types, and prices to enhance a neighborhood identity, and serve the wide array of residents, and avoid monotony. (p. 13)
- At least 80 percent of the dwelling units shall be within 880 feet of open space. Open space includes accessible public and private parks and parkways, drainage corridors, agricultural buffers, golf courses, lakes, and other open space opportunities. (p. 13)
- The formation of neighborhood associations should be encouraged to resolve common problems and undertake neighborhood projects based on utilization of available neighborhood resources. (p. 13)
- Each dwelling unit should have convenient access to a commercial center. Convenient access should be provided along a local connection, such as a local street or ped/bike path, or residential collector, rather than an arterial street. (p. 13)
- At least 80 percent of the dwelling units shall be within 880 feet of open space. Open space includes accessible public and private parks and parkways, drainage corridors, agricultural buffers, golf courses, lakes, and other open space opportunities. (p. 13)
- **Balance of Residential Densities in Each Neighborhood:** Each neighborhood shall strive for a balance of residential densities...The medium density residential can be uses as a "linchpin" to help balance the neighborhood. For example, in a neighborhood with primarily low density, the medium density should be designed to reflect a higher density type, i.e. more rental opportunities, smaller lots, etc. (p. 14)
- **Variety of Housing Types:** Because residents vary in their household size, the number of vehicles they own, the number of generations in their home, their willingness to maintain a yard, their tolerance of living near their neighbors, their ability to afford a large or small home, their preference to own or rent a home, their desire for shared recreational facilities and equipment, and their need for privacy, a variety of housing types are needed. Residential developers thrive on economies of scale and would prefer to build a minimum number of housing types. A balance is needed that would provide sufficient housing types so that each resident can be happy living in the community but not too many that the developer cannot provide an affordable product. (p. 14)
- **Affordable Housing:** To provide a wide range of affordability, including ownership opportunities for low and moderate income residents, each development shall comply with the North Natomas Housing Trust Fund Ordinance. Developments in North Natomas must also comply with the Inclusionary Housing and Fair Share Policies of the City of Sacramento. (p. 16)
- Connect, don't isolate, neighborhoods and activity centers with a well-designed circulation system (p. 38)
- **Residential Development:** All new residential developments must reduce reactive organic gas emissions by a minimum of 20 percent compared to the single occupant vehicle baseline. (p. 48)
- Every resident and worker shall have convenient access to active and passive recreational opportunities. (p. 56)

- Parks and Open Space Access Standard: Eighty percent of the residential units shall be located within 880 feet of some form of public or private open space element. The 880 foot access standard is calculated based on actual walking routes rather than radius. An open space element includes a public or private park, linear parkway, agricultural buffer area, drainage corridor, and other open space opportunity available to the residents. (p. 56)

It should be noted that there is a loss of 10.5± acres of General Public Facilities designated land. This site was originally intended to provide a school in the Westborough community. Due to changes in the location criteria for school sites, the Natomas Unified School District is no longer able to locate a school at this location. The school is currently reviewing a new location to the northwest of this project site (within the county). As a result, the applicant is requesting the necessary entitlements to develop this site with medium density detached single-family residences.

Staff believes the project meets the goals and policies of the North Natomas Community Plan (NNCP), as discussed previously. The proposed Community Plan Amendment is an initial step for the continue refinement of development in the Westborough PUD. Opportunities exist for the project to provide good pedestrian, bicycle, and transit linkages.

Habitat Conservation Plan (HCP)

The Community Plan requires development and implementation of a Habitat Conservation Plan as mitigation for development in North Natomas. In 1997, a Natomas Basin HCP was approved by the City of Sacramento, U. S. Fish & Wildlife Service (USFWS), and California Department of Fish & Game (CDFG). The Natomas Basin HCP is a conservation plan supporting application for a federal permit under Section 10(a)1(B) of the Endangered Species Act and a state Permit under Section 2081 of the California Fish and Game Code, i.e., an Incidental Take Permit (ITP). The purpose of the Natomas Basin HCP is to promote biological conservation along with economic development and continuation of agriculture within the basin. The HCP and ITP were subsequently challenged, and on August 15, 2000, the federal court ruled that the ITP should not have been issued, and an EIS was required for the project. Based on the federal court ruling, the ITP was invalidated.

Based on this ruling, the City of Sacramento, Sutter County, Reclamation District No. 1000 (RD 1000), and Natomas Central Mutual Water Co. are now jointly managing the preparation of an Environmental Impact Report/Environmental Impact Statement (EIR/EIS) on behalf of the USFWS. The USFWS is the lead federal agency for the preparation of the EIS and the City of Sacramento, Sutter County and RD1000 are co-lead agencies for the preparation of the EIR. The City of Sacramento and Sutter County will seek adoption of a revised NBHCP and the issuance of a new ITP by USFWS and CDFG for development within the Natomas Basin.

On May 15, 2001, the same court granted a motion modifying the Order of August 15, 2000, to allow incidental take protection for limited development within the City with the provision of

mitigation land in specific areas of the Natomas Basin. The new order was based upon a settlement agreement entered into by all parties to the litigation.

The Settlement Agreement allows a maximum of 1,668 acres of development in North and South Natomas. Under the agreement the City can issue grading permits for up to 1,068 acres (phase 1) with these requirements in place: 1) HCP mitigation fees have been paid; 2) A biological pre-construction survey has been completed; and 3) grading must be accomplished during the grading season of May 1 to Sept 30th; 4) the developer must comply with all applicable mitigation measures; and, 5) the developer must sign a Grading Agreement that identifies requirements of the Settlement Agreement to which the project must comply. After grading permits have been issued for up to 1,068, the remaining 600 acres (phase 2) require: 1) ½ acre of mitigation land shall have been acquired for each acre authorized for disturbance under Phase 2, 2) City will replace the 200 acre "cushion"; and 3) development under the settlement agreement shall not exceed 1,360 acres until at least 250 acres of mitigation land have been acquired within Zone 1. The fees for this site were paid in 1999 and the site was graded, prior to the Settlement Agreement.

Smart Growth Planning Principles

"Smart Growth" is a term coined by the United States Environmental Protection Agency (USEPA) as an umbrella term for the many initiatives intended to address some of the negative consequences of urban sprawl. Smart Growth generally occurs when development patterns are sustainable and balanced in terms of economic objective, social goals, and use of environmental/natural resources. The following Smart Growth principles apply to the proposed project:

- Higher-density, cluster development.
- Multi-modal transportation and land use patterns that support walking, cycling and public transit.
- Streets designed to accommodate a variety of activities. Traffic calming.
- Planned and coordinated projects between jurisdictions and stakeholders.

The proposed project has been designed to incorporate many of the Smart Growth Principles listed above.

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.

The proposed project is exempt from the Mixed Income Housing Ordinance because it is subject to an existing Development Agreement and the requested entitlements are considered "minor legislative entitlements" as defined in the Sacramento City Code, Section 17.190 et. seq. "Minor legislative entitlements" refer to legislative entitlements or amendments to legislative entitlements, which satisfy one or more of the following:

1. Entitlements that do not result in any of the following criteria as defined by the North Natomas community plan target average densities: a net loss of residential acreage; a net loss of acreage of land designated for high density residential (HDR) or medium density residential (MDR) development, unless the HDR total residential units replace the loss of MDR residential units; or a net loss of total residential units;

2. Entitlements that are the result of, and required by, amendments to public facilities or roadways designated in the North Natomas community plan; provided further that the entitlements are limited to addressing the amendments required by the city or other public agency; or

3. Entitlements that are limited to amendments to a previously approved PUD schematic plan, tentative map, or PUD development guidelines, provided that the amendments do not result in a loss of more than five (5) percent between the density of the proposed project and the density of the previously approved project.

This site is considered an exempt residential project in that it has a development agreement executed on or before June 20, 2000. Particularly, the proposed project is considered exempt because the entitlements are considered "Minor Legislative Entitlements" pursuant to SMC 17.190.020, particularly criteria 1 in that there is no net loss of residential acreage.

B. Rezone

The property consists of 11.2± acres and is currently zoned Standard Single-Family Planned Unit Development (R-1-PUD). The applicant is proposing to rezone the site as shown in Table 3 below and Exhibit 1D:

Table 3
Existing and Proposed Zoning Designations

Designation	Current	Proposed	Difference
Standard Single Family Planned Unit Development (R-1-PUD)	11.2 acres	0.0 acres	-11.2 acres
Single Family Alternative Planned Unit Development (R-1A-PUD)	0.0 acres	10.6 acres	+10.6 acres
Agriculture-Open Space Planned Unit Development (A-OS-PUD)	0.0 acres	0.6 acres	+0.6 acres
Total	11.2 acres	11.2 acres	N/A

The rezone request (Exhibit 1D) is consistent with the General Plan and North Natomas Community Plan Amendments, as currently proposed by the applicant. Planning staff supports the rezone request.

C. PUD Schematic Plan Amendment

The project site is a portion of the Westborough Planned Unit Development (PUD). The applicant is requesting to amend the Westborough PUD Schematic Plan to depict cluster lots and additional parks land on 11.2± acres. The requested amendments to the Westborough PUD Schematic Plan are shown in Exhibit 1E. The amendment is necessary to make the PUD Schematic Plan consistent with the proposed General Plan Amendment, Community Plan Amendment, and Rezone, therefore staff supports the proposed PUD Schematic Plan Amendment.

D. Tentative Map Design

Map Design

The applicant is proposing a Tentative Subdivision Map (Exhibit 1G) to subdivide two (2) parcels into approximately one hundred and nineteen (119) parcels: one hundred and one (101) cluster lots, fifteen (15) private drives for the cluster lots, two (2) park lots, and one (1) landscape corridor lot, for a total of 11.2± acres. The proposed cluster lots have a density of 13.8± dwelling units per net acre (du/na).

Traffic and Transit

Circulation: The project site would be served by several facilities currently existing and proposed. A description of these is provided below:

Interstate 5 is a six-lane freeway providing north-south access throughout the Sacramento area.

Del Paso Road is a four to six-lane arterial providing east-west access to and from the North Natomas area and the county. Currently Del Paso Road extends from the Power Line Road (county) to the west to Northgate Boulevard (county) to the east, where it then turns into Main Avenue.

El Centro Road is a 2-lane arterial providing north-south access to and from North Natomas area and the county. Currently El Centro Road is extends from West El Camino Avenue to the south to just past Del Paso Road to the north, where it then turns into Bayou Road.

Westlake Parkway is currently a 2-lane road providing north-east-west access to the northeastern portion of the project site. Westlake Parkway extends from Snelling Lane to the northwest and extends to Callison Drive to the northeast, where it then turns into Gresham Lane.

Wyndview Drive is currently a 2-lane road that provides connection "A' Circle to the east. Wyndview Drive extends from Del Paso Road to the south and connects with Westlake Parkway to the north.

"A" Circle is proposed as a 2-lane road that will provide east-west access throughout the project site. "A" Circle will extend from Wyndview Drive to the west and loops around and reconnect to Wyndview Drive to the west.

Lots "D" through "R" are proposed as private courts that will provide access to the cluster lots that do not front on the public roadways.

Pedestrian Circulation: Pedestrian connections are provided through out the site. There are public sidewalks along the public streets and pedestrian connection will be provided on the park site adjacent to the eastern side of the project site.

Transportation Management/Air Quality Plans (TMAQP): The applicant will implement air quality mitigation strategies by complying with the Transportation Systems Management (TSM) Plan Ordinance. The applicant will be required to have a TSM and Air Quality Plan approved.

Staff recommends the Planning Commission approve the Tentative Subdivision Map for Westlake Parcel 31, in that the map is consistent with the 1994 North Natomas Community Plan, General Plan, and the City's Subdivision Ordinance.

E. Subdivision Modification

The applicant is requesting a subdivision modification to allow for modification of street standards, to allow for non-standard street elbows, and to reduce the P.U.E. to 10' adjacent to the public street. Because of the size of this village and the space necessary for the cluster lots, the applicant was not able to provide the standard subdivision standards. Public Works has reviewed the requested modifications and has found these modifications acceptable, subject to the conditions contained in this staff report.

F. PUD Special Permit

The applicant is proposing three (3) house plans to be constructed on the proposed 101 lots in the proposed Single Family Alternative (R-1A) Planned Unit Development (PUD) zone. The house plans range in size from 1,560 square feet to 1,783 square feet and range from two to four bedrooms (see Exhibits 1K through 1M).

Project Information

The applicant is proposing three house plans with three elevations for Plans 1 and 2 and two elevations for Plan 3 (see Exhibits 1K through 1M). Table 4 below shows the square footages for the three proposed house plans.

Table 4
Square Footage of House Plans

House Plan	Square Footage
Plan 1	1,560
Plan 2	1,680
Plan 3	1,783

Height of Buildings: Two stories, up to 25'-4"
Exterior Building Materials: Stucco with stone veneer and/or wood
Roof Materials: Concrete Tile

Setbacks

Due to the reduced size of the cluster lots, the alternative ownership housing type setback standards of the Westborough PUD Guidelines apply to this development. Where the alternative ownership housing type setback standards are silent, the non-conventional shape lots setback requirements shall apply. The setback requirements shall be as follows:

Front of Building: Units will have a minimum setback from the public street, private drive or courtyard of 5'-0". The front of the building includes living area and front porches.

Rear Yards: Units will have a minimum rear yard setback of 10'-0", or zero for detached garages, subject to Building Code.

Garage Setbacks: The garage setback may be reduced to 5'-0" if adequate off-street parking is provided in other locations on the site.

Side Yard: 4'-0" on each side, subject to Building Code, with the exception of zero-lot line conditions, which shall be 5'-0" and 0". Garages and/or accessory dwelling units which are either detached and/or are recessed a minimum of 50' from the street may have a 0'-0" side yard setback. Architectural pop-outs such as bay widows, fireplaces and entertainment centers may encroach into the side yard setback by 2'-0". Street side setbacks are a minimum of 12'-6".

The applicant has confirmed that the proposal house plans will meet the above setback requirements.

Lot Coverage

The Westborough PUD has the following lot coverage requirements:

The lot coverage shall not exceed 45 percent for single story homes and 40 percent for two story homes, given the following allowances/incentives:

- Covered porches in the front or street side do not count toward the maximum lot coverage.
- Attached or detached garages that are recessed a minimum of four feet from the living area of the home (not the porch) count 50 percent toward the maximum lot coverage.
- At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.
- A maximum of 50 percent of the lots within a village may exceed 40 percent lot coverage.
- A maximum of 10 percent of the lots within a village may have a lot coverage for single story homes not exceeding 48 percent with the applicable allowances for covered porch, recessed garage, and accessory structures.
- No more than 2 homes exceeding the lot coverage shall be located in a row along the street.

The applicant has confirmed that the proposal house plans will meet the above lot coverage requirements.

Project Evaluation

Staff has evaluated the proposed house plans against the Single Family Residential Design Guidelines, and has provided Table 5 below, with our evaluation and comments:

Table 5
Project Evaluation Table of House Plans

House Plan	Level of Compliance	Comments
Plan 1	Mitigated	The garage is even with the living space
Plan 2	Compliant	The garage is recessed behind living space
Plan 3	Compliant	The garage is recessed behind living space

Staff is concerned about the house plans on lots 2, 3, 61, and 101 will be backing onto the public streets. Staff believes the applicant has an opportunity to either front or side the proposed residences, instead of providing fences on the public street. The residences on the opposite side of Wyndview Drive currently side onto the public street and lots 1, 59, and 60 of the current proposal will also side and front onto the public streets. Staff believes this proposal has the opportunity to provide active living space onto the public streets and that the applicant should take advantage of this opportunity and has conditioned the proposal as such. The applicant had the following response to staff's request:

"When we laid out the subdivision, we did consider fronting the homes adjacent to Wyndview on to Wyndview. We ultimately decided that this was not the best configuration for the following reasons:

1.) Design Compatibility - The homes on the lots in the subdivision across Wyndview are positioned with their side yards along Wyndview. These side yards are separated from Wyndview by a masonry wall, landscaping, a separate sidewalk, and landscape planter along the street. Wyndview is one of two principle access points into the Westlake community. In designing our land plan, we felt that it was very important from a design perspective to match this entry treatment. Our land and landscape plan creates a mirror treatment to that across the street to create that sense of entryway. Although this design is more expensive to construct, we believe that is a more attractive solution and creates a rich landscape gateway into the community. Placing driveways with direct access to Wyndview would reduce the amount of landscaping that could be installed and would create a completely different appearance than that which presently exists.

2.) Traffic - In talking with the neighbors, there is a concern with the amount of traffic on Wyndview. The general reaction we have gotten from the neighbors is that they like the fact that we are limiting direct access to Wyndview to the two public street connections we are proposing. I am concerned that placing driveways directly on to Wyndview would create the impression and the possibility that there would be more congestion on Wyndview because of our project.

In summary, I believe that our configuration would create a more attractive streetscape, an enhanced gateway into the Westlake development, and minimize potential traffic conflicts."

Staff believes that fronting the three house plans and siding one house plan on Wyndview Drive will provide consistency with the houses along Wyndview Drive. The houses directly west of the proposal currently side onto Wyndview Drive. With the current proposal these four houses will all back onto Wyndview Drive, creating extended areas of fencing and/or walls along Wyndview Drive. Also, the houses directly north of this proposal currently front on Wyndview Drive, so if these four house plans were to front and/or side onto Wyndview Drive, they would provide a consistent view along Wyndview Drive.

Regarding traffic concerns, providing driveways onto Wyndview Drive would actually result in helping to decrease the speed of traffic along Wyndview Drive. Also, fronting the homes on Wyndview Drive will not result in an increase in the number of units proposed for this project site, which would not result in additional congestion above what is currently proposed. Therefore, staff has conditioned the proposal to front on side lots 2, 3, 61, and 101 onto the public streets.

Overall, staff finds that the proposed house plans, as conditioned, comply with all applicable General Plan, Community Plan, Westborough PUD Guidelines, and they are generally consistent with the Single Family Residential Design Guidelines.

PROJECT REVIEW PROCESS:

A. Environmental Determination

On October 26, 1999, the City Council ratified a Negative Declaration for the originally proposed project (P98-112). Potentially significant environmental issues regarding water, plant and animal life, noise, transportation and circulation, human health, and cultural resources discussed and mitigation 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 air, and plant and animal life 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 is 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.

B. Public/Neighborhood/Business Association Comments

The proposal was routed to the following neighborhood associations: Natomas Community Association (NCA); Natomas Journal; North Natomas Alliance (NNA); North Natomas Community Association (NNCA); North Natomas Study Group (NNSG); River Oaks Community Association (ROCA); Sundance Lake Homeowners Association (SLHOA); WalkSacramento; West Natomas Community Association (WNCA); Westside Community Association (WCA); Witter Ranch; JoAnne Whitsett; and Parks Citizen Advisory Committee (PCAC).

The North Natomas Alliance (NNA) had the following comments:

1. We strongly oppose this proposal as it contradicts the community plan goal for each neighborhood to have local schools within walking distance. By changing the location to residential and eliminating the school location Westlake no longer has a local school location, aside from the middle school. Where will their elementary school be located if this change is allowed? This change will mean that elementary students in Westlake will all have to be bussed to their school.
2. The change to residential will also increase the number of students in Westlake, yet there will be no school to serve them.

The Natomas Unified School District is current looking into relocating the school site to the northwest of this project site (within the county limits). This potential school site will still be within walking distance of the Westborough Community.

On September 29th and 30th, the applicant held neighborhood gatherings for the residents of the Westlake community (Westborough). Approximately seventy residents attended the gatherings, with a range of questions and concerns. Representatives of the applicant, Natomas Unified School District, and City Planning staff were also in attendance.

On September 29, 2004, a letter was received by a concerned resident regarding the proposed located of the future school site (see Attachment 4). The letter lists several concerns the resident has for the new location of the school site in the West Lakeside area. Natomas Unified School District is currently considering a location northwest of the project site for the proposed school (that location is not within the City limits).

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. **Building:** Comments provided have been incorporated as conditions of approval and/or advisory notes.

2. **County Sanitation District 1 (CSD-1):** Comments provided have been incorporated as conditions of approval and/or advisory notes.

3. **Development Engineering and Finance Division:** Comments provided have been incorporated as conditions of approval and/or advisory notes.

4. **Fire:** Comments provided have been incorporated as conditions of approval and/or advisory notes.

5. **General Services – Solid Waste Division:** Solid Waste Division staff has reviewed the Application and Project Questionnaire for the above project (P04-151). Staff is available to assist the developer in developing an efficient and environmentally sound integrated waste management plan. Please see our comments compiled below:

   Form A (Page 7 of 8):

   Solid Waste staff has no objections to the proposed project. Single-family homes comply with Title 17 Chapter 17.72 – Recycling and Solid Waste Disposal Regulations by participating in the City of Sacramento's residential trash, recycling, and garden refuse collection programs. Staff recommends that all streets meet City standards so that Solid Waste Division services are not

impacted and residents are not inconvenienced. The developer should note that all new develops will be targeted for containerized garden refuse collection. This necessitates adequate room for three containers on each residential property.

Staff recommends that this project be conditioned to divert demolition and construction waste. The project proponent should plan to target cardboard, wood waste, scrap metal, brick, concrete, asphalt, and dry wall for recovery. The method of recover, waste hauler providing the service, and the disposal/recycling facility should be provided to the Solid Waste Division to document diversion.

6. **Parks Planning, Design, and Development Division (PPDD):** Comments provided have been incorporated as conditions of approval and/or advisory notes.

7. **Sacramento Metropolitan Air Quality Management District (SMAQMD):** Thank you for providing the project listed above to the Sacramento Metropolitan Air Quality Management District (District). Staff comments follow.

As you know, the District has recently published new guidelines on air quality assessment entitled "Guide to Air Quality Assessment in Sacramento County." That guidance replaces our 1994 "Air Quality Thresholds of Significance" document and can be found on our website www.airquality.org under Plans & Rules/ CEQA & mitigation. Table 4.2 (pg. 4-3) in that new document gives a framework to judge whether air quality impacts of projects of various sizes may exceed District thresholds of significance. Under the new guidance, which uses the latest analysis tools, construction related air quality impacts trigger the thresholds of significance with smaller thresholds than before.

Because of the size of this project, we believe it will generate short term (construction) but not long-term (operations) air quality impacts, which may be in excess of the established threshold. An air quality analysis should be done in conjunction with the environmental document in order to determine if those impacts are significant. Relative to the construction impacts, if those impacts are significant, we recommend our standard construction mitigation measures. A copy of those measures can also be found on our website in the same place as listed above.

The project will be subject to District Rule 403 which has to do with fugitive dust. That rule can be found on our website.

Finally, we have an interest in making sure bicycle and pedestrian connectivity to commercial, other residential projects and to bike amenities is maximized.

If you have any questions, please contact me (Art Smith) at 874-4887 or asmith@airquality.org.

8. **Sacramento Municipal Utility District (SMUD):** Comments provided have been incorporated as conditions of approval and/or advisory notes.

9. **State of California – Department of Transportation (CalTrans):** Thank you for the opportunity to review and comment on Westlake Parcel 31 project. Our comments are as follows:

- This 106 residential lot subdivision project, located west of the Interstate 5 (I-5)/Del Paso Road Interchange, may generate approximately 84 AM and 113 PM peak hour trips. As this parcel was originally stated to be a public park and school, this new use warrants a Traffic Impact Study (TIS). Traffic generated from the proposed project will contribute to cumulative impacts at this interchange on Interstate 5. The complete Caltrans TIS guidelines are at the following website:

  http:www.dot.ca.gov/hq/traffops/developserv/operationalsystems/.

- The TIS should incorporate the following scenarios:

  Existing conditions without the project
  Existing conditions plus the project
  Cumulative conditions (without the project)
  Cumulative conditions (with project build-out)

- Potential traffic impacts to the mainline of Interstate 5 and the aforementioned interchange should be analyzed. The traffic analysis should provide a Level of Service (LOS) analysis for the freeway ramps and ramp terminal intersections. Please note that ramp meters are planned for the two onramps at the I-5/Del Paso Road Interchange. A merge/diverge analysis should be performed for the freeway and ramp junctions and all analysis should be based on AM and PM peak hour volumes. The analysis should include the (individual, not averaged) LOS and traffic volumes applicable to all intersection road approaches and turn movements. The procedure contained in the Year 2000 Highway Capacity Manual should also be used as a guide for the traffic study.

- Mitigation measures should be identified where the project would have a significant impact. Caltrans considers the following to be significant impacts:

  - Off-ramps with vehicle queues that extend into the ramp's deceleration area or onto the freeway.
  - Vehicle queues at intersections that exceed existing lane storage.
  - Project traffic impacts that cause any ramp's merge/diverge Level of Service (LOS) to be worse than the freeway's LOS.

- Project impacts that cause the freeway or intersection LOS to deteriorate beyond LOS E for freeway and LOS D for intersections. (If the LOS is already "E" or "F", then a quantitative measure of increased queue lengths and delay should be used to determine appropriate mitigation measures.)

- Interchange improvements (ie. Auxiliary lanes, ramp terminal intersection modifications, ramp meter upgrades, ramp widening and signalization improvements) may be required as mitigation measures to maintain adequate traffic operations in the vicinity of this project.

- The analysis of future traffic impacts should be based on a 20 year planning horizon.

- Future transportation system improvements assumed for cumulative conditions should only include those improvements in the Sacramento Area Council of Government's 2002 Metropolitan Transportation Plan.

Please provide our office with a copy of the draft TIS for this project. If a TIS is not prepared, please provide an explanation of why it is not considered necessary. If you have any questions regarding these comments, please contact Ken Champion at (916) 274-0615.

10. **Transportation – Engineering Services Division:** This project shall require street lighting. There is an existing street lighting system in this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.

11. **Utilities:** Comments provided have been incorporated as conditions of approval and/or advisory notes.

D. Subdivision Review Committee Recommendation

On November 17, 2004, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed Tentative Map subject to the conditions of approval in the attached Notice of Decision.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the (G) Tentative Map, (H) Subdivision Modification, and (I) PUD Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action. Items (C) General Plan Amendment, (D) Community Plan Amendment, (E) Rezone, and (F) PUD Schematic Plan Amendment below, require City Council approval.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

A. Finds that a previous Environmental Document was prepared and ratified/certified;

B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;

C. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the **General Plan Amendment** to re-designate 11.2± acres from Public/Quasi-Public-Miscellaneous (PQPM) to 0.6± acres of Parks/Recreation/Open Space and 10.6± acres of Low Density Residential (LDR);

D. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the **Community Plan Amendment** to re-designate 11.2± acres from General Public Facilities (GPF) to 0.6± acres of Parks/Open Space and 10.6± acres of Medium Density Residential (MDR);

E. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the **Rezone** 11.2± acres from Standard Single-Family Planned Unit Development (R-1-PUD) zone to 0.6± acres of Agriculture-Open Space Planned Unit Development and 10.6± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD) zone;

F. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the **PUD Schematic Plan Amendment** to the Westborough Planned Unit Development to depict 101± single-family cluster lots and additional parks acreage on 11.2± acres;

G. Adopt the attached Notice of Decision and Findings of Fact approving the **Tentative Map** to subdivide two parcels totaling 11.2± acres into 119± lots in the proposed Agriculture-Open Space Planned Unit Development (A-OS-PUD) and Single-Family Alternative Planned Unit Development (R-1A-PUD) zones;

H. Adopt the attached Notice of Decision and Findings of Fact approving the **Subdivision Modification** to modify street standards, allow for non-standard street elbows, and reduce the P.U.E. to 10' adjacent to the public street; and

I. Adopt the attached Notice of Decision and Findings of Fact approving the **PUD Special Permit** to develop three house plans on 101± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.

Report Prepared By,

Arwen Wacht, Associate Planner

Report Reviewed By,

David Kwong, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	General Plan Amendment Exhibit
Exhibit 1C	Community Plan Amendment Exhibit
Exhibit 1D	Rezone Exhibit
Exhibit 1E	PUD Schematic Plan Amendment Exhibit
Exhibit 1F	880' Walking Map Exhibit
Exhibit 1G	Tentative Subdivision Map Exhibit
Exhibit 1H	Site Plan
Exhibit 1I	Conceptual Landscape Plan
Exhibit 1J	Typical Cluster Exhibit
Exhibit 1K	Plan 1 - Floor Plans and Elevations
Exhibit 1L	Plan 2 – Floor Plans and Elevations
Exhibit 1M	Plan 3 – Floor Plans and Elevations
Exhibit 1N	Conceptual Street Scene
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map
Attachment 4	Letter from Concerned Citizen dated September 29, 2004
Attachment 5	Addendum with previous Negative Declaration

NOTICE OF DECISION AND FINDINGS OF FACT FOR WESTLAKE PARCEL 31, LOCATED AT THE NORTHEAST CORNER OF DEL PASO ROAD AND WYNDVIEW DRIVE IN SACRAMENTO, CALIFORNIA IN THE PROPOSED AGRICULTURE-OPEN SPACE PLANNED UNIT DEVELOPMENT (A-OS-PUD) AND SINGLE-FAMILY ALTERNATIVE PLANNED UNIT DEVELOPMENT (R-1A-PUD) ZONES. (P04-151)

At the regular meeting of December 9, 2004, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

A. **Environmental Determination: Addendum to a Previously Adopted Negative Declaration;**

B. **Approved the Mitigation Monitoring Plan;**

C. **Recommended approval of the General Plan Amendment to re-designate 11.2± acres from Public/Quasi-Public-Miscellaneous (PQPM) to 0.6± acres of Parks/Recreation/Open Space and 10.6± acres of Low Density Residential (LDR);**

D. **Recommended approval of the Community Plan Amendment to re-designate 11.2± acres from General Public Facilities (GPF) to 0.6± acres of Parks/Open Space and 10.6± acres of Medium Density Residential (MDR);**

E. **Recommend approval of the Rezone 11.2± acres from Standard Single-Family Planned Unit Development (R-1-PUD) zone to 0.6± acres of Agriculture-Open Space Planned Unit Development and 10.6± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD) zone;**

F. **Recommend approval of the PUD Schematic Plan Amendment to the Westborough Planned Unit Development to depict 101± single-family cluster lots and additional parks acreage on 11.2± acres;**

G. **Approve the Tentative Map to subdivide two parcels totaling 11.2± acres into 119± lots in the proposed Agriculture-Open Space Planned Unit Development (A-OS-PUD) and Single-Family Alternative Planned Unit Development (R-1A-PUD) zones;**

H. **Approve the Subdivision Modification to modify street standards, allow for non-standard street elbows, and reduce the P.U.E. to 10' adjacent to the public street; and**

I. Approve the PUD Special Permit to develop three house plans on 101± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

A. Prior Environmental Document Prepared: The City Planning Commission finds that a previous Negative Declaration was prepared and ratified by the Sacramento City Council on October 26, 1999 for the Westborough PUD (P98-112), and that pursuant to the CEQA Guidelines (Section 15162 and 15164)m for the reasons set forth below, and an Addendum to a previously ratified Negative Declaration is required:

1. 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 considerable different from those analyzed in the previous Negative Declaration would substantially reduce one or more significant effects on the environment.

B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is approved based upon the following findings of fact:

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 1A;

3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.

4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.

G. Tentative Map: The **Tentative Map** to subdivide two parcels totaling 11.2± acres into **119**± lots in the proposed Agriculture-Open Space Planned Unit Development (A-OS-PUD) and Single-Family Alternative Planned Unit Development (R-1A-PUD) zones 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;

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City. The proposed City General Plan Amendment designates the subject site for Low Density Residential (4-15 du/na) land use;

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; and

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

H. Subdivision Modification: The **Subdivision Modification** to modify street standards, allow for non-standard street elbows, and reduce the P.U.E. to 10' adjacent to the public street is **approved** based on the following findings of fact:

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

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

4. 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.

I. PUD Special Permit: The **PUD Special Permit** to develop three house plans on 101± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone is **approved** based on the following findings of fact:

1. The project, as conditioned, is based upon sound principles of land use, in that the site will be designated medium density residential and the proposal provides ownership housing while providing medium density.

2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the residential development is consistent with adopted PUD Guidelines and is consistent with the proposed PUD Schematic Plan for the Westborough PUD. The proposal will also comply with the required setbacks and height restrictions, and the lot coverage determined by the proposed special permit.

3. The project is consistent with the General Plan and North Natomas Community Plan in that:

   a. The project complies with the land use designations;

   b. The project complies with density and open space proximity requirements of the North Natomas Community Plan; and

   c. The project continues to fulfill the North Natomas Community Plan of providing for a variety of housing densities and types with commercial, civic, transit, and park uses in close proximity.

CONDITIONS OF APPROVAL

G. The **Tentative Map** to subdivide two parcels totaling 11.2± acres into 119± lots in the proposed Agriculture-Open Space Planned Unit Development (A-OS-PUD) and Single-Family Alternative Planned Unit Development (R-1A-PUD) zones (Exhibit 1G) is hereby approved subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P04-151). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

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:

GENERAL: All Projects

G1) In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments (if any), Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments (if any), Zoning changes, and the Development Agreement.

G2) The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated by Resolution No. 2002-373 on June 11, 2002, and shall execute any and all agreements, which may be required in order to implement this condition.

G3) Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.

G4) Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P04-151) to the satisfaction of the Planning Director and Development Engineering and Finance Division.

G5) Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P04-151).

G6) The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

G7) Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.

G8) Show any existing and proposed/required easements on the Final Map and on the Improvement Plans.

G9) Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be:

a) Conveyed to Lots 2, 3, 4, 5, and 6 and reserved from Lot D.

b) Conveyed to Lots 9, 10, 11, and 12 and reserved from Lot E.

c) Conveyed to Lots 15, 16, 17, and 18 and reserved from Lot F.

d) Conveyed to Lots 21, 22, 23, and 24 and reserved from Lot G.

e) Conveyed to Lots 27, 28, 29, 32, 33, and 34 and reserved from Lot H.

f) Conveyed to Lots 39, 40, 41, and 42 and reserved from Lot I.

g) Conveyed to Lots 45, 46, 47, and 48 and reserved from Lot J.

h) Conveyed to Lots 51, 52, 53, and 54 and reserved from Lot K.

i) Conveyed to Lots 61, 62, 63, and 64 and reserved from Lot L.

j) Conveyed to Lots 67, 68, 69, and 70 and reserved from Lot M.

k) Conveyed to Lots 73, 74, 75, and 76 and reserved from Lot N.

l) Conveyed to Lots 79, 80, 81, and 82 and reserved from Lot O.

m) Conveyed to Lots 86, 87, 88, and 89 and reserved from Lot P.

n) Conveyed to Lots 92, 93, 94, and 95 and reserved from Lot Q.

o) Conveyed to Lots 98, 99, and 100 and reserved from Lot R.

at no cost, at the time of sale or other conveyance of any parcel.

G10) Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or

public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.

G11) 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 and Finance Division after consultation with the U.S. Postal Service.

G12) Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Development Engineering and Finance Division, Plan Check Engineer at 808-7493 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

Development Engineering and Finance Division: Streets

G13) Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the city code and standards adopted in and for the North Natomas Community Plan. Improvements required shall be determined by the City, but at a minimum, streets shall include half-streets and at least one travel lane in each direction. Costs associated with offsite or overwidth improvements may be subject to reimbursement, per the development agreement. Standard subdivision improvements shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering & Finance Division;

G14) Dedicate and construct A Circle to a standard 53-foot half-street.

G15) Wyndview Drive between Del Paso Road and A Circle shall be posted no parking on both sides of the street to the satisfaction of Development Engineering and Finance.

G16) Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Development Engineering and Finance Division 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 Finance Division and Fire Department. Certain exceptions may be considered by the Development Engineering and Finance Division and the Fire Department on a case-by-case basis;

G17) At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, bulb outs, chicanes, speed humps, etc. Said improvements will be determined by the Department of Transportation.

G18) 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 and Finance Division.

G19) Developer is required to install permanent street signs to the satisfaction of the Development Engineering and Finance Division.

G20) **The proposed parking area, Lot C, shall be designed and constructed to minimize potential impacts to traffic operating conditions on A Circle. This may include, but is not limited to, restricting parking to one-way angled parking. The ultimate layout and design of said parking area shall be subject to approval by the City Traffic Engineer and shall be to the satisfaction of the Development Engineering & Finance Division.**

G21) **Pay a fair share contribution for the construction of Traffic Signals at the following intersections:**

a) **Broadgate/Del Paso Road.**

b) **Wyndview Drive/Del Paso Road.**

Fair share contribution shall be equivalent to ____% of the total cost of the signals, as determined by and to the satisfaction of the Development Engineering & Finance Division. Fair share contribution shall be satisfied prior to the issuance of any building permits.

G22) The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit.

G23) 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 and Finance Division.

DEVELOPMENT SERVICES: Abandonment (Recorded on Map)

G24) The applicant shall submit all necessary abandonment clearance letters and satisfy the conditions of approval of the abandonment (if any) to the satisfaction of the Development Engineering & Finance Division.

PRIVATE/PUBLIC UTILITIES:

G25) Dedicate a standard 12.5-foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all street right of ways except where buildings are located.

G26) Dedicate Lots D through R the private drives and 5' adjacent thereto as public utility easements (PUE) for underground facilities and appurtenances.

G27) Dedicate the southern 20-foot portion of Lot A, the Landscape Corridor, as a public utility easement (PUE) for overhead and underground facilities and appurtenances.

G28) The owner/developer must disclose to future/potential owners the existing Double Circuit 69kV overhead electrical facilities adjacent to Del Paso Road.

G29) Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvements Standards apply to sewer construction.

G30) Each lot or building shall have a separate connection to the CSD-1 sewer system.

G31) In order to obtain sewer service, construction of a CSD-1 sewer infrastructure is expected to be required.

G32) Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.

G33) CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance. The Homeowners Association By-Laws of the subject project shall include a provision to repair and/or replace all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations.

G34) CSD-1 requires their sewers to be located per City Standards. Prior to the recording of the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

CITY UTILITIES:

G35) Prior to or concurrent with the submittal of improvement plans, a project specific drainage study as described in section 11.7 of the City Design and Procedures Manual shall be approved by the Department of Utilities (DOU). The 10-year and 100-year HGL's developed using the North Natomas Drainage Design & Procedures Manual, dated July 1998 and amendments thereto, shall be shown on the improvement plans. Drain inlets shall be a minimum of 6 inches above the 10-year HGL. Residential building pad elevations shall be approved by the DOU and shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the controlling overland release, whichever is higher. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City's Design and Procedures Manual. The storm drain system shall be designed to conform to the master drainage plan for Basin 8A. The existing 18-inch drain stub at Cognac Circle (north) is sized for 2.7 acres, the existing 18-inch drain stub at Cognac Circle (south) is sized for 1.8 acres and the existing 30-inch drain stub at Clubside Lane is sized for 6.9 acres.

G36) Prior to or concurrent with the submittal of improvement plans, a project specific water study shall be approved by the DOU.

G37) The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be a least 30 pounds per square inch and (2) 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.

G38) Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.

G39) Construct water pipes and appurtenances, construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in A Circle. Construct water, storm drain and sanitary sewer connections as necessary in Westlake Parkway and Wyndview Drive. Construct storm drain pipe in Lot H. The construction shall be to the satisfaction of the DOU and County Sanitation District 1 (CSD1).

G40) Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks.

G41) Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities.

G42) Public and private streets with City maintained water and storm drain systems shall have a minimum paved width of 25-feet from lip of gutter to lip of gutter.

G43) Lot H shall be a private drive with a City maintained storm pipe and shall a have a minimum paved width of 20-feet from lip of gutter to face of curb. The pavement shall be asphalt concrete (AC).

G44) Dedicate to the City a storm drain easement in Lot H. The location and width of the easement shall be to the satisfaction of the Department of Utilities. Execute a hold harmless agreement with the City for subsurface and surface improvements placed within the easement. The agreement shall be to the satisfaction of the Department of Utilities and the City Attorney.

G45) Surface and subsurface drainage facilities, sanitary sewer facilities and water facilities (excluding the City storm drain pipe in Lot H) located within the private driveways (Lots D through R) shall be private facilities maintained by the homeowner. Private easements shall be dedicated for these facilities.

G46) Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).

G47) All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

G48) The proposed development is located within County Sanitation District 1 (CSD1). The applicant shall comply with all CDS1 requirements.

G49) Per Sacramento City Code, section 16.28.100, no final map shall be certified (by the Director of Public Works) until the required improvements have been installed or agreed to be installed in accordance with Chapter 16.48 (Subdivision Improvements).

G50) Paragraphs (A), (B), (C), (D), (F), (N) and (Q) of Section 16.48.110 of the City Code shall be required for this development. Off-site water, sanitary sewer and drainage main extensions may be required.

G51) Street and gutter flow line elevations shall be designed so that runoff from the development overland releases to Basin 8A.

G52) Dedicate all necessary easements, right-of-way, or fee title property on the final map as required to implement the approved drainage, water and sanitary sewer studies per each approving agency requirements. Drainage and water easements, right-of-way, or fee title property shall be to the satisfaction of the DOU.

G53) 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. At a minimum, one foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

G54) This project is greater than 1 acre, 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 from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

G55) All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be granted.

G56) The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

G57) Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area that is served by a regional water quality control facility, only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3)

commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. 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 edition of the "Guidance Manual for On Site Stormwater Quality Control Measures", for appropriate source control measures.

G58) The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that each lot shall grant to the adjacent lot, as needed private reciprocal drainage, water, sewer and home maintenance easements at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book____, Page___)."

G59) The applicant shall enter into and record a Hold Harmless Agreement, in a form acceptable to the City Attorney, for all lots within the subdivision regarding the placement of water meters within driveways, walkways, hardscape and concrete or asphalt concrete (AC) flat work.

FIRE:

G60) All turning radii for fire access shall be designed as 35' inside and 55' outside.

G61) Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.

G62) A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access.

PPDD: Parks

G63) The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate the park land identified as Lot B and Lot C on the Revised Tentative Parcel Map for Westlake Parcel 31, dated October 29, 2004. Additionally, the applicant will be granted Quimby credits for the value of the applicant's improvements to the parking lot on Lot C, as authorized by PPDD. In order to satisfy their full Quimby requirements, the applicant will also request the City have prepared, at the applicants expense, a fair market value appraisal of the property to be subdivided and pay the remaining required parkland dedication in lieu fees or, as an alternative to the appraisal process, pay the remaining required parkland dedication in lieu fees based on the Community Planning Area "fixed market value " per acre of land as adopted by Sacramento City Council.

G64) Prior to the recordation of a Final Subdivision Map which creates a park parcel the applicant shall enter into an Agreement (Standard Public Improvement Agreement) for Construction of Public Improvements with the City stating that the developer shall construct all public improvements deemed necessary for the City's acceptance of the Park Site prior to the recordation of any Final Map adjacent to said park site. The Developer shall maintain (weed abatement) on said park site for two years after the acceptance by the City of the public improvements or until construction of said park site is complete (whichever is less). The two-year period shall begin following the issuance of a notice of completion by the City for the public improvements.

G65) The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final (Parcel) Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager)

G66) When parkland is dedicated the applicant must submit a site plan and electronic file showing the location of all utilities on site to the PPDD for review and approval.

G67) As per City Code, the Applicant shall provide the following on a dedicated park site: Full street improvements including but not limited to curbs, gutters, accessible ramps, street paving, street lights, and sidewalks; and improved surface drainage through the site.

G68) The Applicant shall install a six foot high masonry wall as approved by the City PPDD on property lines separating public park and designated open space areas from adjacent private uses. The masonry wall shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as otherwise approved by PPDD.

G69) The Applicant shall, at his expense and as per City Code, install a concrete walkway and vertical curb along all street frontages that open onto a park. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks and separated from the curb (detached) for community and regional parks unless otherwise approved by PPDD. The applicant shall also install a 6-foot sidewalk adjacent to the east edge of Lot C (Proposed Parking Lot) within the existing park site (Westlake Community Park), as approved by PPDD.

G70) The Applicant shall provide a twelve inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at the proposed park site (Lot B) at a location approved by PPDD for future service. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.

G71) The Applicant shall install water taps for irrigation, water taps for drinking fountains, and electrical and telephone service to the proposed park site, quantity, size and location as approved by PPDD.

Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.

G72) The Applicant shall install a ten-foot (10') wide driveway into the park at a location approved by PPDD. The driveway is to provide future maintenance access to the park (Lot B).

G73) The Applicant shall rough grade a proposed park as required by City Code to provide positive drainage as approved by PPDD.

G74) The Applicant shall ensure all dedicated park acres are free and clear of any wetland mitigation and/or development restrictions. The Applicant shall be responsible for any required mitigation costs or measures associated with the park site.

G75) The Applicant must coordinate with PPDD to identify the appropriate location of any appurtenances to be placed within any portion of the PUE on the public park site prior to submitting improvement plans for the approval of the Department of Parks and Recreation.

G76) The applicant shall provide a disclosure to all future/potential home owners within their project as to the improvements proposed for the adjacent park site inclusive of but not limited to tennis courts, active sports fields and the potential for lighted sport activity areas. The park master plan (Westlake Community Park) can be obtained by contacting PPDD.

G77) Should the Applicant elect to construct a turnkey park, the Applicant shall notify the City in writing of the Applicant's intent to construct a turnkey park. If the Applicant elects to construct a turnkey park, the Applicant shall enter into a City standard park development agreement to construct first phase park improvements to the satisfaction of the City's PPDD. The Applicant may receive credit from the City for the construction of the park against this subdivision's required Park Impact Fee as approved by the City in the development agreement. First phase park construction shall be completed by the time that occupancy permits have been issued to 50% of the residential units served by the park, unless otherwise stipulated in the development agreement

The Applicant shall maintain all improvements to be accepted into the park maintenance financing district for a minimum of two years and until a minimum of 50% of the residential units to be served by the park have received occupancy permits –unless the City agrees to accept park maintenance into the District at an earlier date. The two-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

G78) As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres".

G79) Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy- saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.

G80) The applicant shall improve Lot C with a parking lot, landscaping and lighting as approved by PPDD. Prior to the final map recordation, the developer shall submit to the City improvement and landscape plans for the improvements that will be built pursuant to City park standards. The design shall also include provision of accessible parking spaces (1) on each end of the parking lot as well as signage indicating the parking lot is designated for park users. The improvements shall be installed prior to the occupancy of the first production home.

MISCELLANEOUS:

G81) City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Division requirements.

H. The **Subdivision Modification** to modify street standards, allow for non-standard street elbows, and reduce the P.U.E. to 10' adjacent to the public street is hereby approved subject to the following conditions of approval:

H1) The applicant shall comply with the conditions of approval of the Tentative Subdivision Map (P04-151).

H2) Signing and striping of the non-standard elbows shall be to the satisfaction of the Department of Public Works.

I. The **PUD Special Permit** to develop three house plans on 101± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone is approved subject to the following conditions of approval:

I1) Plans shall be consistent with the elevations shown on Exhibits 1K through 1M. The applicant shall provide a minimum of three elevations for each house plan. All three elevations shall be actively marketed and offered for sale with this subdivision.

I2) All of the house plans submitted and approved with this Special Permit shall be actively marketed and offered for sale within the subdivision/villages covered by this approval.

I3) Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.

I4) All building elevations submitted to the Planning and Building Department shall demonstrate compliance with roof pitch and enhancement requirements of the Westborough PUD Guidelines.

I5) Two plot plans shall be provided for each parcel, consistent with the approved Final Map, shall be submitted to Building Division demonstrating compliance with setbacks and lot coverage.

I6) Setbacks shall comply with the Westborough PUD Guidelines for single-family building standards (low and medium density) for alternative ownership housing type and non-conventional shape lots, as they apply.

I7) The lot coverage shall not exceed 45 percent for single story homes and 40 percent for two story homes, given the following allowances/incentives:

- Covered porches in the front or street side do not count toward the maximum lot coverage.
- Attached or detached garages that are recessed a minimum of four feet from the living area of the home (not the porch) count 50 percent toward the maximum lot coverage.
- At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.
- A maximum of 50 percent of the lots within a village may exceed 40 percent lot coverage.
- A maximum of 10 percent of the lots within a village may have a lot coverage for single story homes not exceeding 48 percent with the applicable allowances for covered porch, recessed garage, and accessory structures.
- No more than 2 homes exceeding the lot coverage shall be located in a row along the street.

I8) Enhanced side and rear elevations shall be required whenever either of those elevations faces a public street, school, park, canal, or other public space. This includes the street side elevation on all corner lots in the subdivision. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house, or other appropriate door and window trim features; and a four foot return of materials on the side or rear elevations, as appropriate. On enhanced side and rear elevations, window treatments, rooflines, and materials shall match the front façade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.

I9) None of the same house plans may be placed on more than two adjacent/consecutive lots, and shall be different elevations when adjacent. The applicant shall provide the Building Division with a map that indicates plan and elevation on adjacent lots.

I10) On corner lots, the driveway shall be located away from the intersections of streets.

I11) On corner lots, fencing shall start at or near the rear corner of the house.

I12) Roofing shall be as shown on plans.

I13) Prior to building permit issuance for lots with zero lot lines, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a five (5) foot private access and maintenance easement shall be conveyed to and reserved for the lot adjacent to the zero lot line, at no cost, at the time of sale or other conveyance of either parcel.

I14) The applicant shall provide and comply with the TSMAQ Plan for this residential development.

I15) Install two 15-gallon trees per lot frontage, with the average spacing of 30' on center, as measured along the entire length of the street.

I16) Front landscaping and irrigation shall be provided and consistent with the PUD Guidelines.

I17) On corner lots, the builder shall provide special landscaping treatments by providing accent trees and shrubs along the side yard fence.

I18) All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.

I19) Walls and fences shall be consistent with the PUD Guidelines and shall conform to City standards for sight line requirements at the intersections and driveways.

I20) Driveways shall comply with maximum paved area as permitted in the PUD Guidelines and Title 17 of the City Code.

I21) Garages: Each house shall provide at least one garage space with minimum inside dimensions of 10 feet wide by 20 feet long, as required by Title 17 of the City Code.

I22) Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Complex Special Permit.

I23) The applicant shall comply with the approved Mitigation Monitoring Plan (P04-151).

I24) This approval is for 101 lots within the proposed Westlake Parcel 31(P04-151). Any increase in the number of lots or any modification to the location of the lots specified for these house plans shall be reviewed by the Planning Director and may require additional entitlements.

I25) The applicant shall obtain all necessary building permits prior to the commencement of construction and building permits shall not be issued unless the Final Map has been approved.

I26) Prior to the issuance of the 101st building permit for the project known as Westlake Parcel 31 (P04-151), or the first certificate of occupancy of final building permit for the project known as Westlake Parcel 31 (P04-151), whichever comes first, the applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district. The purpose of the district is to equitably spread the cost of neighborhood parks maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon a hearing report, which specifies the tax rate and method or apportionment.

I27) The houses on lots 2, 3, 61, and 101 shall front onto the public street. The completion and/or necessity of this condition shall be determined by the Planning Director.

FIRE

I28) 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.

I29) Provide a water flow test. (Contact Department of Utilities at 916-808-5371.)

I30) Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. Hydrant spacing shall be decreased where T courts are used. Hydrants shall be installed half way between each T court on one side of the street and to the satisfaction of the Fire Department.

I31) Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side. The bases of all T courts shall be marked "No Parking Fire Lane" on each side.

PARKS

I32) The applicant shall provide open access and front on lots adjacent to the western edge of the redesigned park site to the extent possible and as approved by PPDD.

ADVISORY NOTES:

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

1) Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.

2) Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water and flood control improvements shall be in place, fully functioning, and a notice of completion shall be issued by the Development Services Department.

3) Developing this property may require the payment of additional sewer impact fees prior to the filing, and recording of the Final Map, or issuance of the Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

4) Currently, CSD-1 policy prohibits gates that prevent access within sewer easements unless CSD-1 standards for accessibility through gates are met.

5) Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the

system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. 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 the appropriate SRCSD fees.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P04-151)

Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	General Plan Amendment Exhibit
Exhibit 1C	Community Plan Amendment Exhibit
Exhibit 1D	Rezone Exhibit
Exhibit 1E	PUD Schematic Plan Amendment Exhibit
Exhibit 1F	880' Walking Map Exhibit
Exhibit 1G	Tentative Subdivision Map Exhibit
Exhibit 1H	Site Plan
Exhibit 1I	Conceptual Landscape Plan
Exhibit 1J	Typical Cluster Exhibit
Exhibit 1K	Plan 1 - Floor Plans and Elevations
Exhibit 1L	Plan 2 – Floor Plans and Elevations
Exhibit 1M	Plan 3 – Floor Plans and Elevations
Exhibit 1N	Conceptual Street Scene

Exhibit 1A - Mitigation Monitoring Plan

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

FOR

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ NEGATIVE DECLARATION AS AMENDED BY AN ADDENDUM

PREPARED FOR:
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT

DATE:
November 17, 2004

ADOPTED BY:
CITY OF SACRAMENTO
PLANNING COMMISSION

DATE:

_____

ATTEST:

_____

WESTLAKE PARCEL 31PROJECT (P04-151)
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, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Westlake Parcel 31 Project (P04-151)
Owner/Developer- Name: Phoenix LLC/John Laing Homes
Address: 7700 College Town Drive, Suite 101
Sacramento, CA 95826

Project Location / Legal Description of Property (if recorded):
The ± 11.2-acre gross (10- acre net) Westlake – Parcel 31 property is located on the northeast corner of Del Paso Road and Wyndview Drive in the Planned Unit Development (PUD). The Assessor Parcel Numbers are 225-1480-031 and -051.

Project Description:
The proposed project involves obtaining the entitlements to allow the development of cluster single-family homes in the Westborough PUD.

SECTION 2: GENERAL INFORMATION

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

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

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Air Mitigation Measure #1: ~~The Applicant shall comply with the NNCP's requirement to prepare an Air Quality Mitigation Strategy that reduces ROG emissions by 50 percent project-wide.~~ The Developer shall comply with the components of the Amended Residential Air Quality Plan for the project.	Developer	City of Sacramento, Development Services Dept., and SMAQMD	Submittal of an Air Quality Mitigation Strategy Plan.	Prior to the issuance of a grading permit.	

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Water					
Mitigation Measure #2 ~~A Drainage Agreement coordinating the provision of storm water drainage with all the property owners must be executed prior to recordation of the Master Parcel Map. The final storm water drainage plan shall be designed to the satisfaction of the City Utilities Director prior to recordation of the Master Parcel Map. Construction of the drainage facilities shall be commenced prior to issuance of a building permit. Construction of the drainage facilities shall be completed prior to issuance of a certificate of occupancy for any building on the site.~~	Developer	City of Sacramento, Development Services Dept.	Submittal of a drainage plan identifying the facilities.	Prior to the issuance of a building permit.	
Mitigation Measure #3 The project shall comply with the applicable Residential and Non-Residential Development Guidelines in the adopted Comprehensive Flood Management Plan to the satisfaction of the Director of Development Services, Planning Division, including: ▪ Provide multiple access points in subdivisions that are 10 acres or larger in size to facilitate evacuation and other emergency services; ▪ New residential subdivisions shall either identify refuge areas to the satisfaction of the City Development Services Department or ensure that at least 50 percent of all residential units shall have a top plate above the base flood elevation; ▪ Major projects (40,000 square feet or larger) shall have second story construction or roof access and a top plate above the base flood elevation in order to provide adequate refuge areas. Refuge areas at private structures should be required to accommodate employees only; ▪ All residential and non-residential structures must be			Submittal of plans identifying the specifics in Mitigation Measure #3.	Prior to the issuance of a building permit.	

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
anchored to their foundations per regulations in the City Building Code; ▪ Gas valve shut-off keys must be attached in a visible location for all residential and commercial gas water heaters; and ▪ Special facilities, such as hospitals and elder care facilities, shall be required to implement flood safety measures in their designs to the satisfaction of the City Development Services Department					

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Plant and Animal Life: ~~Mitigation Measure #4:~~ ~~The Applicant shall satisfy the mitigation requirements of the Natomas Basin Habitat Conservation Plan (NBHCP) and the Implementation Agreement, in one of the following three alternative methods for mitigating project impacts to special-status species (i) payment of the Mitigation Fees; or (ii) transfer of Habitat Mitigation Requirement Land to the Conservancy, together with payment of the Administrative, Endowment, and Habitat Management components of the Mitigation Fees; or (iii) participation in such other mitigation plan, consistent with the goals of the NBHCP and equivalent in biological value to (i) and (ii) above, as is approved by the City in prior consultation with the U.S. Fish and Wildlife Services and California Department of Fish and Game. Under (iii), no alternative mitigation strategy will be implemented with prior written approval of the U.S. Fish and Wildlife Service and California Department of Fish and Game.~~ ~~Mitigation Measure #5:~~ ~~Prior to construction activities, the applicant shall perform one of the following measures to mitigate potential impacts to the northern harrier:~~ ~~□Prohibit the removal of any onsite vegetation during the nesting season (March 1 – June 30) or~~ ~~□Retain a qualified biologist to conduct a survey of the project site, no sooner than 2 weeks prior to construction. Should the survey find that there are active northern harrier nests in the vegetation to be removed, the applicant shall avoid construction activities within 100 yards of the active nest(s). A qualified biologist shall be retained during the construction phase to monitor construction activities~~	Developer	City Development Services Dept., CA Regional Water Quality Control Board	Submittal of remediation plan and evidence that remediation has been completed. Submittal of asbestos and lead-based survey report.	Prior to issuance of a grading permit. Prior to issuance of a demolition permit.	

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
~~around the active nest(s) to ensure that such activities are not leading to nest abandonment. If it appears as if construction activities are leading to abandonment behavior, construction shall temporarily cease until the biologist determines the suspected cause of the nest abandonment behavior. Additional mitigation may include an increased setback from the nest. Construction within the 100-yard setback shall not resume until a qualified biologist has determined that the juveniles in the nest(s) have fledged, and/or until appropriate consultation with California Department of Fish and Game and/or U.S. Fish and Wildlife Service has occurred.~~ ~~Mitigation Measure #6:~~ ~~Prior to the recordation of the Final Master Parcel Map, and/or any phases thereof, the applicant shall work with the U.S. Army Corps of Engineers and/or the Natural Resources Conservation Service office to review the EIP Associates April 9, 1999 study's findings and verify the amount of acreage on site which qualify as jurisdictional waters (seasonal wetlands) of the United States and what, if any, permits will be required.~~ ~~The Final Master Parcel Map, and/or any phases thereof, shall include the delineation of all identified jurisdictional waters of the United States, including seasonal wetlands, as verified by the U.S. Army Corps of Engineers and/or the Natural Resource Conservation Service.~~ ~~Loss of jurisdictional waters and wetland areas shall be compensated pursuant consultations with the U.S. Army Corps of Engineers associated with required permitting under Section 404 of the Clean Water Act. Evidence of wetland mitigation shall be provided to the City.~~					

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Mitigation Measure: The project developer shall: (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 ITPs issued by the USFWS and CDFG.					

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Noise: ~~Mitigation Measure #7: Prior to approval of the Final Master Parcel Map, the applicant shall incorporate noise barrier details on project development plans for residential areas. Based on the Acoustical Analysis for the Westborough Project prepared b Brown Buntin Associates, the noise barriers shall have a mass that provides sufficient transmission loss in the frequency range of concern and will at least six feet in height. Noise barriers may be required to exceed six feet in height depending on the actual distance from the noise source and ultimate grading elevations.~~	Developer	City Development Services Department	Final Master Parcel Map shall show all the noise barriers.	Prior to approval of final master parcel map.	

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Transportation and Circulation: Mitigation Measure #8: ~~Prior to building permit issuance, the applicant shall file a Transportation Management Plan (TMP) whose implementation will result in a 35 percent reduction in peak hour trips for the site to the satisfaction of the Public Works Director.~~ The Developer shall comply with the components of the Amended Residential Air Quality Plan for the project. Mitigation Measure #9: ~~Analyses were undertaken to develop a phasing plan for the roadway improvements outlined as mitigation for the existing plus project scenario. Traffic associated with the project was superimposed on existing traffic volumes in five percent increments, and incremental roadway improvements were developed to maintain acceptable LOS "C" or better roadway operating conditions. The following is the phasing of the mitigation measures:~~ ~~A. Upon development of 55 percent of the project, the following mitigation measures shall be completed:~~ ~~Signalize the Del Paso Road and I-5 Northbound Ramps intersection~~ ~~B. Upon development of 60 percent of the project, the following mitigation measures shall be completed:~~ ~~Signalize the Del Paso Road and El Centro Road intersection~~ ~~C. Upon development of 70 percent of the project, the~~	Developer	City Development Services Department	Submittal of a TMP. Submittal of plans showing mitigation measure.	Prior to issuance of a building permit. Prior to recordation of the final map.	

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
~~following mitigation measures shall be completed:~~ ~~Widen Del Paso Road to four lanes – El Centro Road to I-5~~ ~~D.Upon development of 80 percent of the project, the following mitigation measures shall be completed:~~ ~~Signalize the Del Paso Road and I-5 Southbound Ramps intersection.~~ ~~Widen El Centro Road to four lanes – "C" Street to Del Paso Road.~~ The Developer shall pay their fair share contribution concerning any traffic improvements as required by the Development Services Department, Development Engineering and Finance Division. ~~Mitigation Measure #10:~~ ~~Prior to approval of the final subdivision maps for the low density residential area, the City Public Works Development Services Department shall review the gated entry designs and ensure that adequate driveway lengths are provided to avoid blocking traffic.~~					

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Human Health					
Mitigation Measure #11: ~~The applicant shall properly abandon all onsite water supply wells prior to construction activities. This procedure shall entail a well abandonment permit (for each well), issued by the Sacramento County Environmental Management Department, Environmental Health Division.~~	Developer	City of Sacramento, Development Services Dept., and Sacramento County EMD	Submittal of water well removal permits.	Prior to the issuance of a grading permit.	
Mitigation Measure #12: ~~The applicant shall participate in the Mosquito Abatement Control Program Assessment District to be established by the Sacramento Yolo Mosquito Abatement District in order to provide urban standards of mosquito control in the project area.~~		City of Sacramento, Development Services Dept. and Sacramento-Yolo Mosquito Abatement District	Submittal of paperwork showing that the district has been established.	Prior to issuance of a grading permit.	

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Cultural Resources Mitigaton Measure #13: If subsurface archaeological , or pre-historical, or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work 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. Mitigation Measure #14: In the event human remains are discovered during excavation, work must stop immediately and the county recorder must be contacted. Section 5097.94 and 5097.98 of the Public Resources Code require consultation with the Native American Heritage Commission, protection of Native American remains, and notification of most likely descendants. SB 447 (Chapter 404, Statues of 1987) also protects Native American remains or associated grave goods.	Developer	City Development Services Department	Note shall be included on the Map and within the Standard Construction Specifications	Measures shall be implemented in field during grading and construction activities.	

Exhibit 1B - General Plan Amendment Exhibit

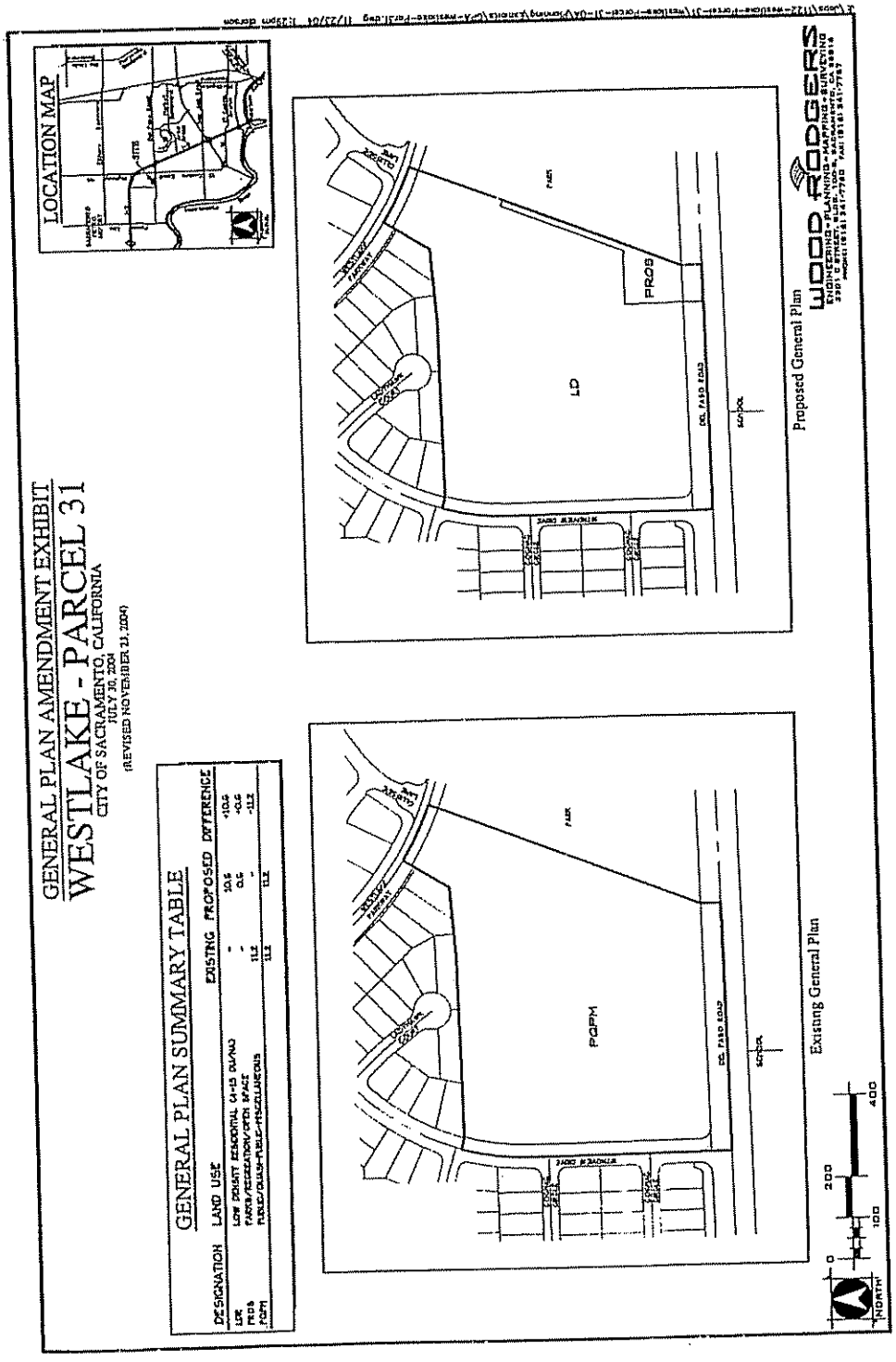


Exhibit 1C - Community Plan Amendment Exhibit

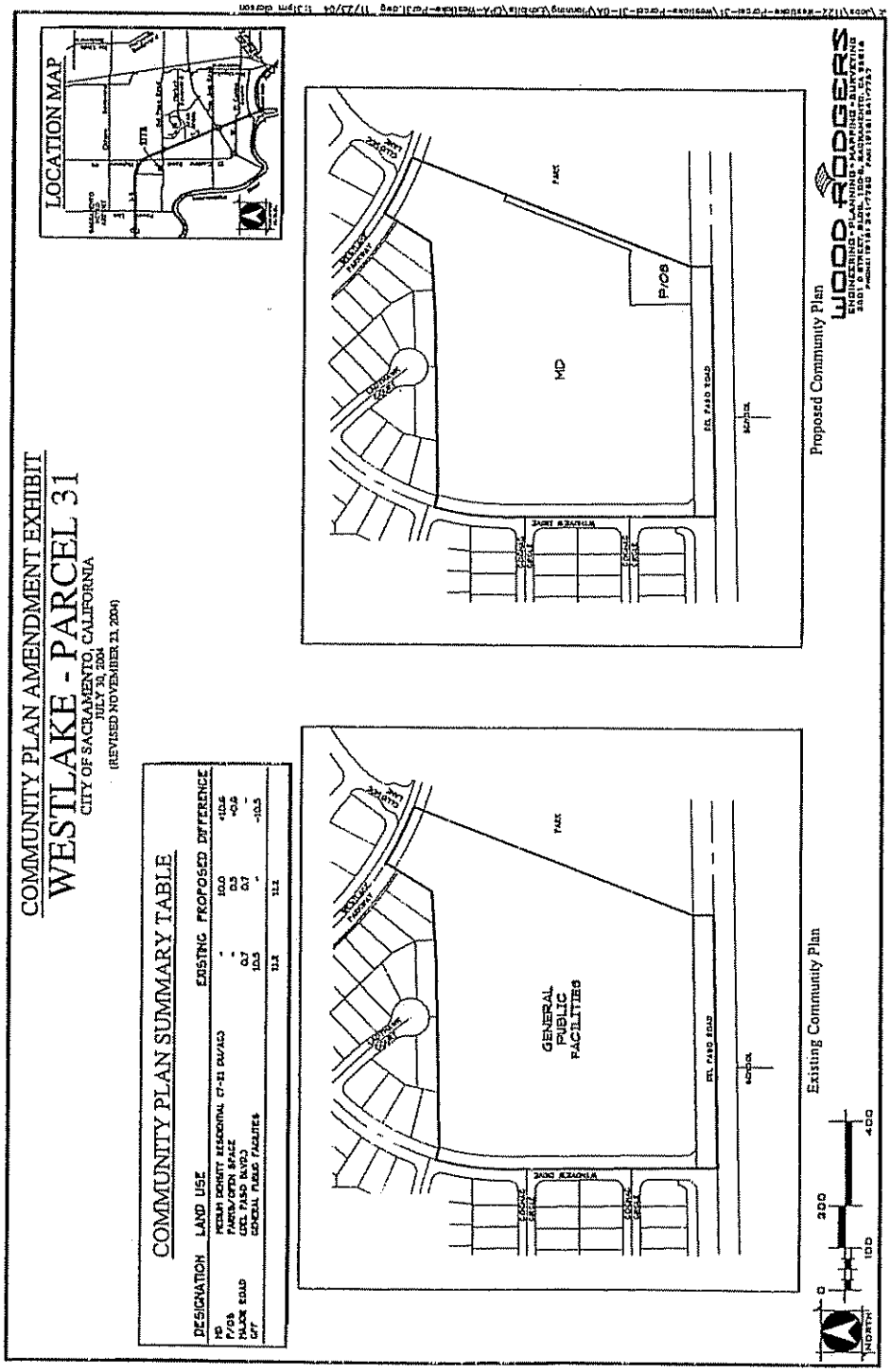


Exhibit 1D - Rezone Exhibit

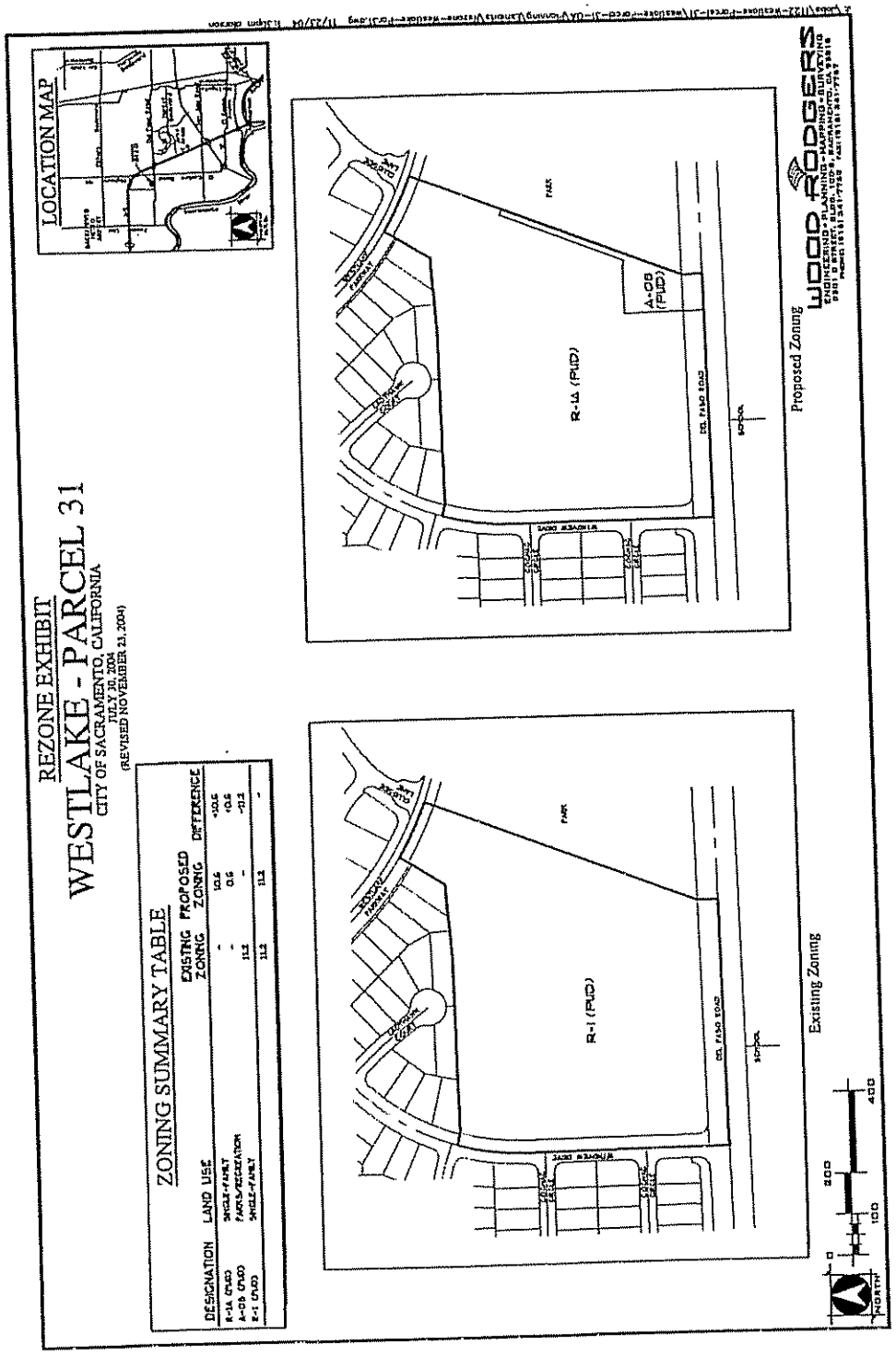


Exhibit 1E - PUD Schematic Plan Amendment Exhibit

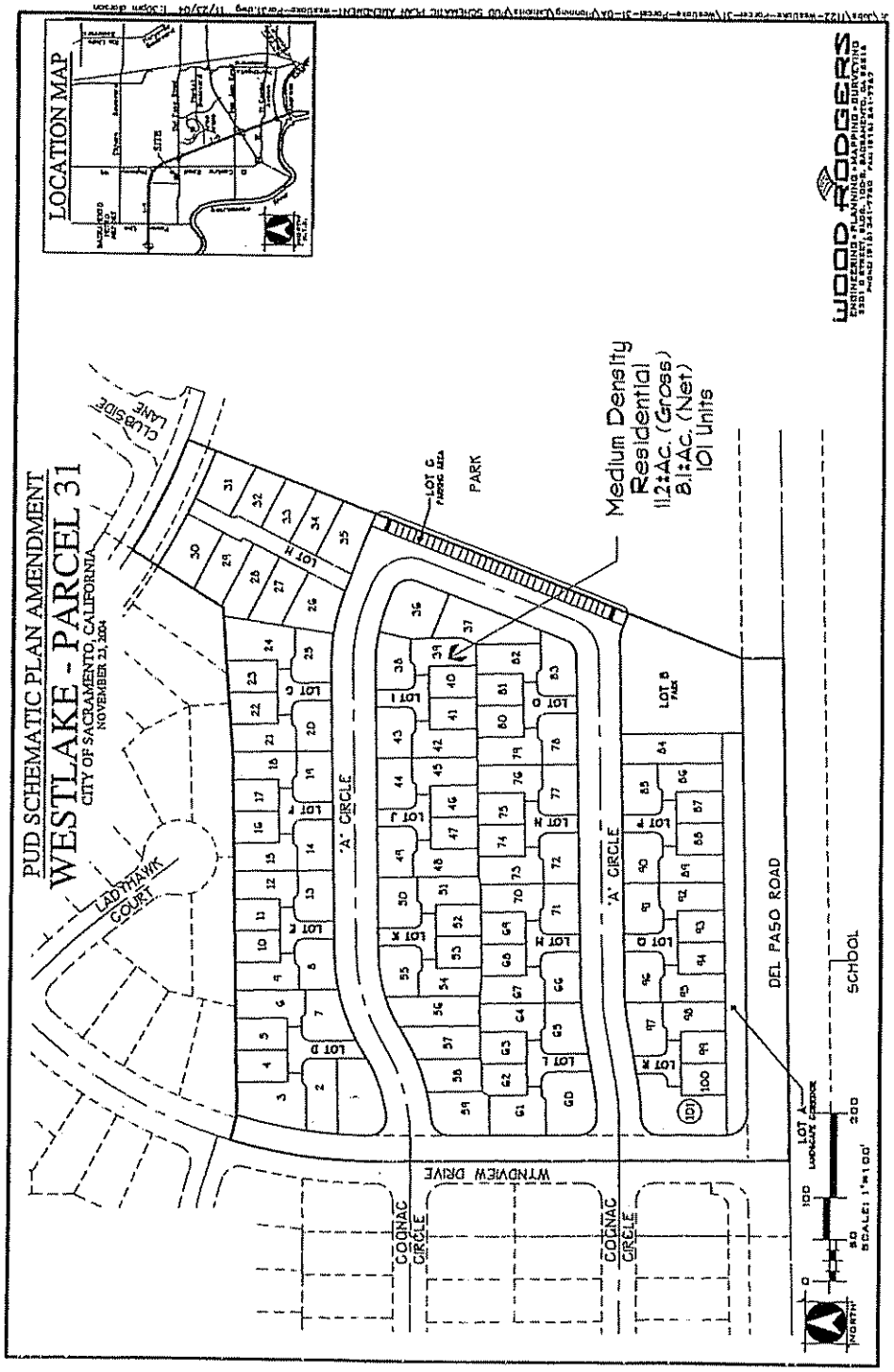


Exhibit 1F - 880' Walking Map Exhibit

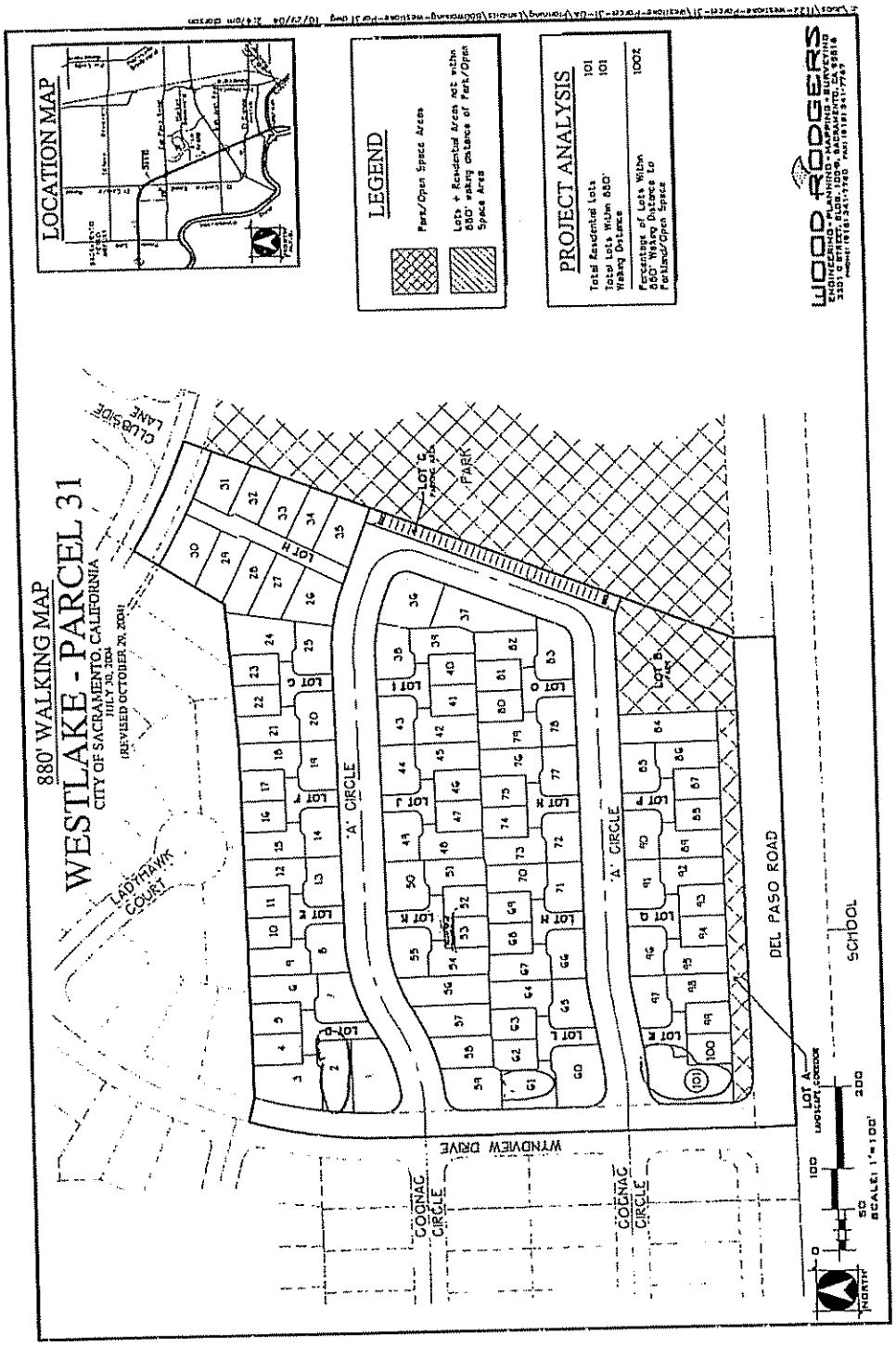


Exhibit 1G - Tentative Subdivision Map Exhibit

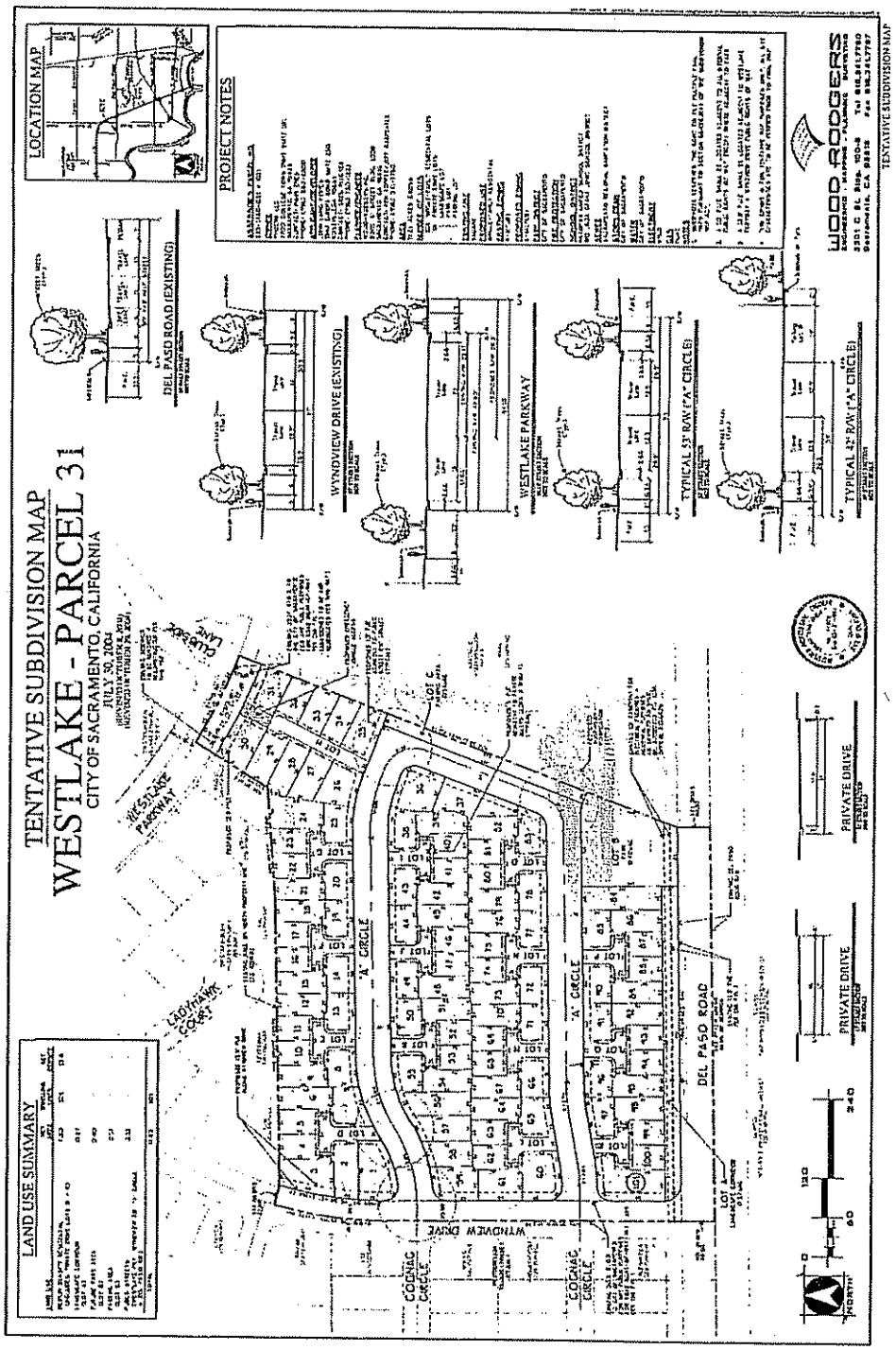


Exhibit 1H - Site Plan

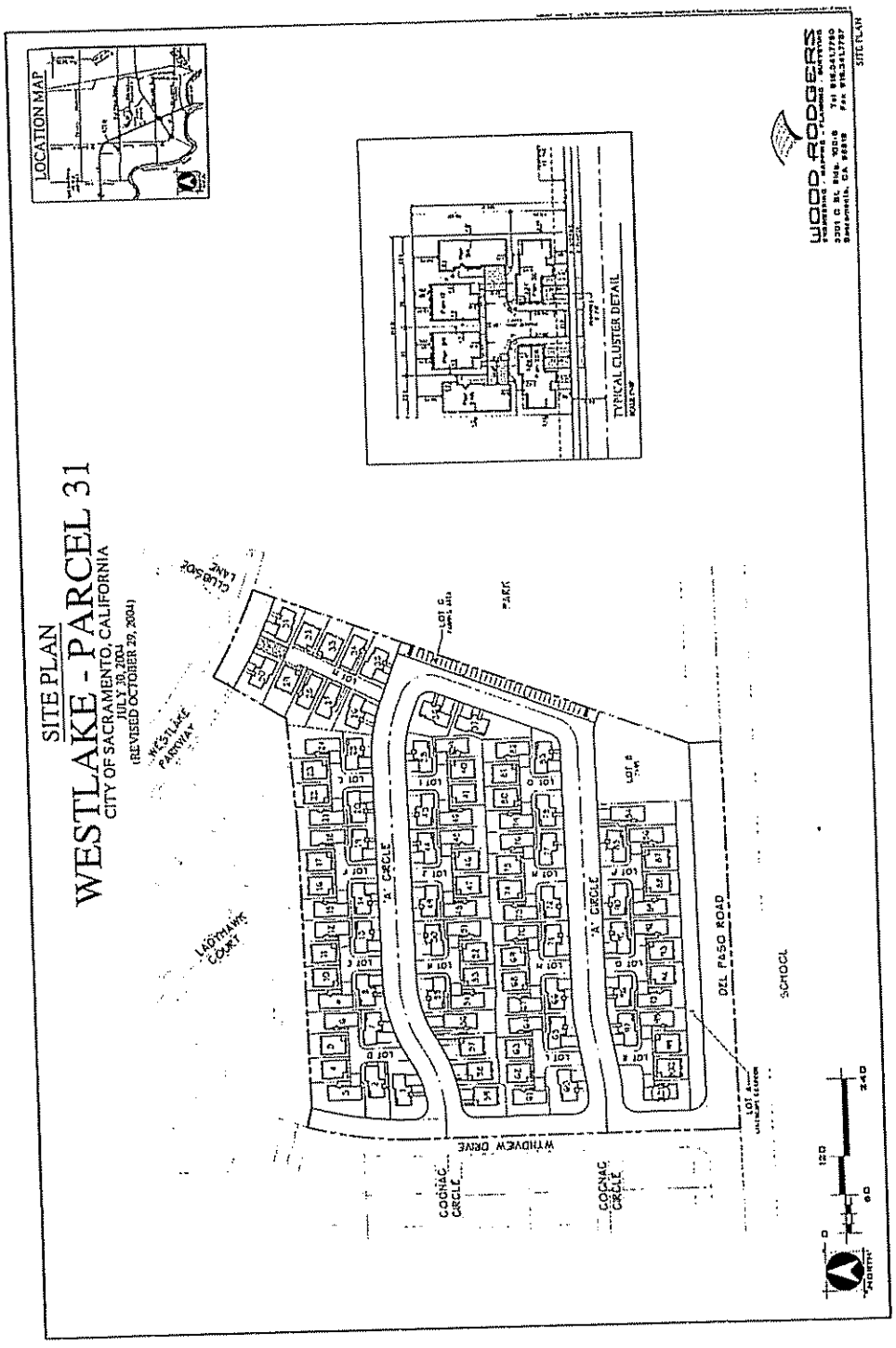


Exhibit 1I - Conceptual Landscape Plan

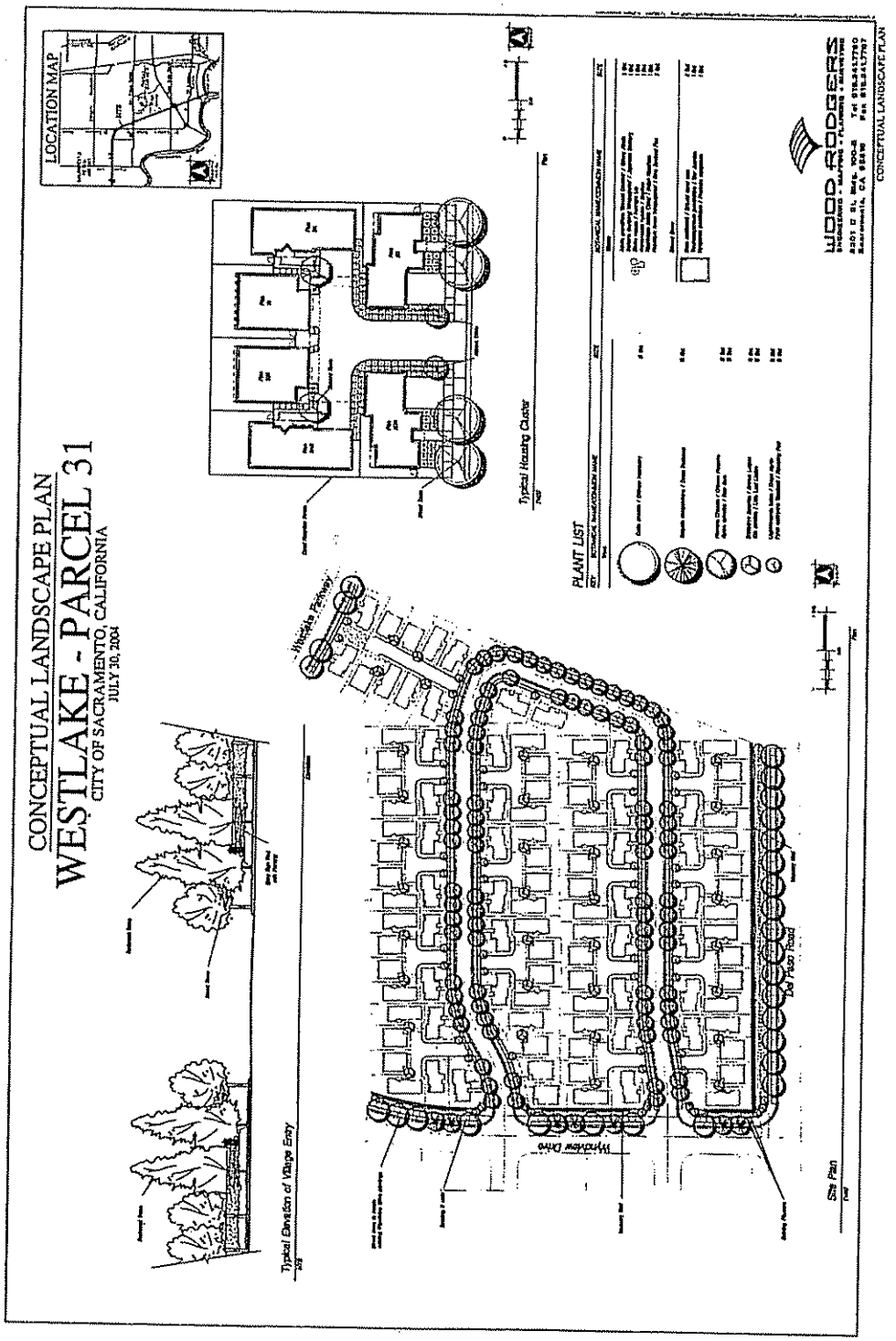


Exhibit 1J - Typical Cluster Exhibit

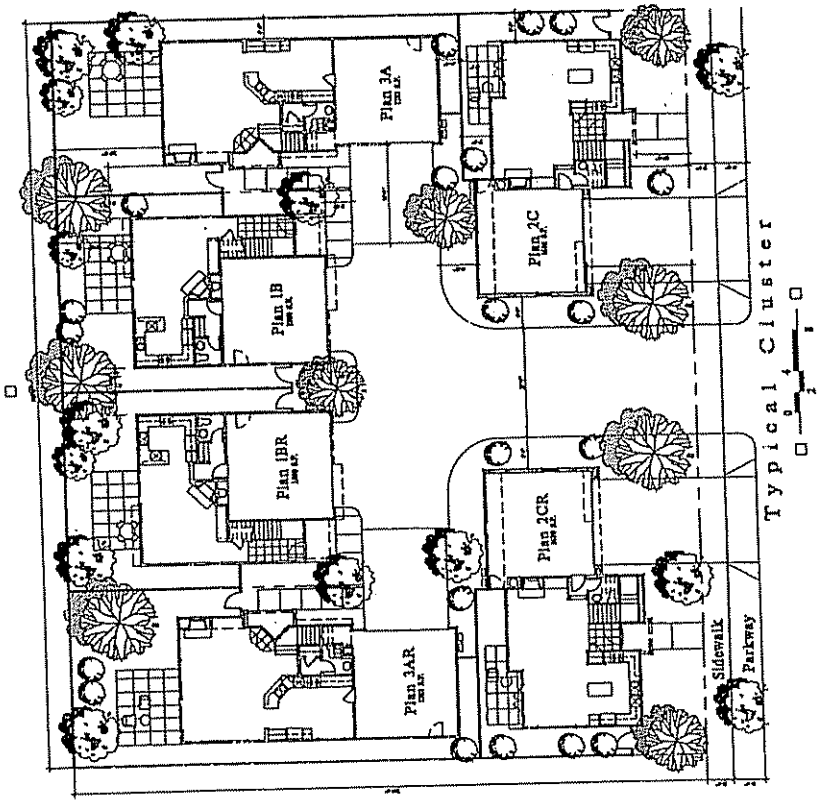


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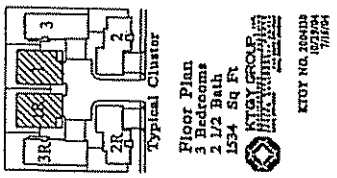
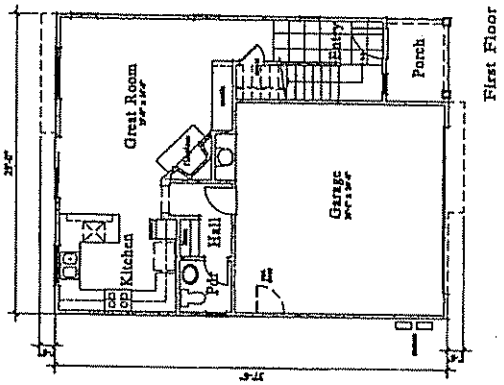
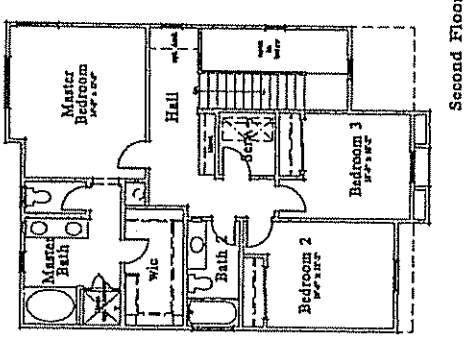
Exhibit 1K - Plan 1 - Floor Plans and Elevations







Plan 1 Floor Plan

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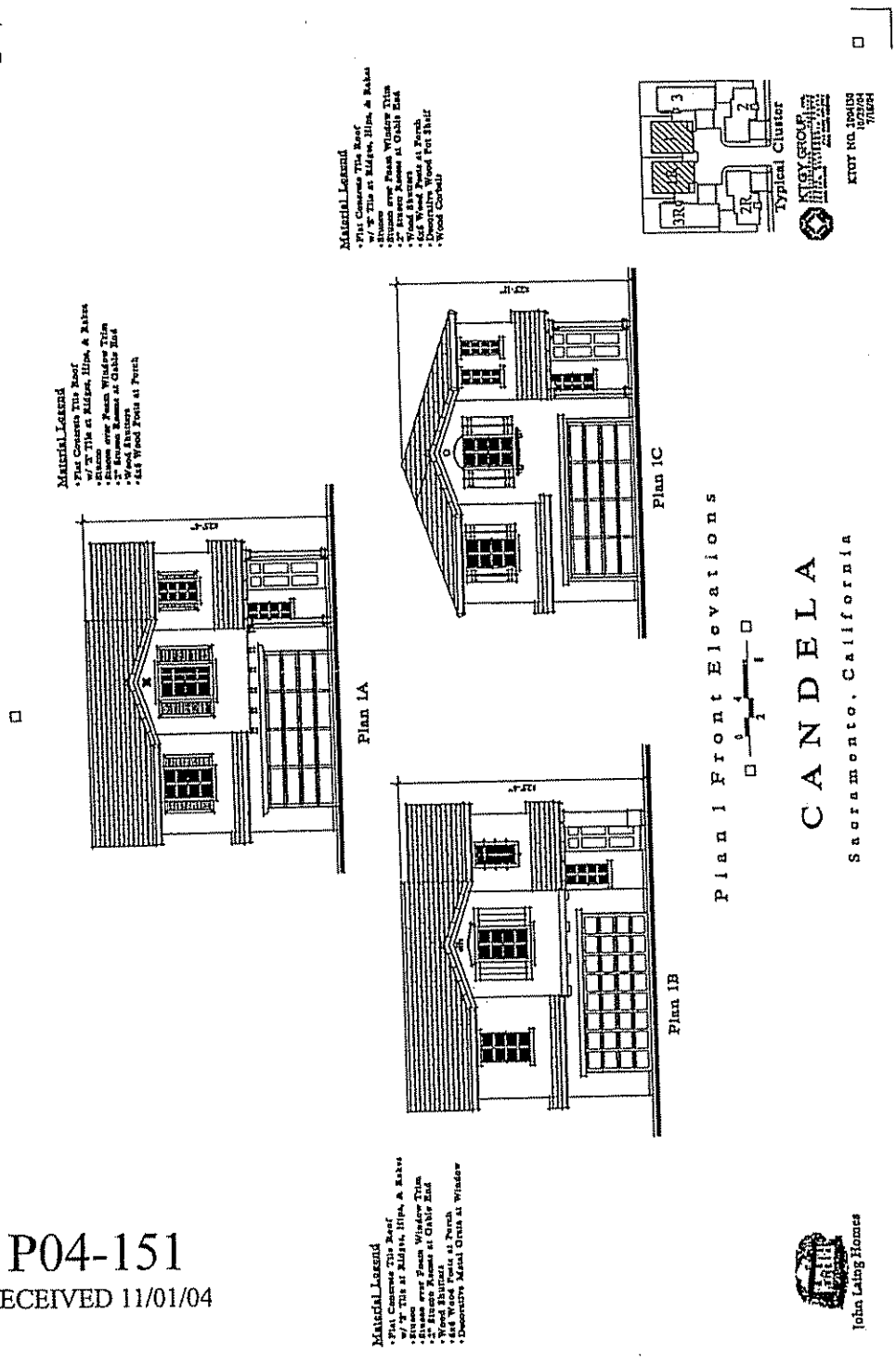

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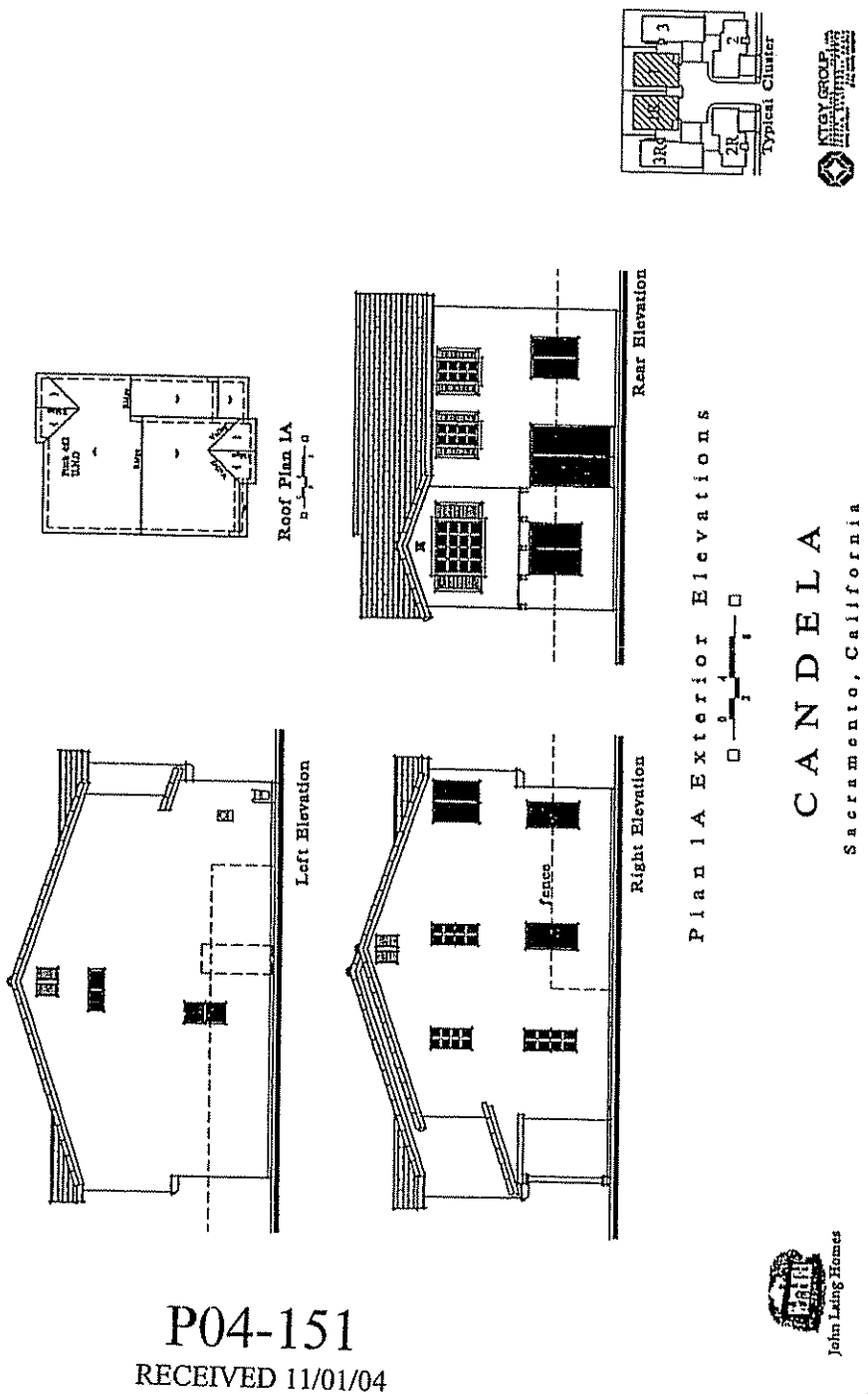

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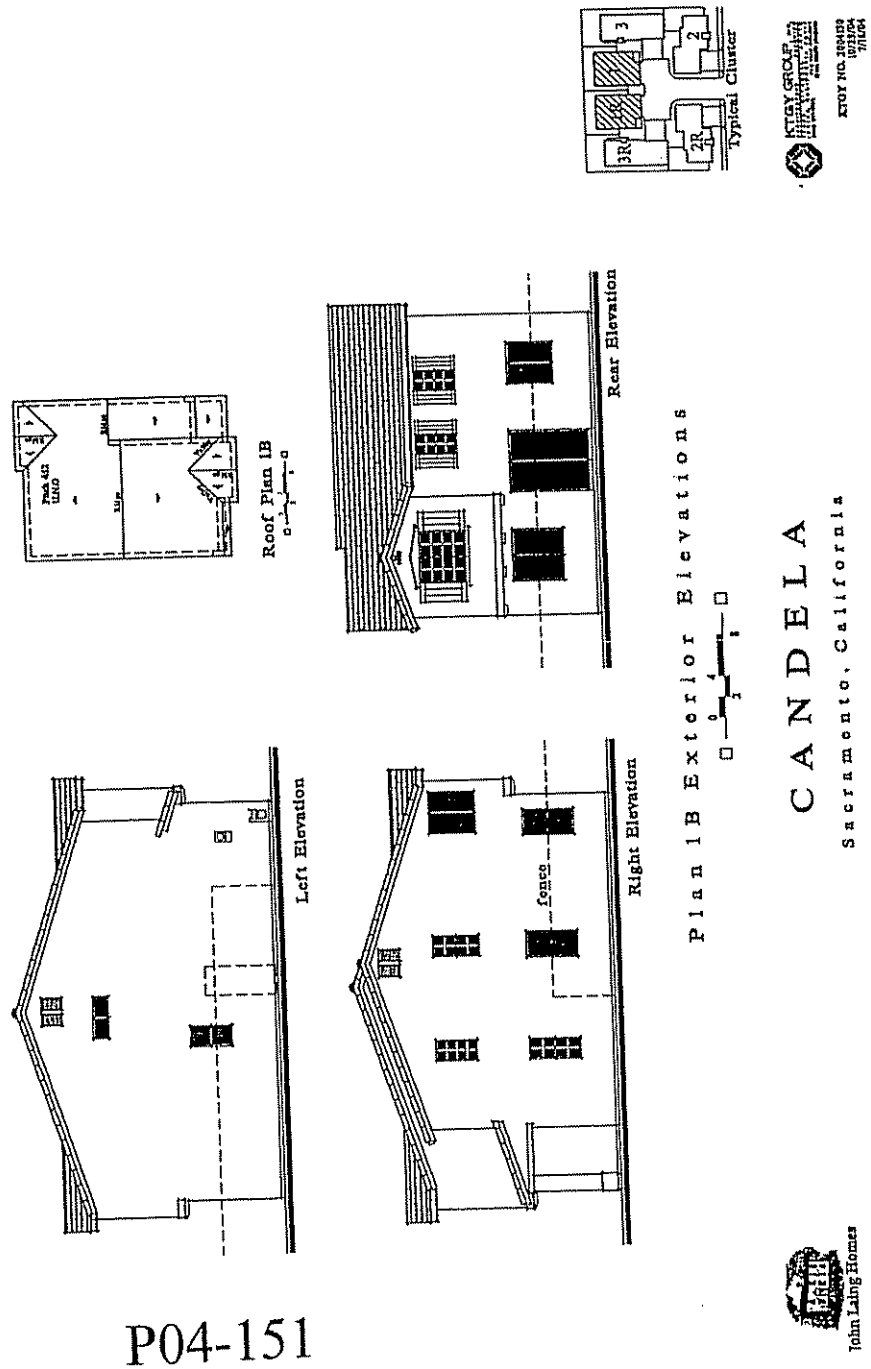

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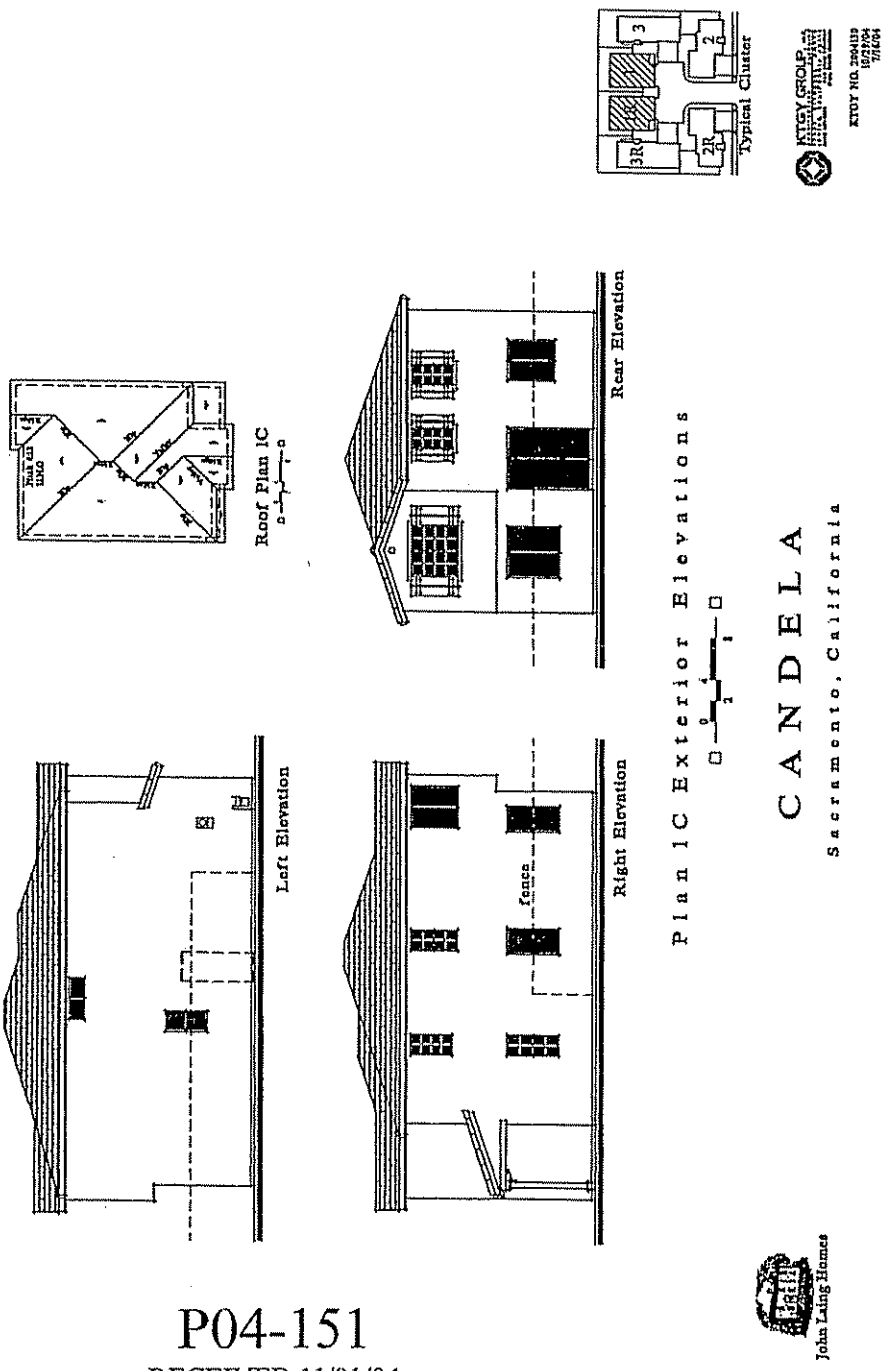

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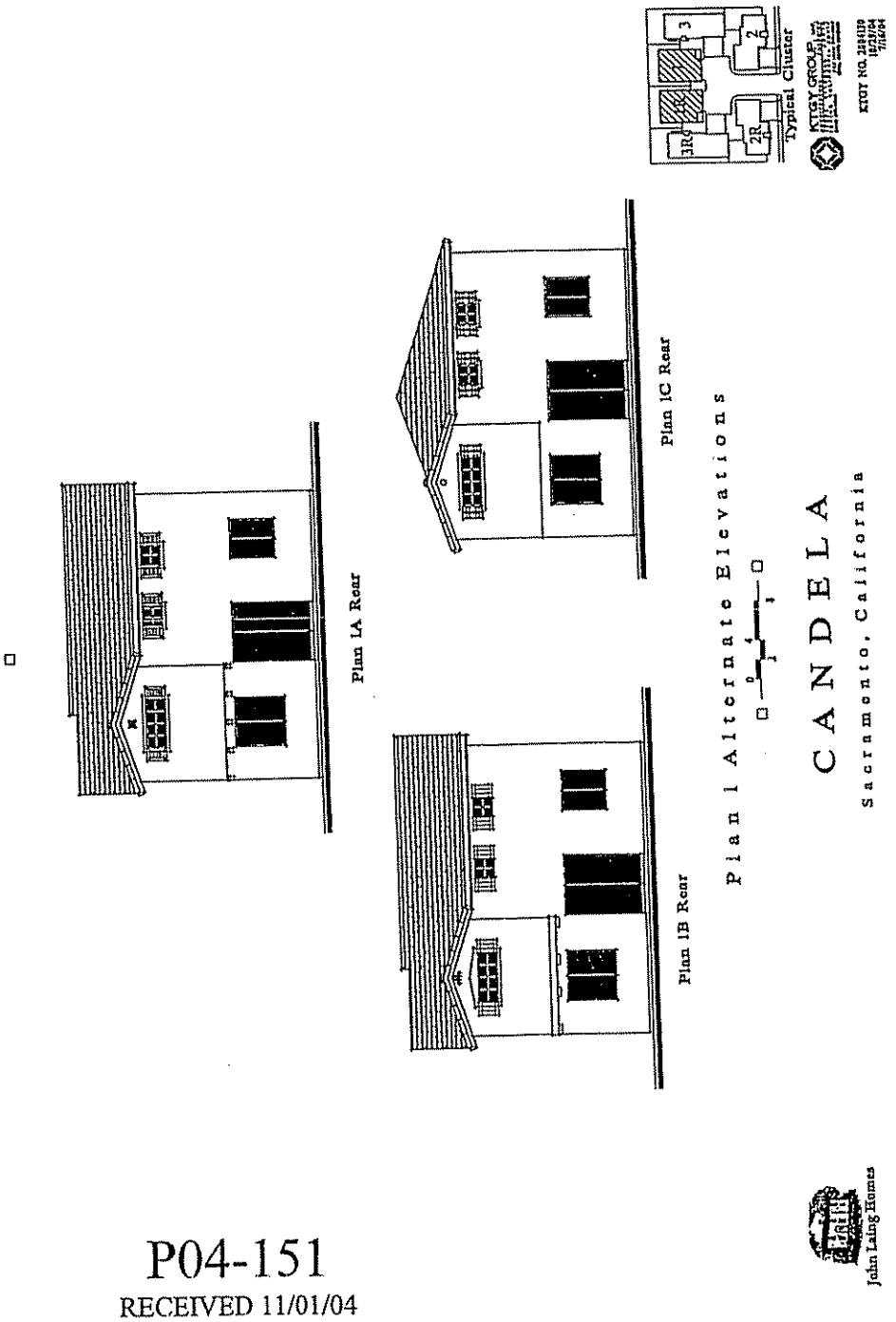

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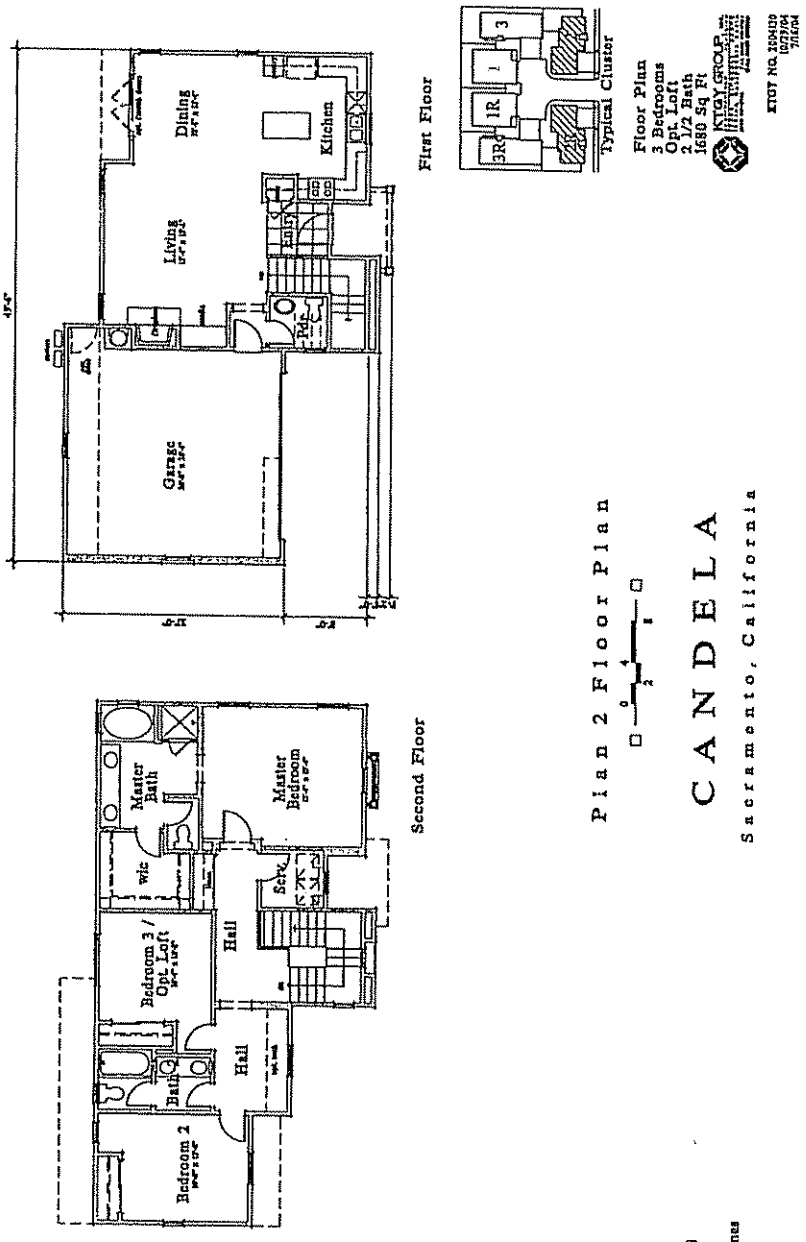
Exhibit 1L - Plan 2 – Floor Plans and Elevations



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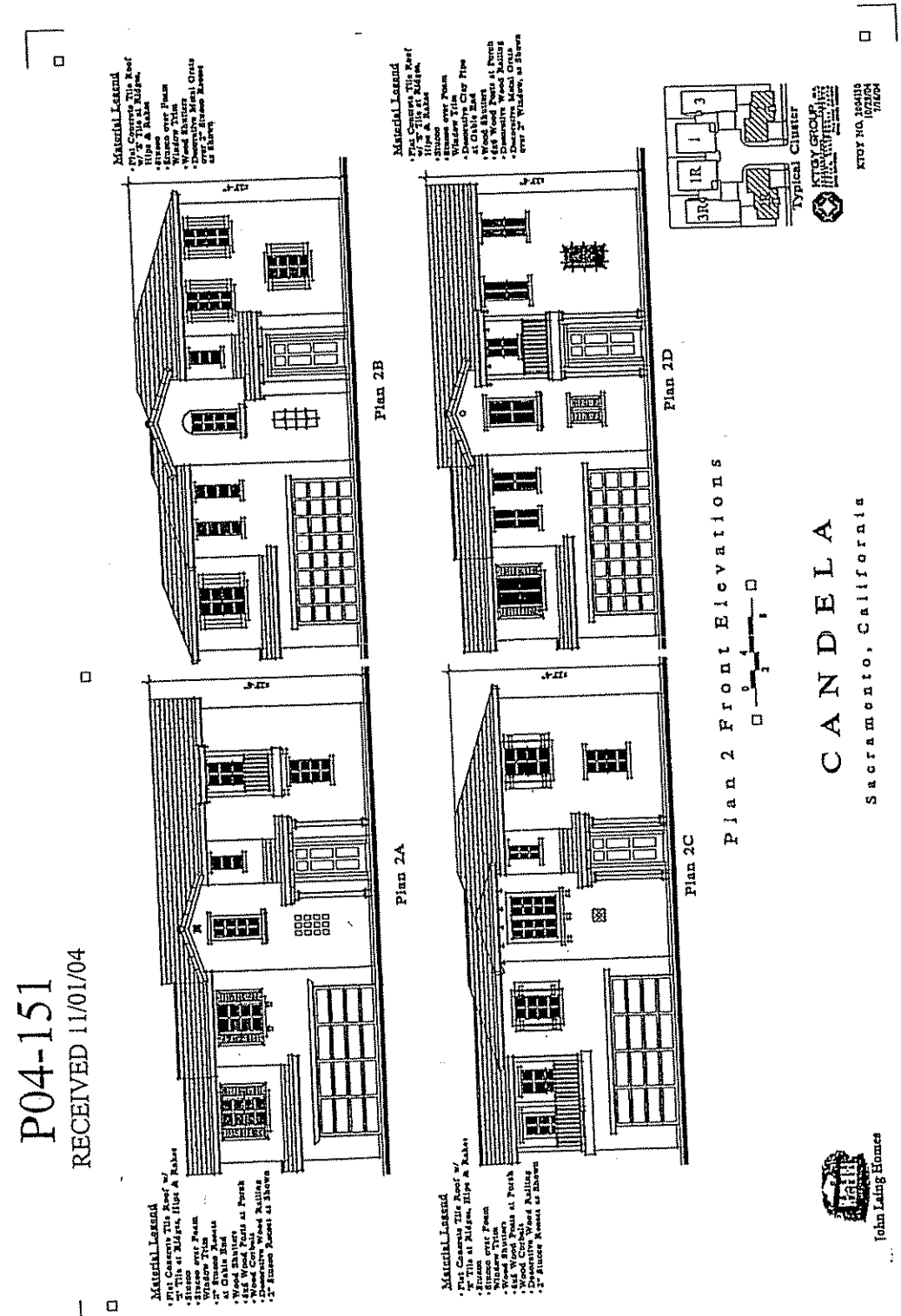
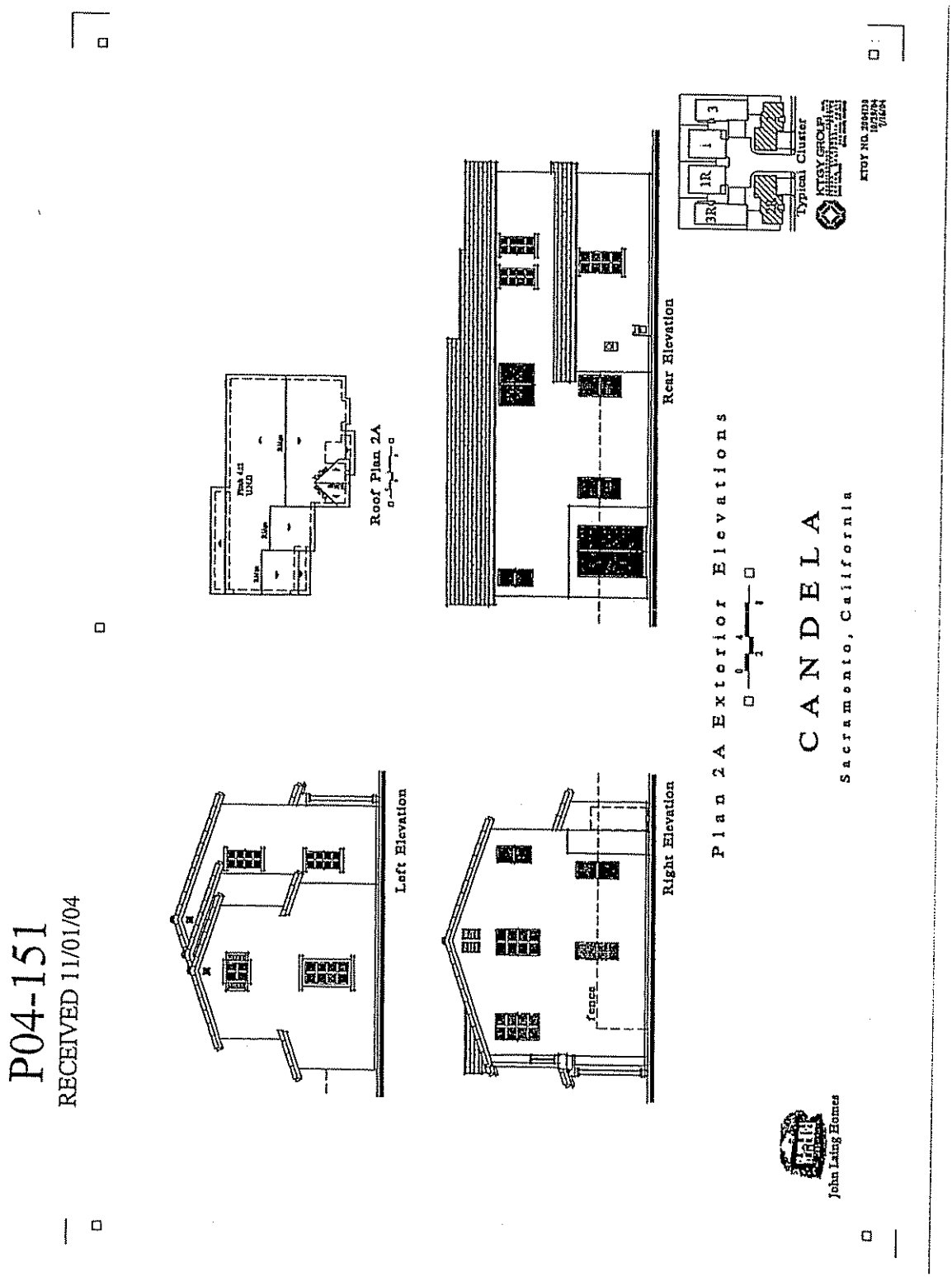

P04-151
RECEIVED 11/01/04
Material Legend
Plan 2B
Plan 2A
Plan 2D
Plan 2C
Plan 2 Front Elevations
CANDELA
Sacramento, California
Typical Cluster
John Laing Homes


P04-151
RECEIVED 11/01/04
Left Elevation
Right Elevation
fence
Roof Plan 2A
Rear Elevation
Typical Cluster
Plan 2A Exterior Elevations
CANDELA
Sacramento, California
John Laing Homes

P04-151

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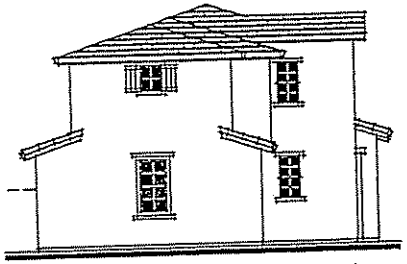
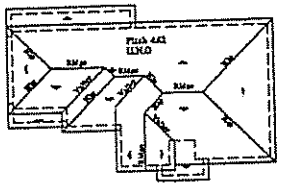
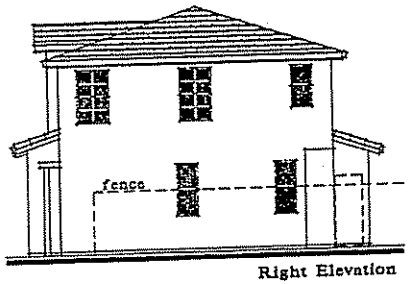


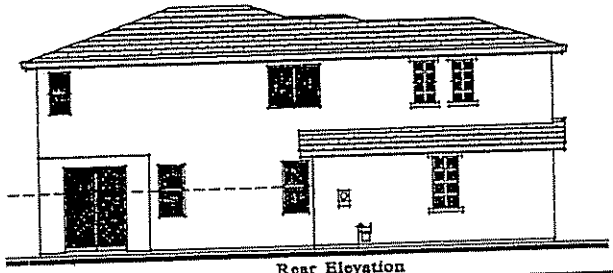
Left Elevation



Roof Plan 2B

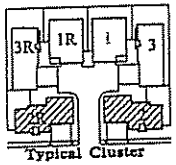


Right Elevation



Rear Elevation

Plan 2B Exterior Elevations



Typical Cluster

John Laing Homes

CANDELA

Sacramento, California

KTGY GROUP, INC.

KTGY NO. 200413D
10/29/04
7/16/04

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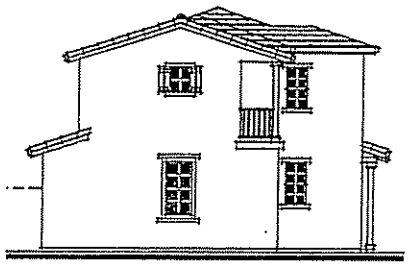
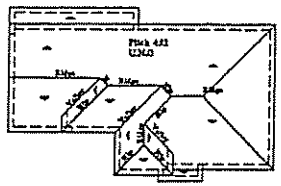
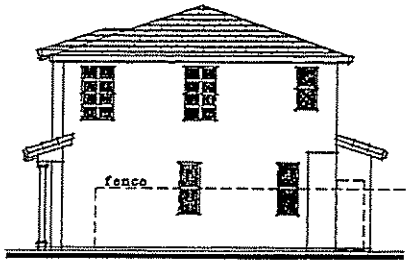


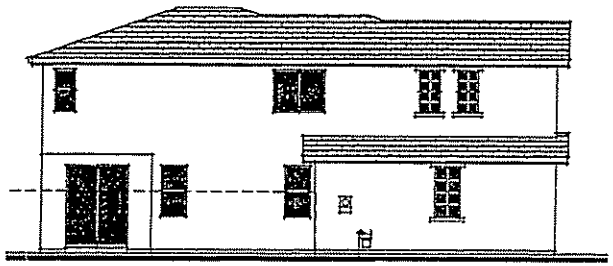
Left Elevation



Roof Plan 2C

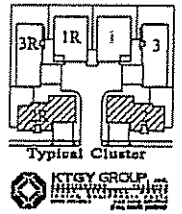


Right Elevation



Rear Elevation

Plan 2C Exterior Elevations



Typical Cluster

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7/16/04

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CANDELA

Sacramento, California

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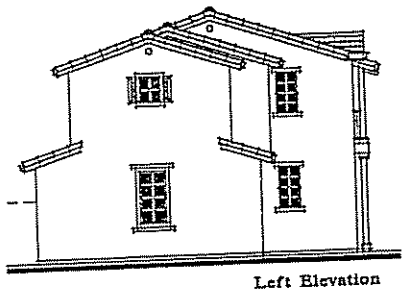
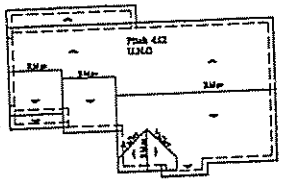
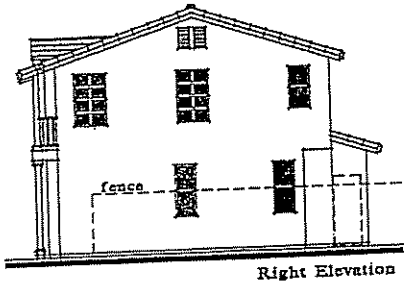


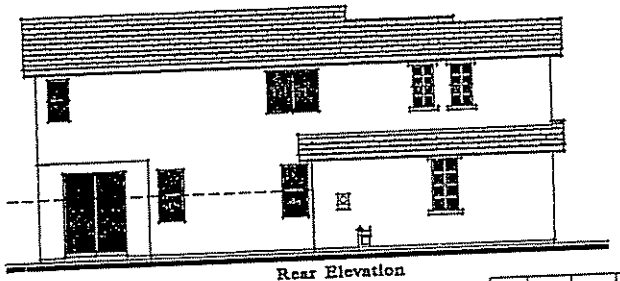
Left Elevation



Roof Plan 2D

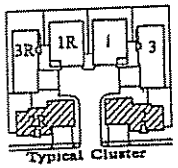


Right Elevation



Rear Elevation

Plan 2D Exterior Elevations



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Sacramento, California

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KTGY NO. 3004110
10/29/04
7/15/04

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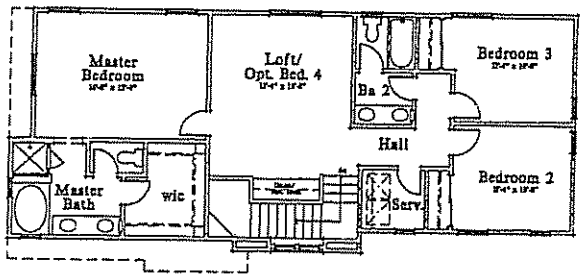
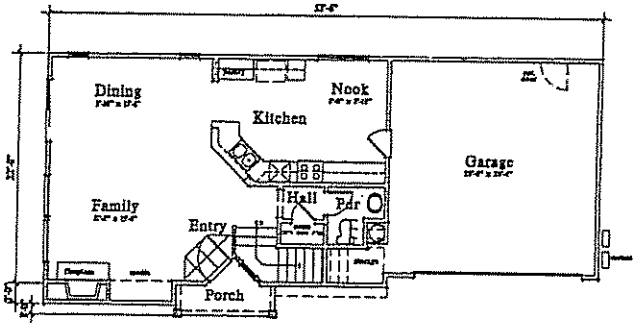
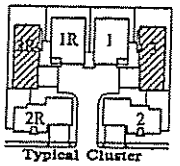


Second Floor



First Floor



Plan 3 Floor Plan

0 4 8

CANDELA

Sacramento, California

John Laing Homes

Floor Plan
3 Bedrooms + Loft
Opt. Bedroom 4/ Opt. Tech
2 1/2 Bath
1783 Sq Ft

KTGY GROUP, INC.

KTGY NO. 2004139
10/29/04
7/26/04

Exhibit 1M - Plan 3 – Floor Plans and Elevations

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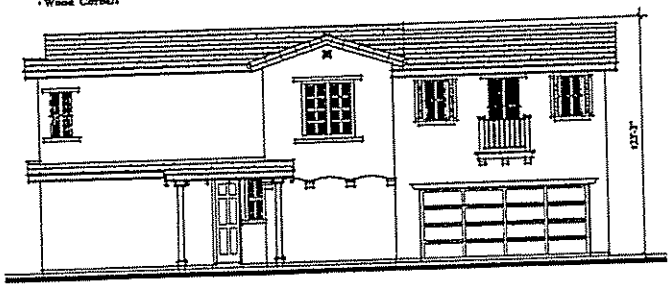
Material Legend

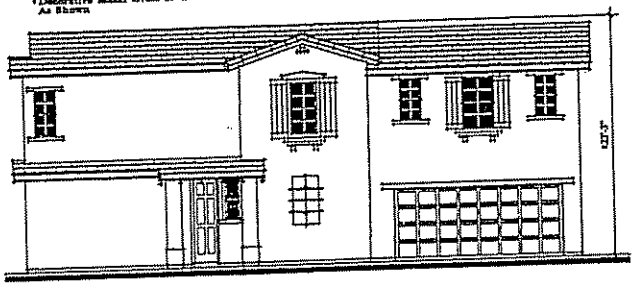
- Flat Concrete Tile Roof w/ 'S' Tile at Ridges, Hips, & Rakes
- Stucco
- Stucco over Foam Window Trim
- 2" Stucco Reveal at Gable End
- 4x4 Wood Posts at Porch
- Wood Shutters
- Decorative Wood Railing
- Wood Corbels



Plan 3A

Material Legend

- Flat Concrete Tile Roof w/ 'S' Tile at Ridges, Hips, & Rakes
- Stucco
- Stucco over Foam Window Trim
- 2" Stucco Reveals at Gable End
- 4x4 Wood Posts at Porch
- Wood Shutters
- Wood Corbels
- Decorative Metal Grate at Window As Shown



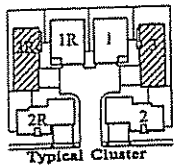
Plan 3B

Plan 3 Front Elevations

0 4 8

CANDELA

Sacramento, California



Typical Cluster

John Laing Homes

KTGY GROUP

KTGY NO. 2004130
10/13/04
7/14/04

P04-151 DECEMBER 9, 2004 ITEM # 13 PAGE 79

P04-151

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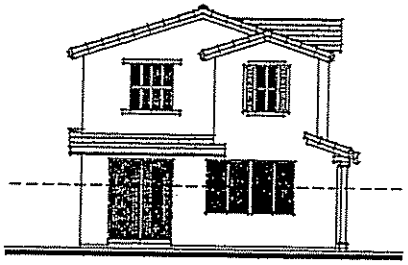
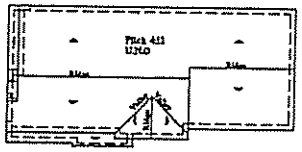
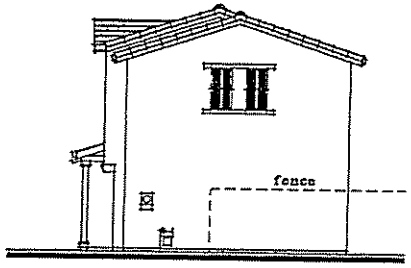


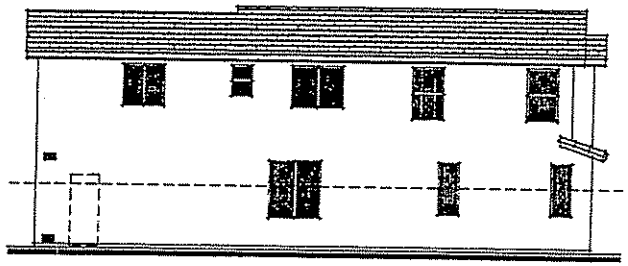
Left Elevation



Roof Plan 3A

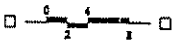


Right Elevation



Rear Elevation

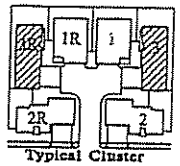
Plan 3A Exterior Elevations



CANDELA

Sacramento, California

John Laing Homes



Typical Cluster

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KTGY NO. 2004130

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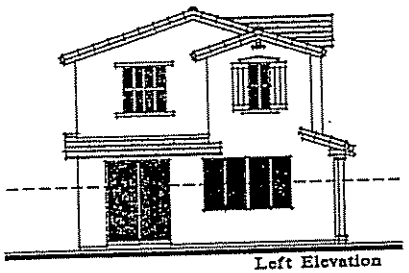
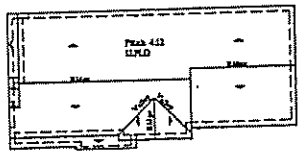
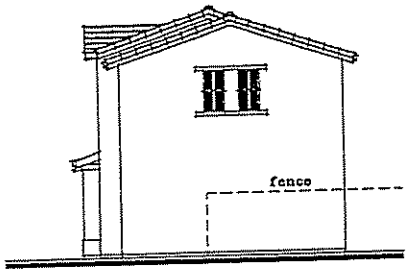


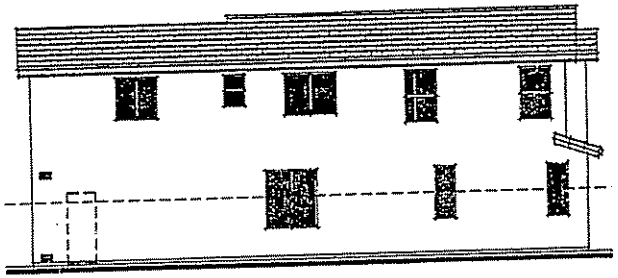
Left Elevation



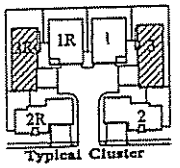
Roof Plan 3B



Right Elevation



Rear Elevation



Typical Cluster

Plan 3B Exterior Elevations

CANDELA

Sacramento, California

John Laing Homes

KTGY GROUP

KTGY NO. 2004130

10/29/04

7/16/04

P04-151 DECEMBER 9, 2004 ITEM # 13 PAGE 81

P04-151
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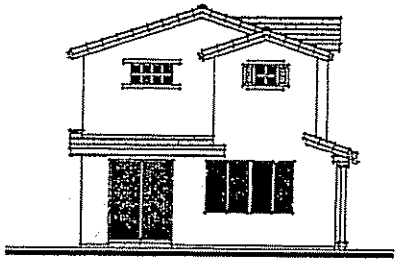
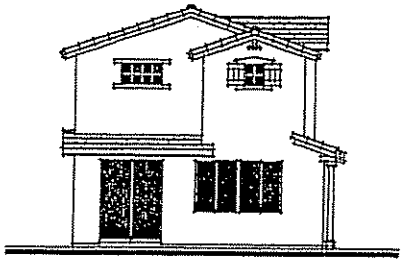


Plan 3A Left



Plan 3B Left

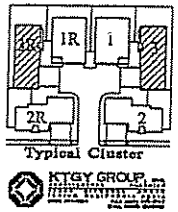
Plan 3 Alternate Elevations

0 2 4 8

CANDELA

Sacramento, California

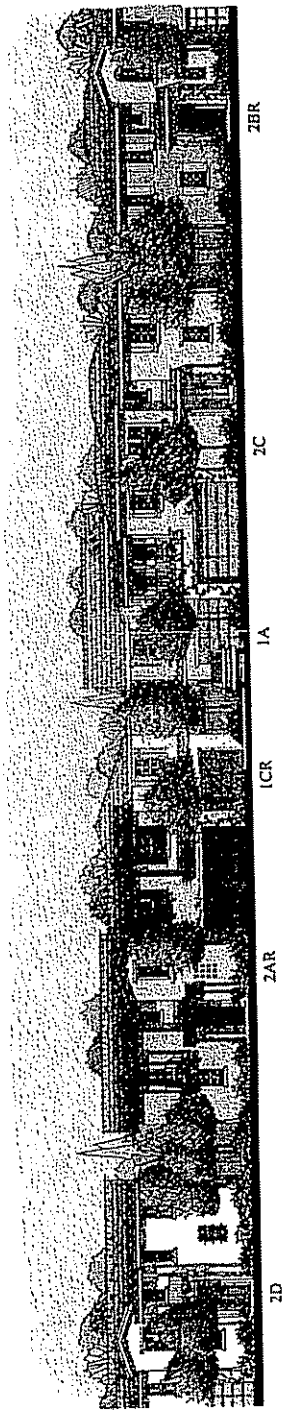
John Laing Homes



KTGY GROUP, INC.

KTGY NO. 2004135
10/28/04
7/16/04

Exhibit 1N - Conceptual Street Scene



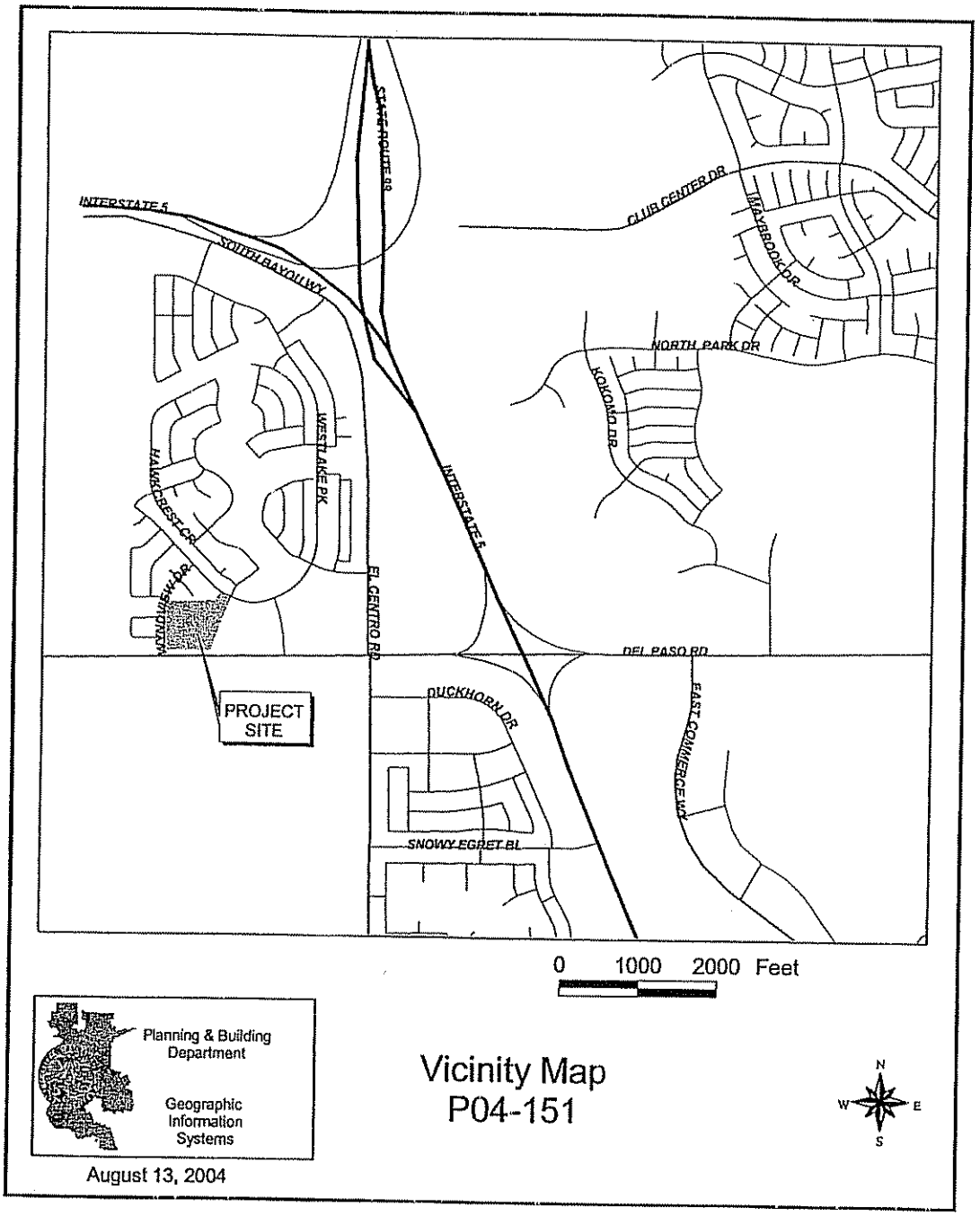
Conceptual Street Scene

CANDELA

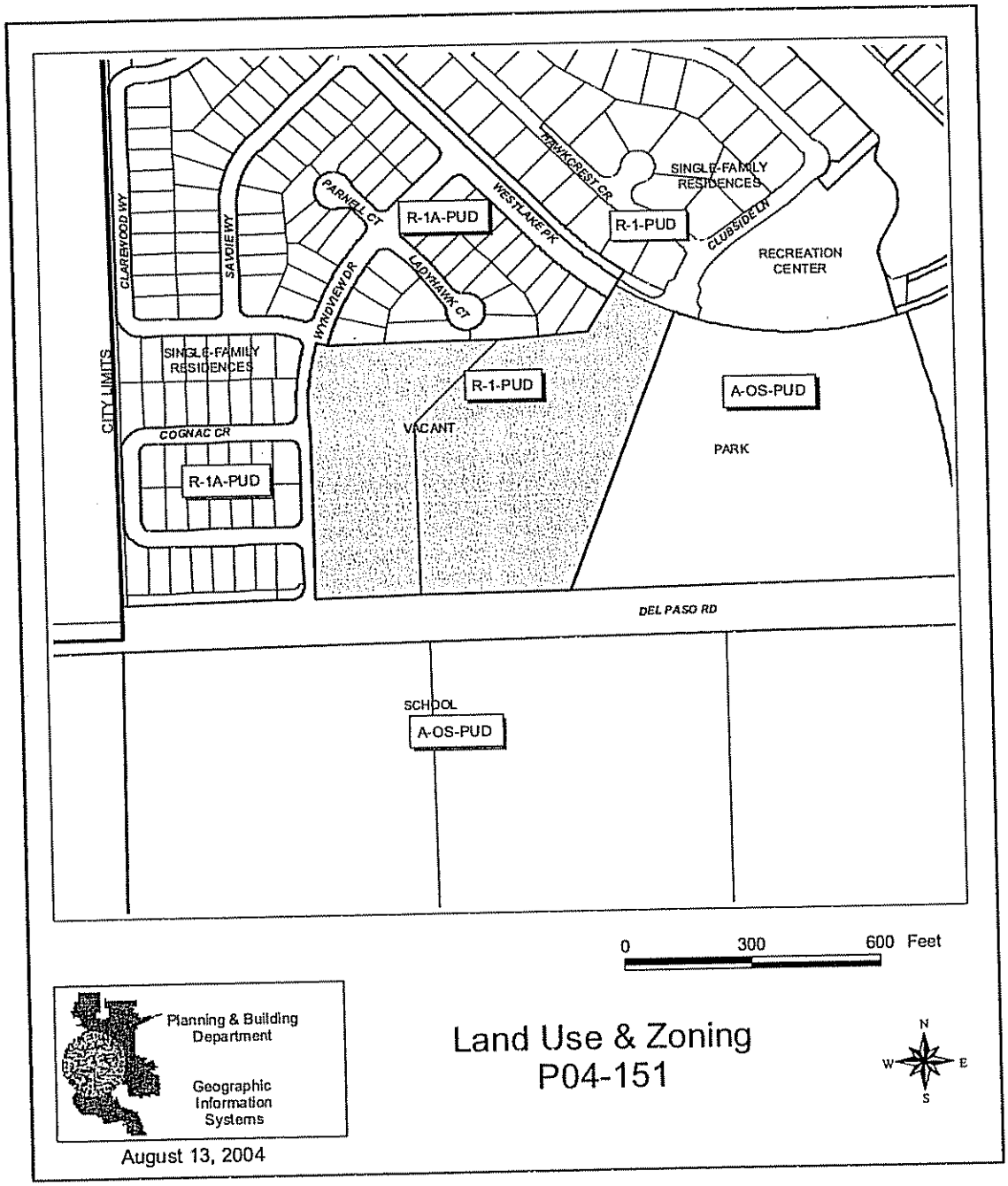
Sacramento, California

P04-151
RECEIVED 11/01/04

Attachment 2 - Vicinity Map



Attachment 3 - Land Use & Zoning Map



Attachment 4 - Letter from Concerned Citizen dated September 29, 2004

From concerned citizens of Westlake

September 29, 2004

TO:

Facilities & Planning Department
Natomas Unified School District
1901 Arena Boulevard
Sacramento, CA 95834

RE: Proposed site location of future school in the proposed West Lakeside subdivision, west of existing Westlake subdivision

Dear Sir/Madam:

The location in the proposed West Lakeside subdivision as mapped in the recent neighborhood flyer notice, **might not be allowable as a proper site for a new school**. This is because the proposed West Lakeside site location for a future school would likely be the noisiest, most dangerous, worst learning environment in all of Sacramento County for a public school:

a. Several years of exposure to Incessant Noise from frequent overhead aircraft could cause many school children to suffer stress, nervous disorders, and learning disabilities.
b. Good teachers might not stay long at the West Lakeside school, because of the Nuisance and Disturbances from frequent low flying, loud, noisy overhead aircraft.
c. Because of the worst location, the proposed West Lakeside school will likely acquire a Reputation as the Worst School in all of Sacramento County, thereby harming property values in the existing Westlake and other nearby communities served by the school.
d. An affluent community like Westlake should never allow a school to be built on a site with such problems.

The proposed West Lakeside location is the most dangerous location for a school because an aircraft might falter on takeoff and crash into the school, killing hundreds of children. A crash on takeoff occurred a few years ago at the Mather airfield, fortunately the aircraft crashed into an automobile junkyard instead of homes or a school. It happened recently at Mather, so it can happen here.

e. The proposed West Lakeside site is where aircraft are overhead and taking off only a few minutes apart at some times during the day.
f. The proposed West Lakeside site is flown over by aircraft taking off at their noisiest, full power operation.
g. The proposed West Lakeside site is flown over by air traffic at its lowest, loudest altitude than anywhere else all of North Natomas and all of Sacramento County.
h. The proposed West Lakeside site is where overhead air traffic is at its highest density, because West Lakeside is under the area where the aircraft complete their takeoff and then fan out in all directions to disperse their noise impact.

For the reasons given above, the Natomas Unified School District should not locate a school in the West Lakeside site location indicated on the flyer map.

101

19

Item No: 4
SRC Date: November 17, 2004

File: P04-151
JN: PI38

SRC CONDITIONS: **Project Name**

TO: Arwen Wacht, Planning Division
FROM: Scott Tobey, Development Engineering and Finance Division
DATE: November 17, 2004

CONDITIONS: Tentative Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P04-151). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

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:

GENERAL: All Projects

1. In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments (if any), Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments (if any), Zoning changes, and the Development Agreement.

2. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated by Resolution No. 2002-373 on June 11, 2002, and shall execute any and all agreements, which may be required in order to implement this condition.

3. Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.

4. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P04-151) to the satisfaction of the Planning Director and Development Engineering and Finance Division.

which are? Air quality. BIO.

5. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P04-151).

6. The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

7. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.

8. Show any existing and proposed/required easements on the Final Map and on the Improvement Plans.

9. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be:

   a. Conveyed to Lots 2, 3, 4, 5, and 6 and reserved from Lot D.

   b. Conveyed to Lots 9, 10, 11, and 12 and reserved from Lot E.

   c. Conveyed to Lots 15, 16, 17, and 18 and reserved from Lot F.

   d. Conveyed to Lots 21, 22, 23, and 24 and reserved from Lot G.

   e. Conveyed to Lots 27, 28, 29, ~~30~~, ~~31~~ (street frontage), 32, 33, and 34 and reserved from Lot H.

   f. Conveyed to Lots 39, 40, 41, and 42 and reserved from Lot I.

   g. Conveyed to Lots 45, 46, 47, and 48 and reserved from Lot J.

   h. Conveyed to Lots 51, 52, 53, and 54 and reserved from Lot K.

   i. Conveyed to Lots 61, 62, 63, and 64 and reserved from Lot L.

   j. Conveyed to Lots 67, 68, 69, and 70 and reserved from Lot M.

   k. Conveyed to Lots 73, 74, 75, and 76 and reserved from Lot N.

   l. Conveyed to Lots 79, 80, 81, and 82 and reserved from Lot O.

   m. Conveyed to Lots 86, 87, 88, and 89 and reserved from Lot P.

   n. Conveyed to Lots 92, 93, 94, and 95 and reserved from Lot Q.

   o. Conveyed to Lots 98, 99, and 100 and reserved from Lot R.

   at no cost, at the time of sale or other conveyance of any parcel.

specific to lot B+ potentially lot A

10. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.

11. 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 and Finance Division after consultation with the U.S. Postal Service.

12. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Development Engineering and Finance Division, Plan Check Engineer at 808-7493 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

Development Engineering and Finance Division Streets

13. Construct standard subdivision improvements as noted in these conditions pursuant to section16.48.110 of the city code and standards adopted in and for the North Natomas Community Plan. Improvements required shall be determined by the City, but at a minimum, streets shall include half-streets and at least one travel lane in each direction. Costs associated with offsite or overwidth improvements may be subject to reimbursement, per the development agreement;

14. Dedicate and construct A Circle to a standard 53-foot half-street.

15. Wyndview Drive between Del Paso Road and A Circle shall be posted no parking on both sides of the street to the satisfaction of Development Engineering and Finance.

16. Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Development Engineering and Finance Division 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 Finance Division and Fire Department. Certain exceptions may be considered by the Development Engineering and Finance Division and the Fire Department on a case-by-case basis;

17. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, bulb outs, chicanes, speed humps, etc. Said improvements will be determined by the Department of Transportation.

18. 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 and Finance Division.

19. Developer is required to install permanent street signs to the satisfaction of the Development Engineering and Finance Division.

20. **Pay a fair share contribution (??) for the construction of Traffic Signals at the following intersections:**

    a. **Broadgate/Del Paso Road.**

    b. **Wyndview Drive/Del Paso Road.**

21. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit.

22. 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 and Finance Division.

PRIVATE/PUBLIC UTILITIES:

23. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all street right of ways except where buildings are located.

24. Dedicate Lots A through R the private drives and 5' adjacent thereto as public utility easements (PUE) for underground facilities and appurtenances.

25. Dedicate Lot A, the Landscape Corridor as a public utility easement (PUE) for overhead and underground facilities and appurtenances.

26. The owner/developer must disclose to future/potential owners the existing Double Circuit 69kV overhead electrical facilities adjacent to Del Paso Road.

27. Prior to recordation of the Final Map, Natomas Central Mutual Water Company shall be notified of map processing. Also, all assessments due on the property shall be paid and if the land use is other than agricultural, severance from the company is required. Pursuant to Company by-laws, severance from the Company requires execution of a stock cancellation agreement with Natomas Central Mutual Water Company, and severance fees must be paid.

CITY UTILITIES:

28.

FIRE:

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

30. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.

31. A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access.

Remaining dirt pile between propt PARK

PPDD: Parks

32. The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate the park land identified as Lot B and Lot C on the Revised Tentative Parcel Map for Westlake Parcel 31, dated October 29, 2004. Additionally, the applicant will be granted Quimby credits for the value of the applicant's improvements to the parking lot on Lot C, as authorized by PPDD. In order to satisfy their full Quimby requirements, the applicant will also request the City have prepared, at the applicants expense, a fair market value appraisal of the property to be subdivided and pay the remaining required parkland dedication in lieu fees or, as an alternative to the appraisal process, pay the remaining required parkland dedication in lieu fees based on the Community Planning Area "fixed market value " per acre of land as adopted by Sacramento City Council.

33. Prior to the recordation of a Final Subdivision Map which creates a park parcel the applicant shall enter into an Agreement (Standard Public Improvement Agreement) for Construction of Public Improvements with the City stating that the developer shall construct all public improvements deemed necessary for the City's acceptance of the Park Site prior to the recordation of any Final Map adjacent to said park site. The Developer shall maintain (weed abatement) on said park site for two years after the acceptance by the City of the public improvements or until construction of said park site is complete (whichever is less). The two-year period shall begin following the issuance of a notice of completion by the City for the public improvements.

34. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final (Parcel) Map. The applicant shall pay all city fees for formation of or annexation to

special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager)

35. When parkland is dedicated the applicant must submit a site plan and electronic file showing the location of all utilities on site to the PPDD for review and approval.

36. As per City Code, the Applicant shall provide the following on a dedicated park site: Full street improvements including but not limited to curbs, gutters, accessible ramps, street paving, street lights, and sidewalks; and improved surface drainage through the site.

37. The Applicant shall install a six foot high masonry wall as approved by the City PPDD on property lines separating public park and designated open space areas from adjacent private uses. The masonry wall shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as otherwise approved by PPDD.

38. The Applicant shall, at his expense and as per City Code, install a concrete walkway and vertical curb along all street frontages that open onto a park. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks and separated from the curb (detached) for community and regional parks unless otherwise approved by PPDD. The applicant shall also install a 6-foot sidewalk adjacent to the east edge of Lot C (Proposed Parking Lot) within the existing park site (Westlake Community Park), as approved by PPDD.

39. The Applicant shall provide a twelve inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at the ~~proposed park site~~ (Lot B) at a location approved by PPDD for future service. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.

40. The Applicant shall install water taps for irrigation, water taps for drinking fountains, and electrical and telephone service to the proposed park site, quantity, size and location as approved by PPDD.

Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.

41. The Applicant shall install a ten-foot (10') wide driveway into ~~the park~~ (Lot B) at a location approved by PPDD. The driveway is to provide future maintenance access to the park.

42. The Applicant shall rough grade a proposed park as required by City Code to provide positive drainage as approved by PPDD.

43. The Applicant shall ensure all dedicated park acres are free and clear of any wetland mitigation and/or development restrictions. The Applicant shall be responsible for any required mitigation costs or measures associated with the park site.

44. The Applicant must coordinate with PPDD to identify the appropriate location of any appurtenances to be placed within any portion of the PUE on the public park site prior to submitting improvement plans for the approval of the Department of Parks and Recreation.

45. The applicant shall provide a disclosure to all future/potential home owners within their project as to the improvements proposed for the adjacent park site inclusive of but not limited to tennis courts, active sports fields and the potential for lighted sport activity areas. The park master plan (Westlake Community Park) can be obtained by contacting PPDD.

46. Should the Applicant elect to construct a turnkey park, the Applicant shall notify the City in writing of the Applicant's intent to construct a turnkey park. If the Applicant elects to construct a turnkey park, the Applicant shall enter into a City standard park development agreement to construct first phase park improvements to the satisfaction of the City's PPDD. The Applicant may receive credit from the City for the construction of the park against this subdivision's required Park Impact Fee as approved by the City in the development agreement. First phase park construction shall be completed by the time that occupancy permits have been issued to 50% of the residential units served by the park, unless otherwise stipulated in the development agreement

The Applicant shall maintain all improvements to be accepted into the park maintenance financing district for a minimum of two years and until a minimum of 50% of the residential units to be served by the park have received occupancy permits – unless the City agrees to accept park maintenance into the District at an earlier date. The two year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

47. As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres".

48. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy- saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.

49. The applicant shall improve Lot C with a parking lot, landscaping and lighting as approved by PPDD. Prior to the final map recordation, the developer shall submit to the City improvement and landscape plans for the improvements that will be built pursuant to City park standards. The design shall also include provision of accessible parking spaces (1) on each end of the parking lot as well as signage indicating the parking lot is designated for park users. The improvements shall be installed prior to the occupancy of the first production home.

MISCELLANEOUS:

50. City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Division requirements.

ADVISORY NOTES:

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

CSD-1
COUNTY SANITATION DISTRICT 1
Wastewater Conveyance For a Growing Sacramento

10545 Armstrong Avenue
Mather
California
95655
Tele: [916] 876-6000
Fax: [916] 876-6160
www.csd-1.com

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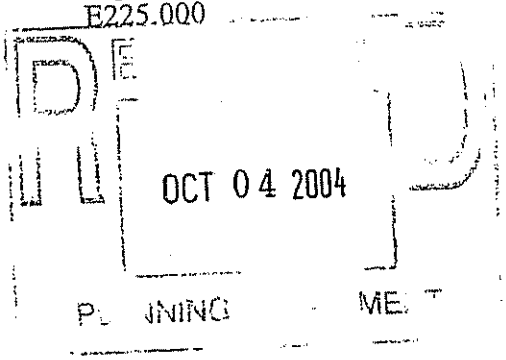
Collection Systems Manager

September 27, 2004
E225.000



Arwen Wacht
City of Sacramento
Planning Division
1231 I Street, Room 300
Sacramento, CA 95814

Dear Ms. Wacht:

Subject: **Westlake Parcel 31**
APN: 225-1480-031 & 051
Control No. P04-151

Both the County Sanitation District 1 (CSD-1) and the Sacramento Regional County Sanitation District (SRCSD) reviewed the subject documents and have the following comments.

CSD-1 Conditions:

Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.

Each lot or building shall have a separate connection to the CSD-1 sewer system.

In order to obtain sewer service, construction of a CSD-1 sewer infrastructure is expected to be required.

Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.

CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance. The Homeowners Association By-Laws of the subject project shall include a provision to repair and/or replace all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations.

CSD-1 requires their sewers to be located ~~10 feet from other parallel~~ utilities ~~(water, drain, electrical, etc.)~~. Prior to the recording of the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

per City of Sacramento City Standard

Delete? Subject to confirmation by CSD-1

7'

Printed on Recycled Paper

CSD-1 Advisories:

Developing this property may require the payment of additional sewer impact fees prior to the filing, and recording of the Final Map, or issuance of the Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

Currently, CSD-1 policy prohibits gates that prevent access within sewer easements unless CSD-1 standards for accessibility through gates are met.

SRCSD Advisories:

Existing SRCSD facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and CSD-1 will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served." There is no guarantee that capacity will be available when actual requests for sewer service is made. 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 the appropriate SRCSD fees.

If you have any questions regarding these comments, please call Joyce Ferguson at (916) 876-6098 or myself at (916) 876-6094.

Sincerely,

Matt Morgan, P.E.
Development Services

MM/BM: cc

cc: Maria Cablao
Greg Plucker
John Laing Homes
1544 Eureka Road, Suite 250
Roseville, CA 95661

DEPARTMENT
OF UTILITIES

ENGINEERING
SERVICES DIVISION

CITY OF SACRAMENTO
CALIFORNIA

1395 35th AVENUE
SACRAMENTO, CA
95822-2911

PH 916-264-1400
FAX 916-264-1497/1498

MEMORANDUM

memo dated November 15 replaces this memo

DATE: August 18, 2004 (40600:DRS)

TO: Arwen Wacht, Associate Planner

FROM: David R. Schamber, Supervising Engineer, Department of Utilities DRS

SUBJECT: **P04-151 Westlake Parcel 31, NEC of Del Paso Road and Wyndview Drive, TM**

The following are conditions for the above referenced project that shall be satisfied prior to recording of the **Final Map:**

1. Prior to or concurrent with the submittal of improvement plans, a project specific drainage study as described in section 11.7 of the City Design and Procedures Manual shall be approved by the Department of Utilities (DOU). The 10-year and 100-year HGL's developed using the North Natomas Drainage Design & Procedures Manual, dated July 1998 and amendments thereto, shall be shown on the improvement plans. Drain inlets shall be a minimum of 6 inches above the 10-year HGL. Residential building pad elevations shall be approved by the DOU and shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the controlling overland release, whichever is higher. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City's Design and Procedures Manual. The storm drain system shall be designed to conform to the master drainage plan for Basin 8A. The existing 18-inch drain stub at Cognac Circle (north) is sized for 2.7 acres, the existing 18-inch drain stub at Cognac Circle (south) is sized for 1.8 acres and the existing 30-inch drain stub at Clubside Lane is sized for 6.9 acres.

2. Prior to or concurrent with the submittal of improvement plans, a project specific water study shall be approved by the DOU.

3. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be a least 30 pounds per square inch and (2) 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.

4. Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.

5. Construct water pipes and appurtenances, construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in Westlake Parkway, Wyndview Drive, Del Paso Road, A Circle and Lot F. The construction shall be to the satisfaction of the DOU and County Sanitation District 1 (CSD1).

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

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

8. Public and private streets with City maintained water and storm drain systems shall have a minimum paved width of 25-feet from lip of gutter to lip of gutter.

9. Lot F shall be a private street or alley with City maintained water and storm drain systems and shall a have a minimum paved width of 24-feet from lip of gutter to lip of gutter. The pavement shall be asphalt concrete (AC).

10. Surface and subsurface drainage and water facilities located within the private driveways (Lots B through E and Lots G through R) shall be private facilities maintained by the homeowner. Private easements shall be dedicated for these facilities.

11. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).

12. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

13. The proposed development is located within County Sanitation District 1 (CSD1). The applicant shall comply with all CDS1 requirements.

14. Per Sacramento City Code, section 16.28.100, no final map shall be certified (by the Director of Public Works) until the required improvements have been installed

or agreed to be installed in accordance with Chapter 16.48 (Subdivision Improvements).

15. Paragraphs (A), (B), (C), (D), (F), (N) and (Q) of Section 16.48.110 of the City Code shall be required for this development. Off-site water, sanitary sewer and drainage main extensions may be required.

16. Street and gutter flow line elevations shall be designed so that runoff from the development overland releases to Basin 8A.

17. Dedicate all necessary easements, right-of-way, or fee title property on the final map as required to implement the approved drainage, water and sanitary sewer studies per each approving agency requirements. Drainage and water easements, right-of-way, or fee title property shall be to the satisfaction of the DOU.

18. 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. At a minimum, one foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

19. This project is greater than 1 acre, 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 from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

20. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be granted.

21. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

22. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by

development of the area. Since the project is in an area that is served by a regional water quality control facility, only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. 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 edition of the "Guidance Manual for On Site Stormwater Quality Control Measures", for appropriate source control measures.

23. Show all existing and proposed easements on the improvement plans.

24. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that each lot shall grant to the adjacent lot, as needed private reciprocal drainage, water, sewer and home maintenance easements at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book____, Page___)."

25. The applicant shall enter into and record a Hold Harmless Agreement, in a form acceptable to the City Attorney, for all lots within the subdivision regarding the placement of water meters within driveways, walkways, hardscape and concrete or asphalt concrete (AC) flat work.

Advisory notes for the **Final Subdivision Map:**

1. Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.

2. Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water and flood control improvements shall be in place, fully functioning, and a notice of completion shall be issued by Public Works.

Amended by Staff and the Planning Commission on December 9, 2004

NOTICE OF DECISION AND FINDINGS OF FACT FOR WESTLAKE PARCEL 31, LOCATED AT THE NORTHEAST CORNER OF DEL PASO ROAD AND WYNDVIEW DRIVE IN SACRAMENTO, CALIFORNIA IN THE PROPOSED AGRICULTURE-OPEN SPACE PLANNED UNIT DEVELOPMENT (A-OS-PUD) AND SINGLE-FAMILY ALTERNATIVE PLANNED UNIT DEVELOPMENT (R-1A-PUD) ZONES. (P04-151)

At the regular meeting of December 9, 2004, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

A. **Environmental Determination: Addendum to a Previously Adopted Negative Declaration;**

B. **Approved the Mitigation Monitoring Plan;**

C. **Recommended approval of the General Plan Amendment to re-designate 11.2± acres from Public/Quasi-Public-Miscellaneous (PQPM) to 0.6± acres of Parks/Recreation/Open Space and 10.6± acres of Low Density Residential (LDR);**

D. **Recommended approval of the Community Plan Amendment to re-designate 11.2± acres from General Public Facilities (GPF) to 0.6± acres of Parks/Open Space and 10.6± acres of Medium Density Residential (MDR);**

E. **Recommend approval of the Rezone 11.2± acres from Standard Single-Family Planned Unit Development (R-1-PUD) zone to 0.6± acres of Agriculture-Open Space Planned Unit Development and 10.6± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD) zone;**

F. **Recommend approval of the PUD Schematic Plan Amendment to the Westborough Planned Unit Development to depict 101± single-family cluster lots and additional parks acreage on 11.2± acres;**

G. **Approve the Tentative Map to subdivide two parcels totaling 11.2± acres into 119± lots in the proposed Agriculture-Open Space Planned Unit Development (A-OS-PUD) and Single-Family Alternative Planned Unit Development (R-1A-PUD) zones;**

H. **Approve the Subdivision Modification to modify street standards, allow for non-standard street elbows, and reduce the P.U.E. to 10' adjacent to the public street; and**

I. **Approve the PUD Special Permit to develop three house plans on 101± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

A. Prior Environmental Document Prepared: The City Planning Commission finds that a previous Negative Declaration was prepared and ratified by the Sacramento City Council on October 26, 1999 for the Westborough PUD (P98-112), and that pursuant to the CEQA Guidelines (Section 15162 and 15164)m for the reasons set forth below, and an Addendum to a previously ratified Negative Declaration is required:

1. 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 considerable different from those analyzed in the previous Negative Declaration would substantially reduce one or more significant effects on the environment.

B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is approved based upon the following findings of fact:

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 1A;

3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.

4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.

G. Tentative Map: The **Tentative Map** to subdivide two parcels totaling 11.2± acres into **119**± lots in the proposed Agriculture-Open Space Planned Unit Development (A-OS-PUD) and Single-Family Alternative Planned Unit Development (R-1A-PUD) zones 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;

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City. The proposed City General Plan Amendment designates the subject site for Low Density Residential (4-15 du/na) land use;

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; and

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

H. Subdivision Modification: The **Subdivision Modification** to modify street standards, allow for non-standard street elbows, and reduce the P.U.E. to 10' adjacent to the public street is **approved** based on the following findings of fact:

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

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

4. 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.

I. PUD Special Permit: The **PUD Special Permit** to develop three house plans on 101± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone is **approved** based on the following findings of fact:

1. The project, as conditioned, is based upon sound principles of land use, in that the site will be designated medium density residential and the proposal provides ownership housing while providing medium density.

2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the residential development is consistent with adopted PUD Guidelines and is consistent with the proposed PUD Schematic Plan for the Westborough PUD. The proposal will also comply with the required setbacks and height restrictions, and the lot coverage determined by the proposed special permit.

3. The project is consistent with the General Plan and North Natomas Community Plan in that:

   a. The project complies with the land use designations;

   b. The project complies with density and open space proximity requirements of the North Natomas Community Plan; and

   c. The project continues to fulfill the North Natomas Community Plan of providing for a variety of housing densities and types with commercial, civic, transit, and park uses in close proximity.

CONDITIONS OF APPROVAL

G. The **Tentative Map** to subdivide two parcels totaling 11.2± acres into 119± lots in the proposed Agriculture-Open Space Planned Unit Development (A-OS-PUD) and Single-Family Alternative Planned Unit Development (R-1A-PUD) zones (Exhibit 1G) is hereby approved subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P04-151). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

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:

GENERAL: All Projects

G1) In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments (if any), Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments (if any), Zoning changes, and the Development Agreement.

G2) The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated by Resolution No. 2002-373 on June 11, 2002, and shall execute any and all agreements, which may be required in order to implement this condition.

G3) Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.

G4) Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P04-151) to the satisfaction of the Planning Director and Development Engineering and Finance Division.

G5) Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P04-151).

G6) The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

G7) Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.

G8) Show any existing and proposed/required easements on the Final Map and on the Improvement Plans.

G9) Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be:

a) Conveyed to Lots 2, 3, 4, 5, and 6 and reserved from Lot D.

b) Conveyed to Lots 9, 10, 11, and 12 and reserved from Lot E.

c) Conveyed to Lots 15, 16, 17, and 18 and reserved from Lot F.

d) Conveyed to Lots 21, 22, 23, and 24 and reserved from Lot G.

e) Conveyed to Lots 27, 28, 29, 32, 33, and 34 and reserved from Lot H.

f) Conveyed to Lots 39, 40, 41, and 42 and reserved from Lot I.

g) Conveyed to Lots 45, 46, 47, and 48 and reserved from Lot J.

h) Conveyed to Lots 51, 52, 53, and 54 and reserved from Lot K.

i) Conveyed to Lots 61, 62, 63, and 64 and reserved from Lot L.

j) Conveyed to Lots 67, 68, 69, and 70 and reserved from Lot M.

k) Conveyed to Lots 73, 74, 75, and 76 and reserved from Lot N.

l) Conveyed to Lots 79, 80, 81, and 82 and reserved from Lot O.

m) Conveyed to Lots 86, 87, 88, and 89 and reserved from Lot P.

n) Conveyed to Lots 92, 93, 94, and 95 and reserved from Lot Q.

o) Conveyed to Lots 98, 99, and 100 and reserved from Lot R.

at no cost, at the time of sale or other conveyance of any parcel.

G10) Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or

public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.

G11) 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 and Finance Division after consultation with the U.S. Postal Service.

G12) Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Development Engineering and Finance Division, Plan Check Engineer at 808-7493 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

Development Engineering and Finance Division: Streets

G13) Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the city code and standards adopted in and for the North Natomas Community Plan. Improvements required shall be determined by the City, but at a minimum, streets shall include half-streets and at least one travel lane in each direction. Costs associated with offsite or overwidth improvements may be subject to reimbursement, per the development agreement. Standard subdivision improvements shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering & Finance Division;

G14) Dedicate and construct A Circle to a standard 53-foot half-street.

G15) Wyndview Drive between Del Paso Road and A Circle shall be posted no parking on both sides of the street to the satisfaction of Development Engineering and Finance.

G16) Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Development Engineering and Finance Division 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 Finance Division and Fire Department. Certain exceptions may be considered by the Development Engineering and Finance Division and the Fire Department on a case-by-case basis;

G17) At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, bulb outs, chicanes, speed humps, etc. Said improvements will be determined by the Department of Transportation.

G18) 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 and Finance Division.

G19) Developer is required to install permanent street signs to the satisfaction of the Development Engineering and Finance Division.

G20) The proposed parking area, Lot C, shall be designed and constructed to minimize potential impacts to traffic operating conditions on A Circle. This may include, but is not limited to, restricting parking to one-way angled parking. The ultimate layout and design of said parking area shall be subject to approval by the City Traffic Engineer and shall be to the satisfaction of the Development Engineering & Finance Division.

G21) Pay a fair share contribution for the construction of Traffic Signals at the following intersections:

a) Broadgate/Del Paso Road.

b) Wyndview Drive/Del Paso Road.

Fair share contribution shall be equivalent to **6%** of the total cost of the signals, as determined by and to the satisfaction of the Development Engineering & Finance Division. Fair share contribution shall be satisfied prior to the issuance of any building permits. ***(Amended by Development Engineering & Finance staff on December 9, 2004)***

G22) The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit.

G23) 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 and Finance Division.

DEVELOPMENT SERVICES: Abandonment (Recorded on Map)

G24) The applicant shall submit all necessary abandonment clearance letters and satisfy the conditions of approval of the abandonment (if any) to the satisfaction of the Development Engineering & Finance Division.

PRIVATE/PUBLIC UTILITIES:

G25) Dedicate a standard 12.5-foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all street right of ways except where buildings are located.

G26) Dedicate Lots D through R the private drives and 5' adjacent thereto as public utility easements (PUE) for underground facilities and appurtenances.

G27) Dedicate the southern 20-foot portion of Lot A, the Landscape Corridor, as a public utility easement (PUE) for overhead and underground facilities and appurtenances.

G28) The owner/developer must disclose to future/potential owners the existing Double Circuit 69kV overhead electrical facilities adjacent to Del Paso Road.

G29) Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvements Standards apply to sewer construction.

G30) Each lot or building shall have a separate connection to the CSD-1 sewer system.

G31) In order to obtain sewer service, construction of a CSD-1 sewer infrastructure is expected to be required.

G32) Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.

G33) CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance. The Homeowners Association By-Laws of the subject project shall include a provision to repair and/or replace all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations.

G34) CSD-1 requires their sewers to be located per City Standards. Prior to the recording of the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

CITY UTILITIES:

G35) Prior to or concurrent with the submittal of improvement plans, a project specific drainage study as described in section 11.7 of the City Design and Procedures Manual shall be approved by the Department of Utilities (DOU). The 10-year and 100-year HGL's developed using the North Natomas Drainage Design & Procedures Manual, dated July 1998 and amendments thereto, shall be shown on the improvement plans. Drain inlets shall be a minimum of 6 inches above the 10-year HGL. Residential building pad elevations shall be approved by the DOU and shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the controlling overland release, whichever is higher. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City's Design and Procedures Manual. The storm drain system shall be designed to conform to the master drainage plan for Basin 8A. The existing 18-inch drain stub at Cognac Circle (north) is sized for 2.7 acres, the existing 18-inch drain stub at Cognac Circle (south) is sized for 1.8 acres and the existing 30-inch drain stub at Clubside Lane is sized for 6.9 acres.

G36) Prior to or concurrent with the submittal of improvement plans, a project specific water study shall be approved by the DOU.

G37) The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be a least 30 pounds per square inch and (2) 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.

G38) Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.

G39) Construct water pipes and appurtenances, construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in A Circle. Construct water, storm drain and sanitary sewer connections as necessary in Westlake Parkway and Wyndview Drive. Construct storm drain pipe in Lot H. The construction shall be to the satisfaction of the DOU and County Sanitation District 1 (CSD1).

G40) Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks.

G41) Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities.

G42) Public and private streets with City maintained water and storm drain systems shall have a minimum paved width of 25-feet from lip of gutter to lip of gutter.

G43) Lot H shall be a private drive with a City maintained storm pipe and shall a have a minimum paved width of 20-feet from lip of gutter to face of curb. The pavement shall be asphalt concrete (AC).

G44) Dedicate to the City a storm drain easement in Lot H. The location and width of the easement shall be to the satisfaction of the Department of Utilities. Execute a hold harmless agreement with the City for subsurface and surface improvements placed within the easement. The agreement shall be to the satisfaction of the Department of Utilities and the City Attorney.

G45) Surface and subsurface drainage facilities, sanitary sewer facilities and water facilities (excluding the City storm drain pipe in Lot H) located within the private driveways (Lots D through R) shall be private facilities maintained by the homeowner. Private easements shall be dedicated for these facilities.

G46) Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).

G47) All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

G48) The proposed development is located within County Sanitation District 1 (CSD1). The applicant shall comply with all CDS1 requirements.

G49) Per Sacramento City Code, section 16.28.100, no final map shall be certified (by the Director of Public Works) until the required improvements have been installed or agreed to be installed in accordance with Chapter 16.48 (Subdivision Improvements).

G50) Paragraphs (A), (B), (C), (D), (F), (N) and (Q) of Section 16.48.110 of the City Code shall be required for this development. Off-site water, sanitary sewer and drainage main extensions may be required.

G51) Street and gutter flow line elevations shall be designed so that runoff from the development overland releases to Basin 8A.

G52) Dedicate all necessary easements, right-of-way, or fee title property on the final map as required to implement the approved drainage, water and sanitary sewer studies per each approving agency requirements. Drainage and water easements, right-of-way, or fee title property shall be to the satisfaction of the DOU.

G53) 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. At a minimum, one foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

G54) This project is greater than 1 acre, 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 from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

G55) All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be granted.

G56) The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

G57) Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area that is served by a regional water quality control facility, only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3)

commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. 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 edition of the "Guidance Manual for On Site Stormwater Quality Control Measures", for appropriate source control measures.

G58) The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that each lot shall grant to the adjacent lot, as needed private reciprocal drainage, water, sewer and home maintenance easements at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book____, Page___)."

G59) The applicant shall enter into and record a Hold Harmless Agreement, in a form acceptable to the City Attorney, for all lots within the subdivision regarding the placement of water meters within driveways, walkways, hardscape and concrete or asphalt concrete (AC) flat work.

FIRE:

G60) All turning radii for fire access shall be designed as 35' inside and 55' outside.

G61) Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.

G62) A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access.

PPDD: Parks

G63) The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate the park land identified as Lot B and Lot C on the Revised Tentative Parcel Map for Westlake Parcel 31, dated October 29, 2004. Additionally, the applicant will be granted Quimby credits for the value of the applicant's improvements to the parking lot on Lot C, as authorized by PPDD. In order to satisfy their full Quimby requirements, the applicant will also request the City have prepared, at the applicants expense, a fair market value appraisal of the property to be subdivided and pay the remaining required parkland dedication in lieu fees or, as an alternative to the appraisal process, pay the remaining required parkland dedication in lieu fees based on the Community Planning Area "fixed market value " per acre of land as adopted by Sacramento City Council.

G64) Prior to the recordation of a Final Subdivision Map which creates a park parcel the applicant shall enter into an Agreement (Standard Public Improvement Agreement) for Construction of Public Improvements with the City stating that the developer shall construct all public improvements deemed necessary for the City's acceptance of the Park Site prior to the recordation of any Final Map adjacent to said park site. The Developer shall maintain (weed abatement) on said park site for two years after the acceptance by the City of the public improvements or until construction of said park site is complete (whichever is less). The two-year period shall begin following the issuance of a notice of completion by the City for the public improvements.

G65) The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final (Parcel) Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager)

G66) When parkland is dedicated the applicant must submit a site plan and electronic file showing the location of all utilities on site to the PPDD for review and approval.

G67) As per City Code, the Applicant shall provide the following on a dedicated park site: Full street improvements including but not limited to curbs, gutters, accessible ramps, street paving, street lights, and sidewalks; and improved surface drainage through the site.

G68) The Applicant shall install a six foot high masonry wall as approved by the City PPDD on property lines separating public park and designated open space areas from adjacent private uses. The masonry wall shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as otherwise approved by PPDD.

G69) The Applicant shall, at his expense and as per City Code, install a concrete walkway and vertical curb along all street frontages that open onto a park. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks and separated from the curb (detached) for community and regional parks unless otherwise approved by PPDD. The applicant shall also install a 6-foot sidewalk adjacent to the east edge of Lot C (Proposed Parking Lot) within the existing park site (Westlake Community Park), as approved by PPDD.

G70) The Applicant shall provide a twelve inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at the proposed park site (Lot B) at a location approved by PPDD for future service. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.

G71) The Applicant shall install water taps for irrigation, water taps for drinking fountains, and electrical and telephone service to the proposed park site, quantity, size and location as approved by PPDD.

Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.

G72) ~~The Applicant shall install a ten foot (10') wide driveway into the park at a location approved by PPDD. The driveway is to provide future maintenance access to the park (Lot B).~~ ***(Deleted by PPDD on December 9, 2004)***

G73) The Applicant shall rough grade a proposed park as required by City Code to provide positive drainage as approved by PPDD.

G74) The Applicant shall ensure all dedicated park acres are free and clear of any wetland mitigation and/or development restrictions. The Applicant shall be responsible for any required mitigation costs or measures associated with the park site.

G75) The Applicant must coordinate with PPDD to identify the appropriate location of any appurtenances to be placed within any portion of the PUE on the public park site prior to submitting improvement plans for the approval of the Department of Parks and Recreation.

G76) The applicant shall provide a disclosure to all future/potential home owners within their project as to the improvements proposed for the adjacent park site inclusive of but not limited to tennis courts, active sports fields and the potential for lighted sport activity areas. The park master plan (Westlake Community Park) can be obtained by contacting PPDD.

G77) Should the Applicant elect to construct a turnkey park, the Applicant shall notify the City in writing of the Applicant's intent to construct a turnkey park. If the Applicant elects to construct a turnkey park, the Applicant shall enter into a City standard park development agreement to construct first phase park improvements to the satisfaction of the City's PPDD. The Applicant may receive credit from the City for the construction of the park against this subdivision's required Park Impact Fee as approved by the City in the development agreement. First phase park construction shall be completed by the time that occupancy permits have been issued to 50% of the residential units served by the park, unless otherwise stipulated in the development agreement

The Applicant shall maintain all improvements to be accepted into the park maintenance financing district for a minimum of two years and until a minimum of 50% of the residential units to be served by the park have received occupancy permits –unless the City agrees to accept park maintenance into the District at an earlier date. The two-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

G78) As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres".

G79) Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy- saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.

G80) The applicant shall improve Lot C with a parking lot, landscaping and lighting as approved by PPDD. Prior to the final map recordation, the developer shall submit to the City improvement and landscape plans for the improvements that will be built pursuant to City park standards. The design shall also include provision of accessible parking spaces (1) on each end of the parking lot as well as signage indicating the parking lot is designated for park users. The improvements shall be installed prior to the occupancy of the first production home.

MISCELLANEOUS:

G81) City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Division requirements.

H. The **Subdivision Modification** to modify street standards, allow for non-standard street elbows, and reduce the P.U.E. to 10' adjacent to the public street is hereby approved subject to the following conditions of approval:

H1) The applicant shall comply with the conditions of approval of the Tentative Subdivision Map (P04-151).

H2) Signing and striping of the non-standard elbows shall be to the satisfaction of the Department of Public Works.

I. The **PUD Special Permit** to develop three house plans on 101± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone is approved subject to the following conditions of approval:

I1) Plans shall be consistent with the elevations shown on Exhibits 1K through 1M. The applicant shall provide a minimum of three elevations for each house plan. All three elevations shall be actively marketed and offered for sale with this subdivision.

I2) All of the house plans submitted and approved with this Special Permit shall be actively marketed and offered for sale within the subdivision/villages covered by this approval.

I3) Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.

I4) All building elevations submitted to the Planning and Building Department shall demonstrate compliance with roof pitch and enhancement requirements of the Westborough PUD Guidelines.

I5) Two plot plans shall be provided for each parcel, consistent with the approved Final Map, shall be submitted to Building Division demonstrating compliance with setbacks and lot coverage.

I6) Setbacks shall comply with the Westborough PUD Guidelines for single-family building standards (low and medium density) for alternative ownership housing type and non-conventional shape lots, as they apply.

I7) The lot coverage shall not exceed 45 percent for single story homes and 40 percent for two story homes, given the following allowances/incentives:

- Covered porches in the front or street side do not count toward the maximum lot coverage.
- Attached or detached garages that are recessed a minimum of four feet from the living area of the home (not the porch) count 50 percent toward the maximum lot coverage.
- At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.
- A maximum of 50 percent of the lots within a village may exceed 40 percent lot coverage.
- A maximum of 10 percent of the lots within a village may have a lot coverage for single story homes not exceeding 48 percent with the applicable allowances for covered porch, recessed garage, and accessory structures.
- No more than 2 homes exceeding the lot coverage shall be located in a row along the street.

I8) Enhanced side and rear elevations shall be required whenever either of those elevations faces a public street, school, park, canal, or other public space. This includes the street side elevation on all corner lots in the subdivision. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house, or other appropriate door and window trim features; and a four foot return of materials on the side or rear elevations, as appropriate. On enhanced

side and rear elevations, window treatments, rooflines, and materials shall match the front façade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.

I9) None of the same house plans may be placed on more than two adjacent/consecutive lots **(except for Lots 57, 58, and 59)**, and shall be different elevations when adjacent. The applicant shall provide the Building Division with a map that indicates plan and elevation on adjacent lots. **Lots 57, 58, and 59 may have the same house plan on each lot, but are required to each have a different elevation and color palette.** ***(Amended by Planning staff on December 9, 2004)***

I10) On corner lots, the driveway shall be located away from the intersections of streets.

I11) On corner lots, fencing shall start at or near the rear corner of the house.

I12) Roofing shall be as shown on plans.

I13) Prior to building permit issuance for lots with zero lot lines, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a five (5) foot private access and maintenance easement shall be conveyed to and reserved for the lot adjacent to the zero lot line, at no cost, at the time of sale or other conveyance of either parcel.

I14) The applicant shall provide and comply with the TSMAQ Plan for this residential development.

I15) Install two 15-gallon trees per lot frontage, with the average spacing of 30' on center, as measured along the entire length of the street.

I16) Front landscaping and irrigation shall be provided and consistent with the PUD Guidelines.

I17) On corner lots, the builder shall provide special landscaping treatments by providing accent trees and shrubs along the side yard fence.

I18) All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.

I19) Walls and fences shall be consistent with the PUD Guidelines and shall conform to City standards for sight line requirements at the intersections and driveways.

I20) Driveways shall comply with maximum paved area as permitted in the PUD Guidelines and Title 17 of the City Code.

I21) Garages: Each house shall provide at least one garage space with minimum inside dimensions of 10 feet wide by 20 feet long, as required by Title 17 of the City Code.

I22) Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Complex Special Permit.

I23) The applicant shall comply with the approved Mitigation Monitoring Plan (P04-151).

I24) This approval is for 101 lots within the proposed Westlake Parcel 31(P04-151). Any increase in the number of lots or any modification to the location of the lots specified for these house plans shall be reviewed by the Planning Director and may require additional entitlements.

I25) The applicant shall obtain all necessary building permits prior to the commencement of construction and building permits shall not be issued unless the Final Map has been approved.

I26) Prior to the issuance of the 101st building permit for the project known as Westlake Parcel 31 (P04-151), or the first certificate of occupancy of final building permit for the project known as Westlake Parcel 31 (P04-151), whichever comes first, the applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district. The purpose of the district is to equitably spread the cost of neighborhood parks maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon a hearing report, which specifies the tax rate and method or apportionment.

I27) ~~a) The houses on lots 2, 3, 61, and 101 shall front onto the public street. The completion and/or necessity of this condition shall be determined by the Planning Director.~~ ***(Deleted by the Planning Commission on December 9, 2004)***

a) **The cluster lot private drives shall be constructed of concrete.** ***(Added by Staff on December 9, 2004)*** **The final finish of the "T" court paving shall be approved by the Planning Director prior to issuance of Building Permit.** ***(Added by the Planning Commission on December 9, 2004)***

b) **Sufficient space shall be maintained in the garage to provide parking.** ***(Added by the Planning Commission on December 9, 2004).***

c) **The masonry wall along the park shall be stepped down to the satisfaction of the Planning Director.** ***(Added by the Planning Commission on December 9, 2004)***

FIRE

I28) 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.

I29) Provide a water flow test. (Contact Department of Utilities at 916-808-5371.)

I30) Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. Hydrant spacing shall be decreased where T courts are used. Hydrants shall be installed half way between each T court on one side of the street and to the satisfaction of the Fire Department.

I31) Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side. The bases of all T courts shall be marked "No Parking Fire Lane" on each side.

PARKS

I32) The applicant shall provide open access and front on lots adjacent to the western edge of the redesigned park site to the extent possible and as approved by PPDD.

ADVISORY NOTES:

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

1) Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.

2) Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water and flood control improvements shall be in place, fully functioning, and a notice of completion shall be issued by the Development Services Department.

3) Developing this property may require the payment of additional sewer impact fees prior to the filing, and recording of the Final Map, or issuance of the Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

4) Currently, CSD-1 policy prohibits gates that prevent access within sewer easements unless CSD-1 standards for accessibility through gates are met.

5) Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the

system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. 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 the appropriate SRCSD fees.

CHAIRPERSON

ATTEST:
Mary M. Lane
SECRETARY TO CITY PLANNING COMMISSION
12/9/04
DATE (P04-151)

Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	General Plan Amendment Exhibit
Exhibit 1C	Community Plan Amendment Exhibit
Exhibit 1D	Rezone Exhibit
Exhibit 1E	PUD Schematic Plan Amendment Exhibit
Exhibit 1F	880' Walking Map Exhibit
Exhibit 1G	Tentative Subdivision Map Exhibit
Exhibit 1H	Site Plan
Exhibit 1I	Conceptual Landscape Plan
Exhibit 1J	Typical Cluster Exhibit
Exhibit 1K	Plan 1 - Floor Plans and Elevations
Exhibit 1L	Plan 2 – Floor Plans and Elevations
Exhibit 1M	Plan 3 – Floor Plans and Elevations
Exhibit 1N	Conceptual Street Scene

Exhibit 1A - Mitigation Monitoring Plan

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

FOR

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ NEGATIVE DECLARATION AS AMENDED BY AN ADDENDUM

PREPARED FOR:
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT

DATE:
November 17, 2004

ADOPTED BY:
CITY OF SACRAMENTO
PLANNING COMMISSION

DATE:
12/9/04

ATTEST:

WESTLAKE PARCEL 31PROJECT (P04-151)
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, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Westlake Parcel 31 Project (P04-151)
Owner/Developer- Name: Phoenix LLC/John Laing Homes
Address: 7700 College Town Drive, Suite 101
Sacramento, CA 95826

Project Location / Legal Description of Property (if recorded):
The ± 11.2-acre gross (10- acre net) Westlake – Parcel 31 property is located on the northeast corner of Del Paso Road and Wyndview Drive in the Planned Unit Development (PUD). The Assessor Parcel Numbers are 225-1480-031 and -051.

Project Description:
The proposed project involves obtaining the entitlements to allow the development of cluster single-family homes in the Westborough PUD.

SECTION 2: GENERAL INFORMATION

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

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

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Air Mitigation Measure #1: ~~The Applicant shall comply with the NNCP's requirement to prepare an Air Quality Mitigation Strategy that reduces ROG emissions by 50 percent project-wide.~~ The Developer shall comply with the components of the Amended Residential Air Quality Plan for the project.	Developer	City of Sacramento, Development Services Dept., and SMAQMD	Submittal of an Air Quality Mitigation Strategy Plan.	Prior to the issuance of a grading permit.	

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Water					
Mitigation Measure #2 ~~A Drainage Agreement coordinating the provision of storm water drainage with all the property owners must be executed prior to recordation of the Master Parcel Map. The final storm water drainage plan shall be designed to the satisfaction of the City Utilities Director prior to recordation of the Master Parcel Map. Construction of the drainage facilities shall be commenced prior to issuance of a building permit. Construction of the drainage facilities shall be completed prior to issuance of a certificate of occupancy for any building on the site.~~	Developer	City of Sacramento, Development Services Dept.	Submittal of a drainage plan identifying the facilities.	Prior to the issuance of a building permit.	
Mitigation Measure #3 The project shall comply with the applicable Residential and Non-Residential Development Guidelines in the adopted Comprehensive Flood Management Plan to the satisfaction of the Director of Development Services, Planning Division, including: ▪ Provide multiple access points in subdivisions that are 10 acres or larger in size to facilitate evacuation and other emergency services; ▪ New residential subdivisions shall either identify refuge areas to the satisfaction of the City Development Services Department or ensure that at least 50 percent of all residential units shall have a top plate above the base flood elevation; ▪ Major projects (40,000 square feet or larger) shall have second story construction or roof access and a top plate above the base flood elevation in order to provide adequate refuge areas. Refuge areas at private structures should be required to accommodate employees only; ▪ All residential and non-residential structures must be			Submittal of plans identifying the specifics in Mitigation Measure #3.	Prior to the issuance of a building permit.	

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
anchored to their foundations per regulations in the City Building Code; ▪ Gas valve shut-off keys must be attached in a visible location for all residential and commercial gas water heaters; and ▪ Special facilities, such as hospitals and elder care facilities, shall be required to implement flood safety measures in their designs to the satisfaction of the City Development Services Department					

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Plant and Animal Life:					
~~Mitigation Measure #4:~~ ~~The Applicant shall satisfy the mitigation requirements of the Natomas Basin Habitat Conservation Plan (NBHCP) and the Implementation Agreement, in one of the following three alternative methods for mitigating project impacts to special status species (I) payment of the Mitigation Fees; or (II) transfer of Habitat Mitigation Requirement Land to the Conservancy, together with payment of the Administrative, Endowment, and Habitat Management components of the Mitigation Fees; or (iii) participation in such other mitigation plan, consistent with the goals of the NBHCP and equivalent in biological value to (i) and (ii) above, as is approved by the City in prior consultation with the U.S. Fish and Wildlife Services and California Department of Fish and Game. Under (iii), no alternative mitigation strategy will be implemented with prior written approval of the U.S. Fish and Wildlife Service and California Department of Fish and Game.~~	Developer	City Development Services Dept., CA Regional Water Quality Control Board	Submittal of remediation plan and evidence that remediation has been completed.	Prior to issuance of a grading permit.	
~~Mitigation Measure #5:~~ ~~Prior to construction activities, the applicant shall perform one of the following measures to mitigate potential impacts to the northern harrier:~~ ~~□Prohibit the removal of any onsite vegetation during the nesting season (March 1 – June 30) or~~ ~~□Retain a qualified biologist to conduct a survey of the project site, no sooner than 2 weeks prior to construction. Should the survey find that there are active northern harrier nests in the vegetation to be removed, the applicant shall avoid construction activities within 100 yards of the active nest(s). A qualified biologist shall be retained during the construction phase to monitor construction activities~~			Submittal of asbestos and lead-based survey report.	Prior to issuance of a demolition permit.	

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
~~around the active nest(s) to ensure that such activities are not leading to nest abandonment. If it appears as if construction activities are leading to abandonment behavior, construction shall temporarily cease until the biologist determines the suspected cause of the nest abandonment behavior. Additional mitigation may include an increased setback from the nest. Construction within the 100-yard setback shall not resume until a qualified biologist has determined that the juveniles in the nest(s) have fledged, and/or until appropriate consultation with California Department of Fish and Game and/or U.S. Fish and Wildlife Service has occurred.~~ ~~Mitigation Measure #6:~~ ~~Prior to the recordation of the Final Master Parcel Map, and/or any phases thereof, the applicant shall work with the U.S. Army Corps of Engineers and/or the Natural Resources Conservation Service office to review the EIP Associates April 9, 1999 study's findings and verify the amount of acreage on site which qualify as jurisdictional waters (seasonal wetlands) of the United States and what, if any, permits will be required.~~ ~~The Final Master Parcel Map, and/or any phases thereof, shall include the delineation of all identified jurisdictional waters of the United States, including seasonal wetlands, as verified by the U.S. Army Corps of Engineers and/or the Natural Resource Conservation Service.~~ ~~Loss of jurisdictional waters and wetland areas shall be compensated pursuant consultations with the U.S. Army Corps of Engineers associated with required permitting under Section 404 of the Clean Water Act. Evidence of wetland mitigation shall be provided to the City.~~					

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Mitigation Measure: The project developer shall: (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 ITPs issued by the USFWS and CDFG.					

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Noise:					
~~Mitigation Measure #7:~~ ~~Prior to approval of the Final Master Parcel Map, the applicant shall incorporate noise barrier details on project development plans for residential areas. Based on the Acoustical Analysis for the Westborough Project prepared b Brown-Buntin Associates, the noise barriers shall have a mass that provides sufficient transmission loss in the frequency range of concern and will at least six feet in height. Noise barriers may be required to exceed six feet in height depending on the actual distance from the noise source and ultimate grading elevations.~~	Developer	City Development Services Department	Final Master Parcel Map shall show all the noise barriers.	Prior to approval of final master parcel map.	

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Transportation and Circulation:					
Mitigation Measure #8: ~~Prior to building permit issuance, the applicant shall file a Transportation Management Plan (TMP) whose implementation will result in a 35 percent reduction in peak hour trips for the site to the satisfaction of the Public Works Director.~~ The Developer shall comply with the components of the Amended Residential Air Quality Plan for the project.	Developer	City Development Services Department	Submittal of a TMP.	Prior to issuance of a building permit.	
Mitigation Measure #9: ~~Analyses were undertaken to develop a phasing plan for the roadway improvements outlined as mitigation for the existing plus project scenario. Traffic associated with the project was superimposed on existing traffic volumes in five percent increments, and incremental roadway improvements were developed to maintain acceptable LOS "C" or better roadway operating conditions. The following is the phasing of the mitigation measures:~~ ~~A. Upon development of 55 percent of the project, the following mitigation measures shall be completed:~~ ~~Signalize the Del Paso Road and I-5 Northbound Ramps intersection~~ ~~B. Upon development of 60 percent of the project, the following mitigation measures shall be completed:~~ ~~Signalize the Del Paso Road and El Centro Road intersection~~ ~~C. Upon development of 70 percent of the project, the~~			Submittal of plans showing mitigation measure.	Prior to recordation of the final map.	

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
~~following mitigation measures shall be completed:~~ ~~Widen Del Paso Road to four lanes – El Centro Road to I-5~~ ~~D.Upon development of 90 percent of the project, the following mitigation measures shall be completed:~~ ~~Signalize the Del Paso Road and I-5 Southbound Ramps intersection.~~ ~~Widen El Centro Road to four lanes – "C" Street to Del Paso Road.~~ The Developer shall pay their fair share contribution concerning any traffic improvements as required by the Development Services Department, Development Engineering and Finance Division. ~~Mitigation Measure #10:~~ ~~Prior to approval of the final subdivision maps for the low density residential area, the City Public Works Development Services Department shall review the gated entry designs and ensure that adequate driveway lengths are provided to avoid blocking traffic.~~					

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Human Health					
Mitigation Measure #11: ~~The applicant shall properly abandon all onsite water supply wells prior to construction activities. This procedure shall entail a well abandonment permit (for each well), issued by the Sacramento County Environmental Management Department, Environmental Health Division.~~	Developer	City of Sacramento, Development Services Dept., and Sacramento County EMD	Submittal of water well removal permits.	Prior to the issuance of a grading permit.	
~~Mitigation Measure #12:~~ ~~The applicant shall participate in the Mosquito Abatement Control Program Assessment District to be established by the Sacramento Yolo Mosquito Abatement District in order to provide urban standards of mosquito control in the project area.~~		City of Sacramento, Development Services Dept. and Sacramento-Yolo Mosquito Abatement District	Submittal of paperwork showing that the district has been established.	Prior to issuance of a grading permit.	

WESTLAKE PARCEL 31 PROJECT (P04-151)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Cultural Resources Mitigaton Measure #13: If subsurface archaeological , or pre-historical, or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work 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. Mitigation Measure #14: In the event human remains are discovered during excavation, work must stop immediately and the county recorder must be contacted. Section 5097.94 and 5097.98 of the Public Resources Code require consultation with the Native American Heritage Commission, protection of Native American remains, and notification of most likely descendants. SB 447 (Chapter 404, Statues of 1987) also protects Native American remains or associated grave goods.	Developer	City Development Services Department	Note shall be included on the Map and within the Standard Construction Specifications	Measures shall be implemented in field during grading and construction activities.	

Exhibit 1B - General Plan Amendment Exhibit

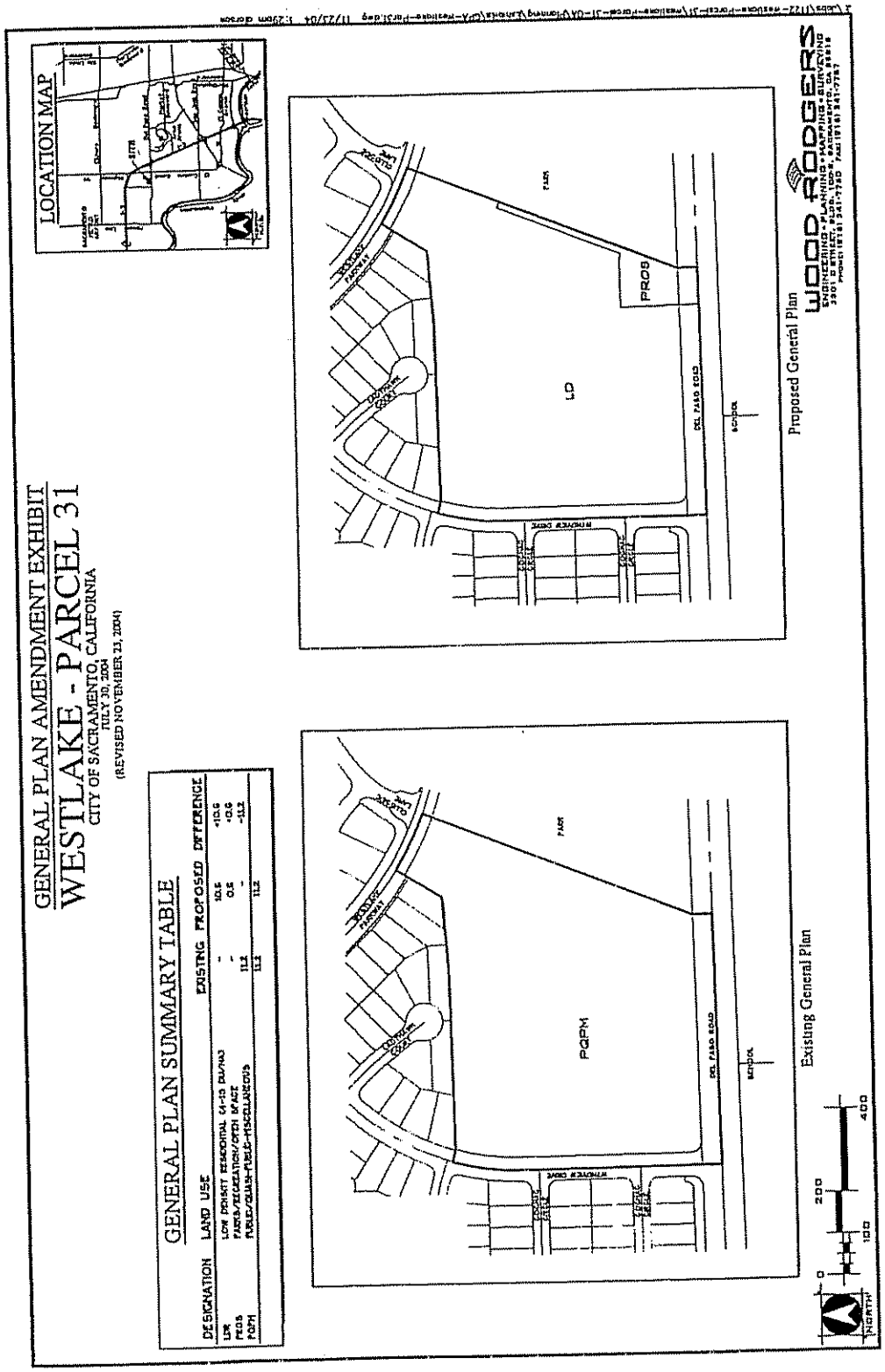


Exhibit 1C - Community Plan Amendment Exhibit

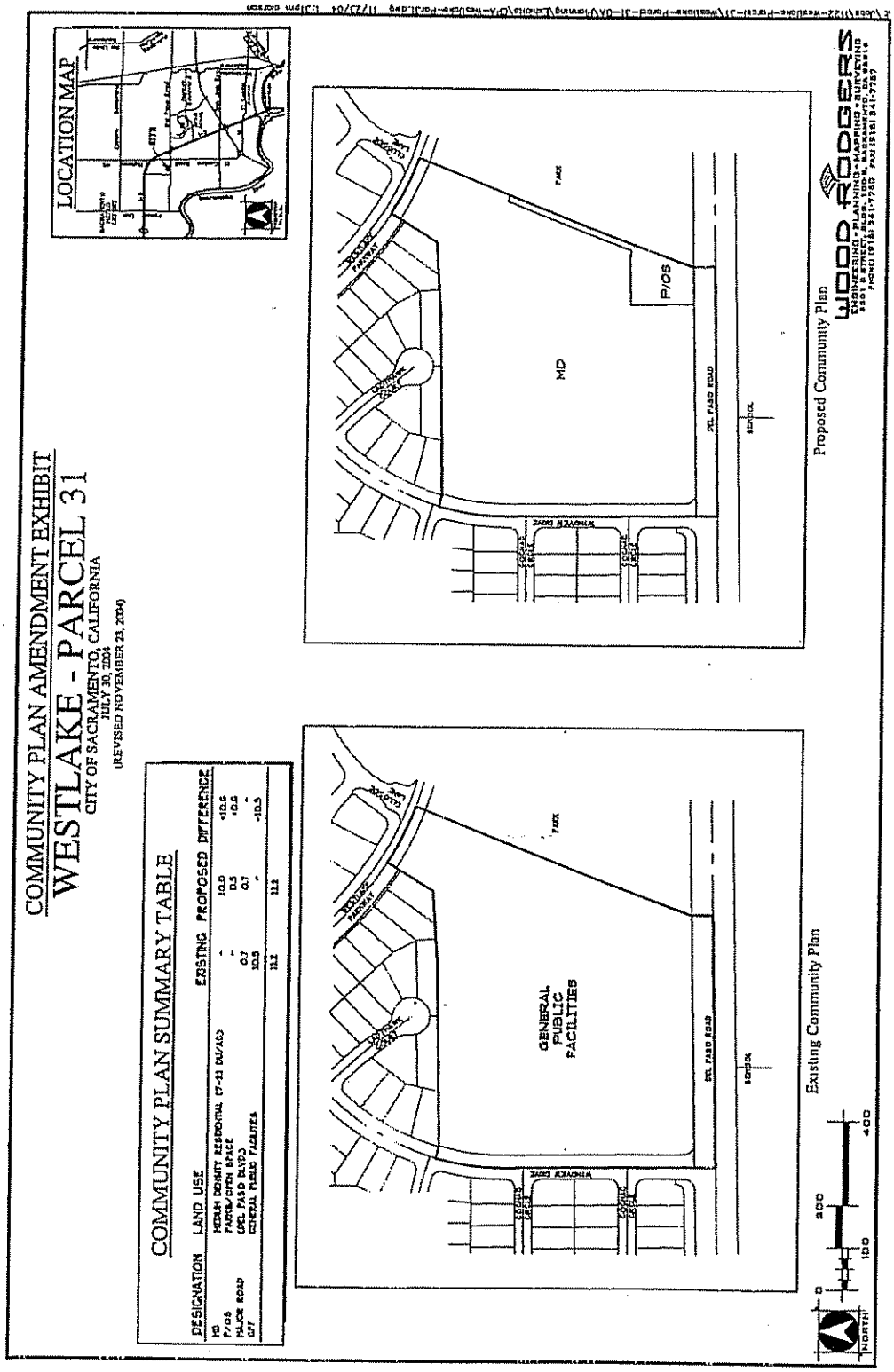


Exhibit 1D - Rezone Exhibit

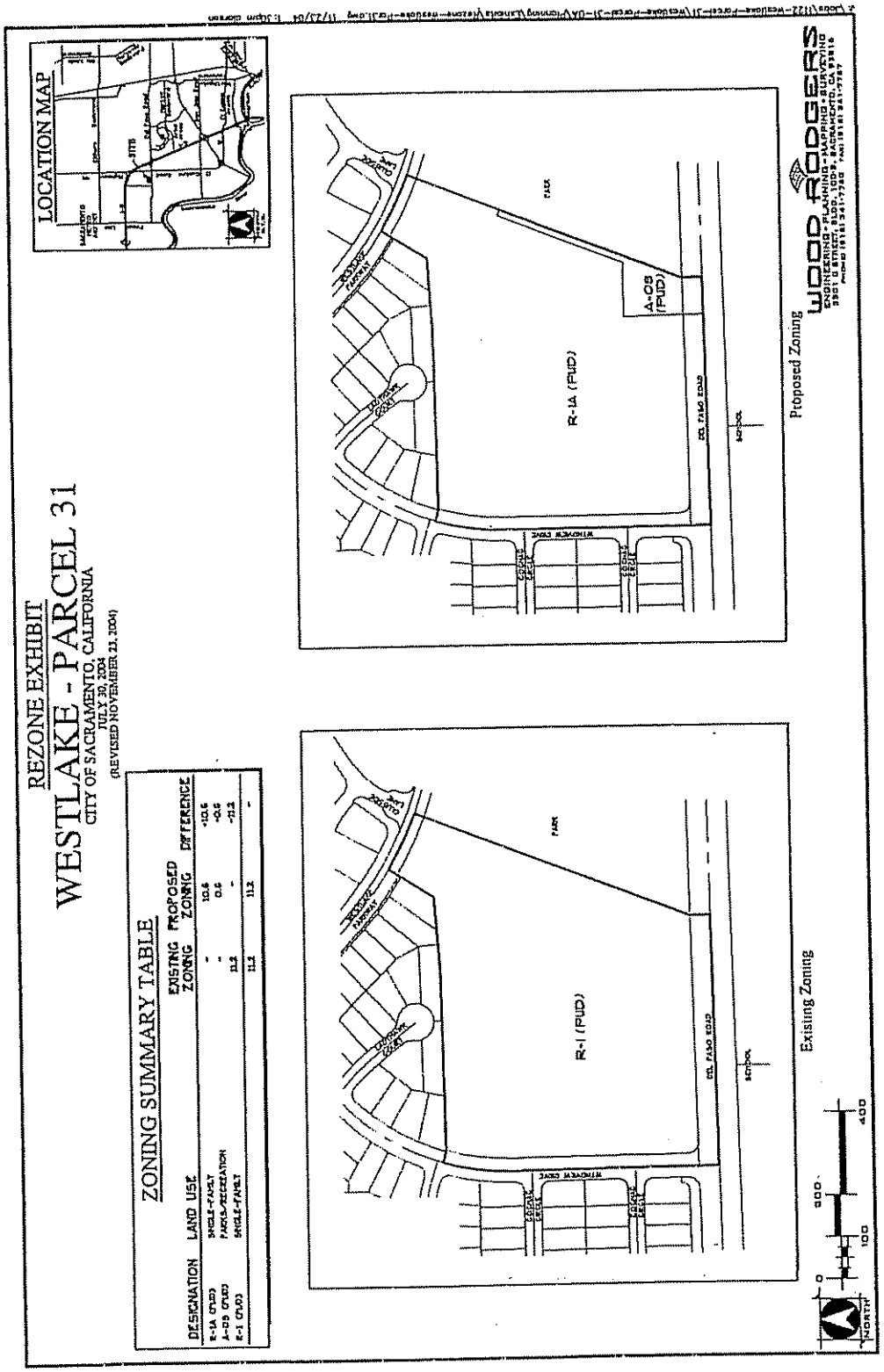


Exhibit 1E - PUD Schematic Plan Amendment Exhibit

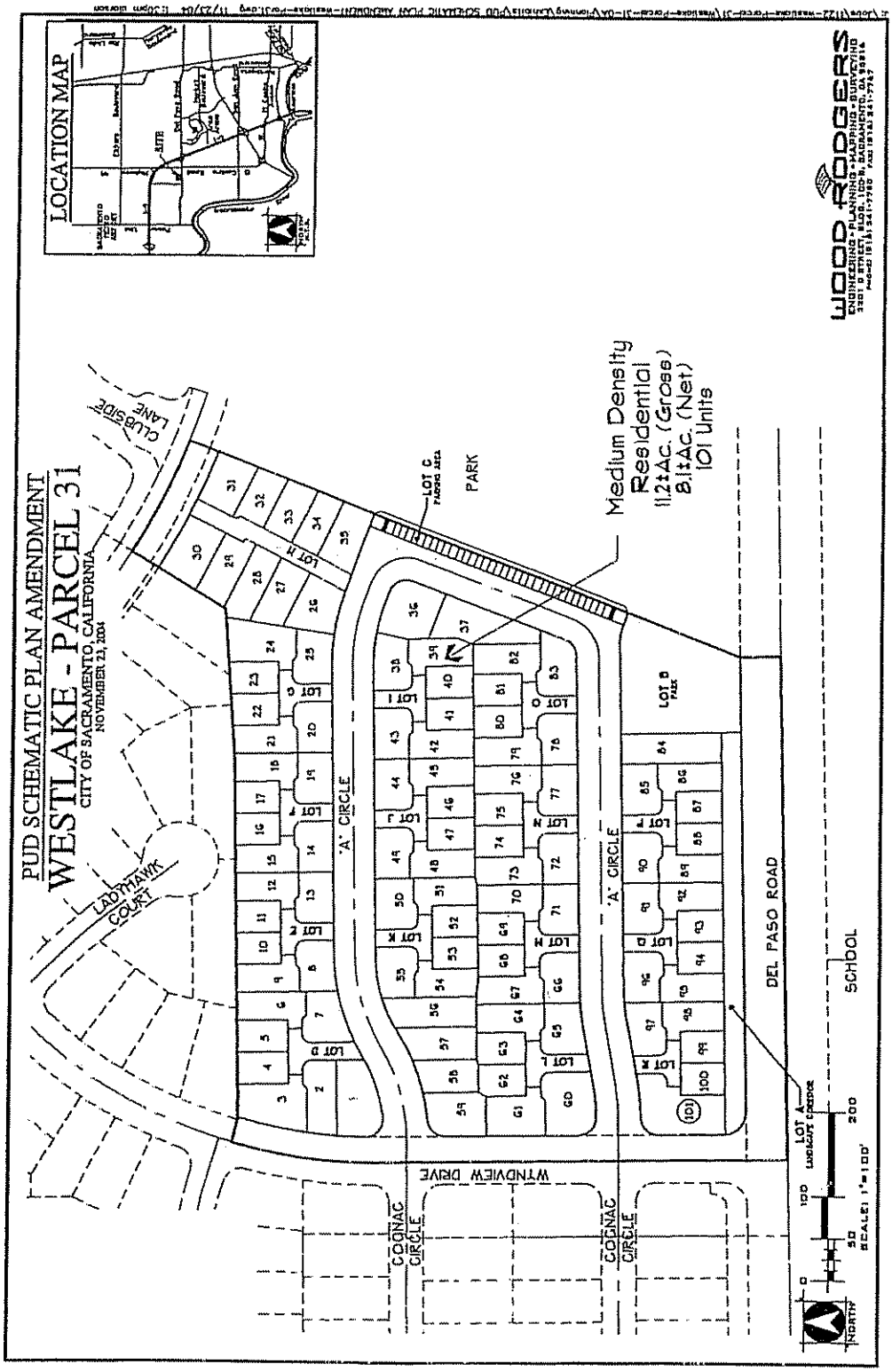


Exhibit 1F - 880' Walking Map Exhibit

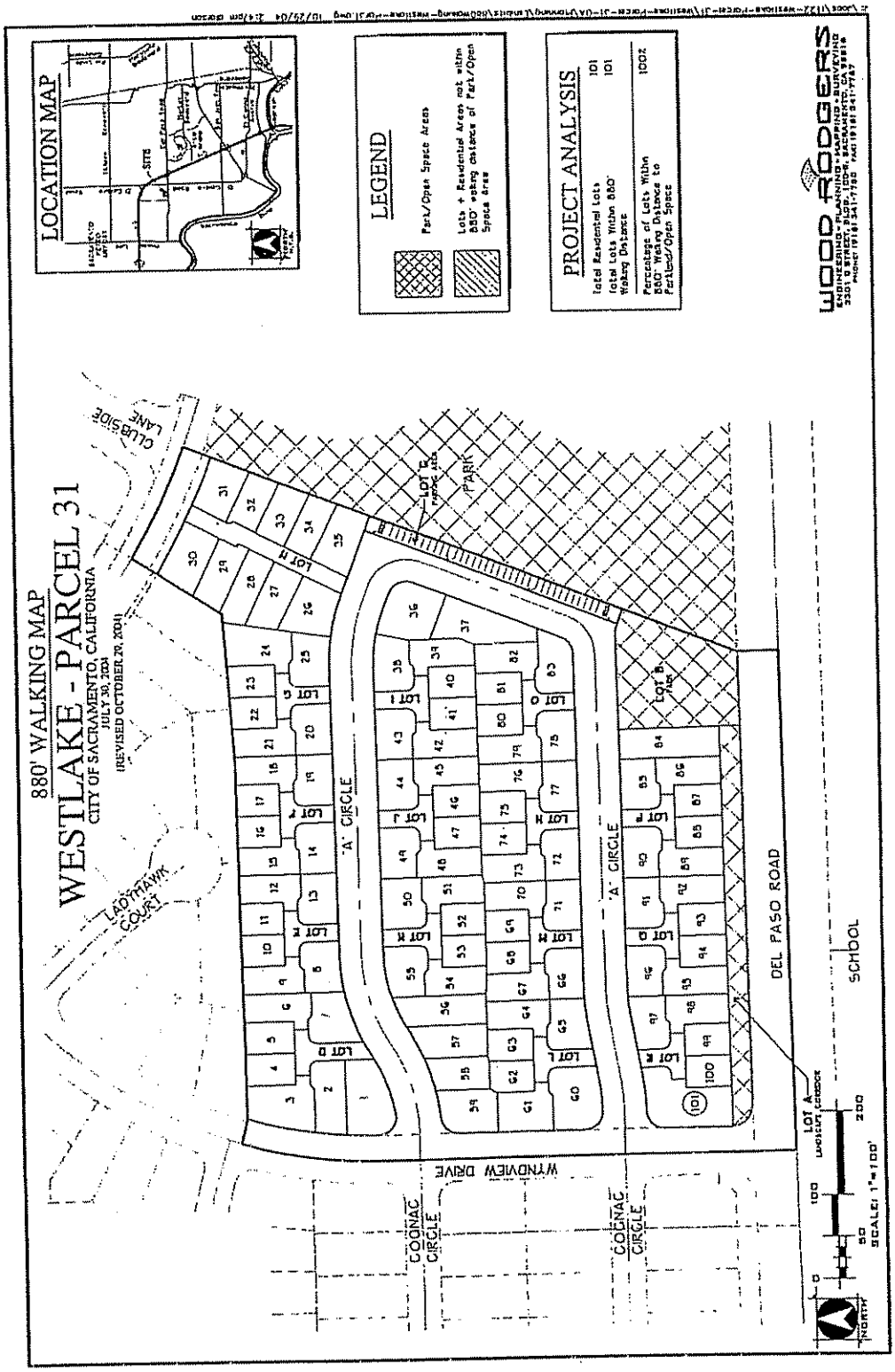


Exhibit 1G - Tentative Subdivision Map Exhibit

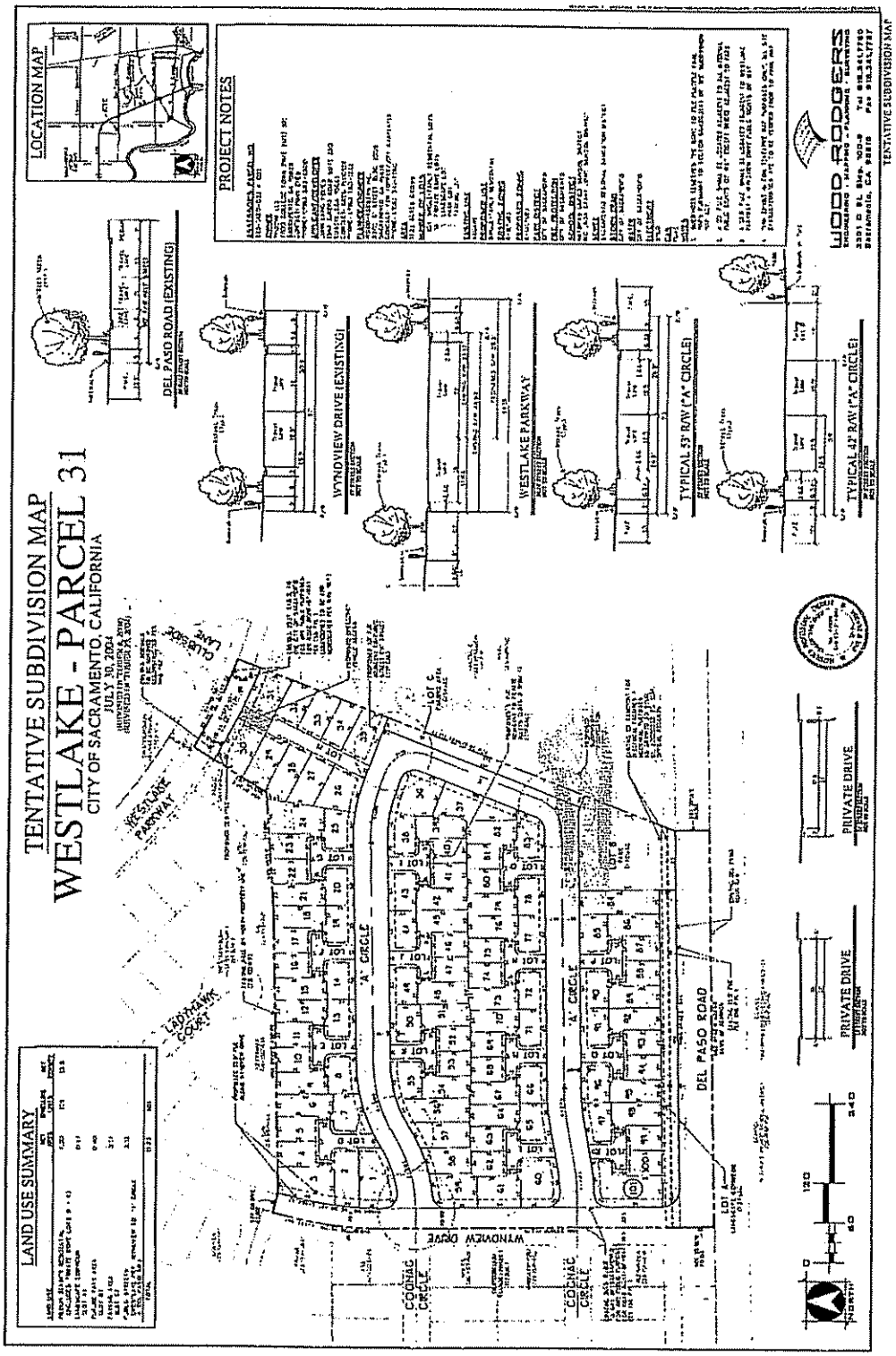


Exhibit 1H - Site Plan

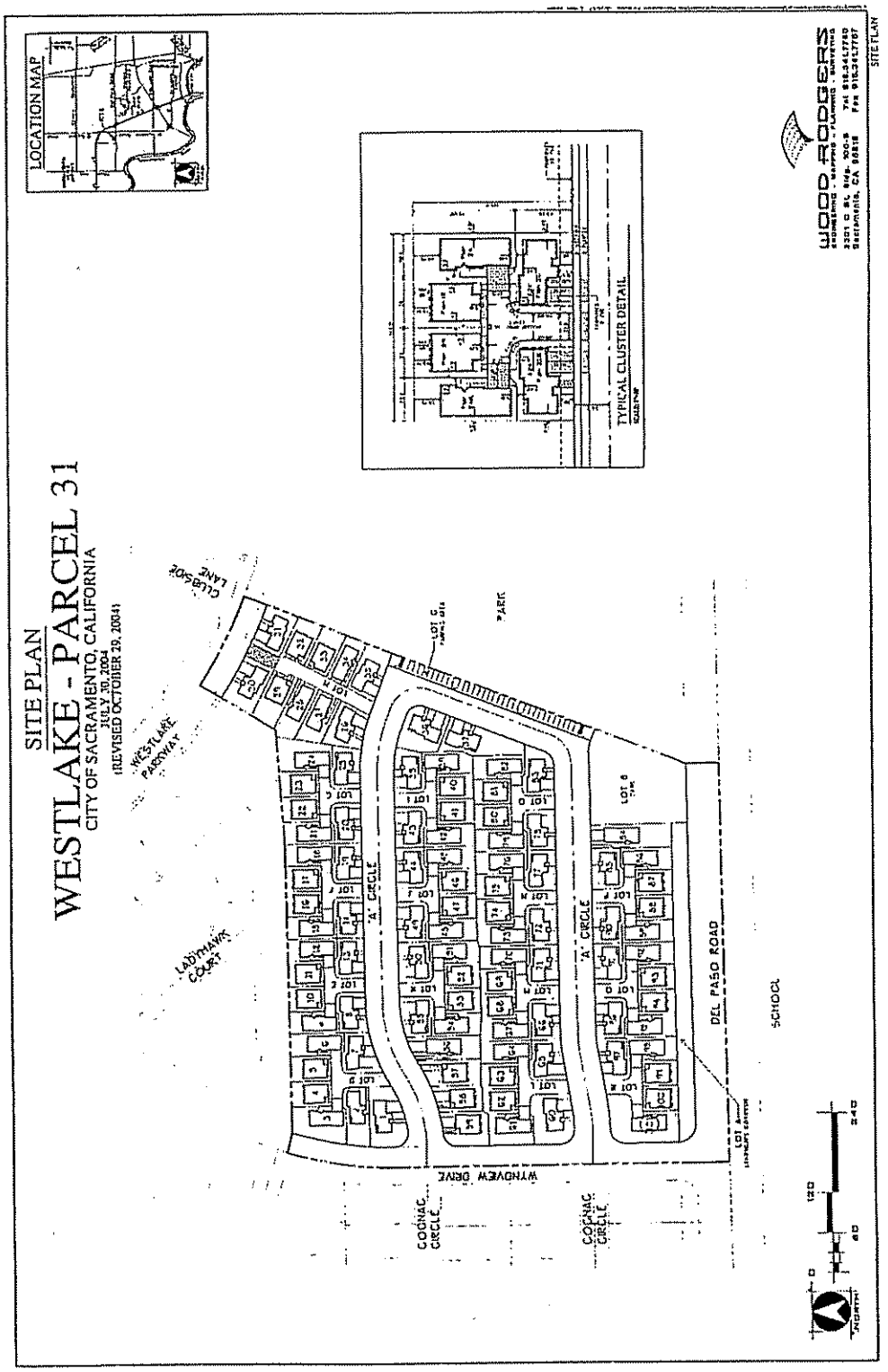


Exhibit 1I - Conceptual Landscape Plan

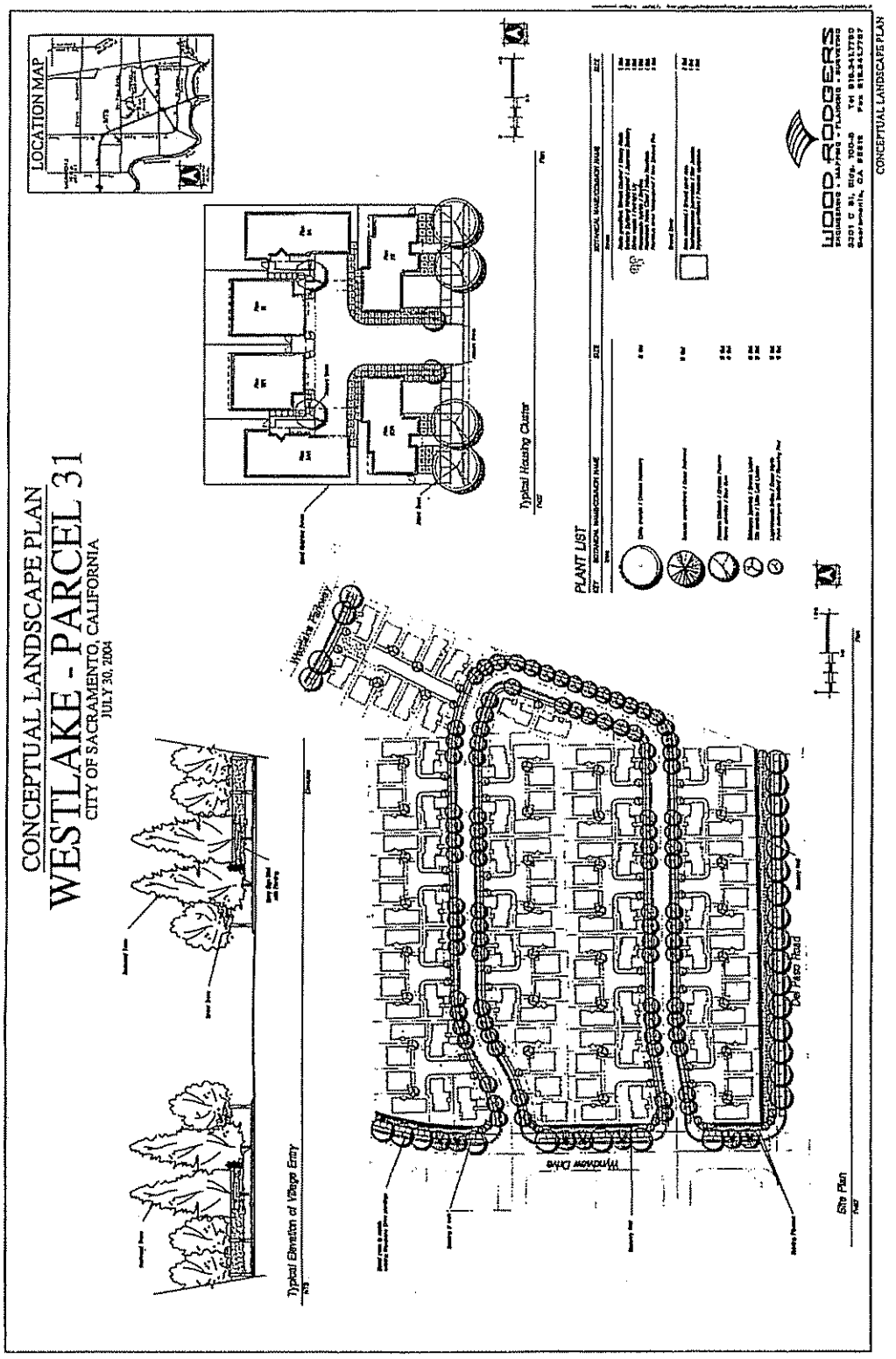
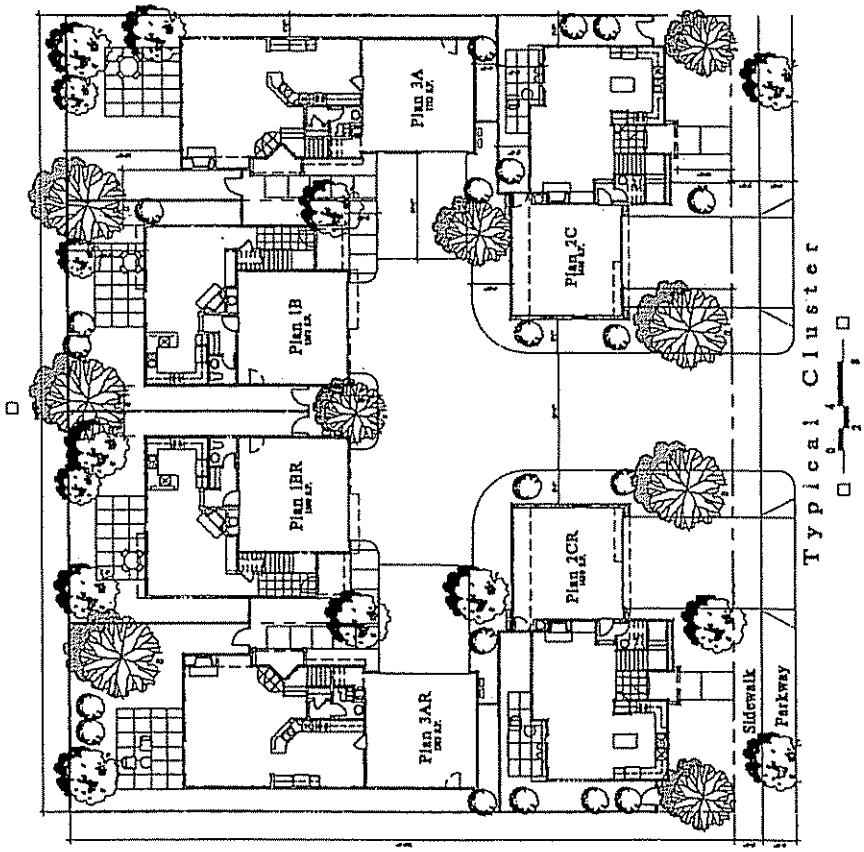


Exhibit 1J - Typical Cluster Exhibit



CANDELA

Sacramento, California

KTGY GROUP

John Laing Homes

P04-151

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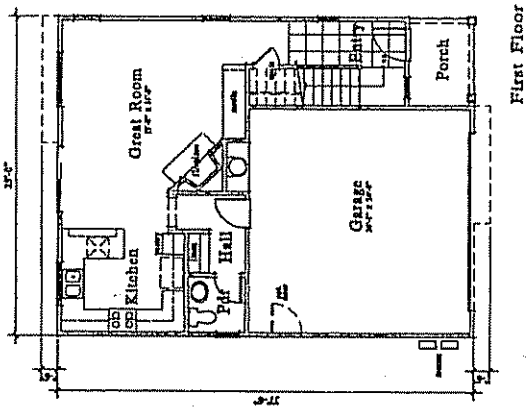
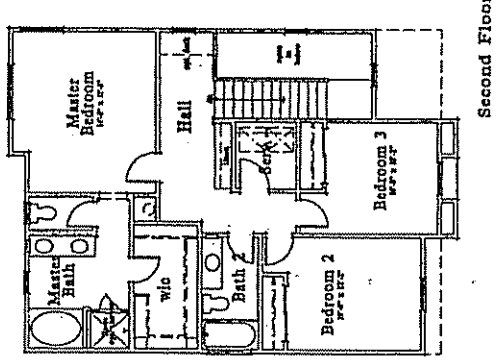
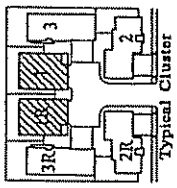
Exhibit 1K - Plan 1 - Floor Plans and Elevations







Floor Plan
3 Bedrooms
2 1/2 Bath
1534 Sq Ft

KTGY GROUP

Plan 1 Floor Plan

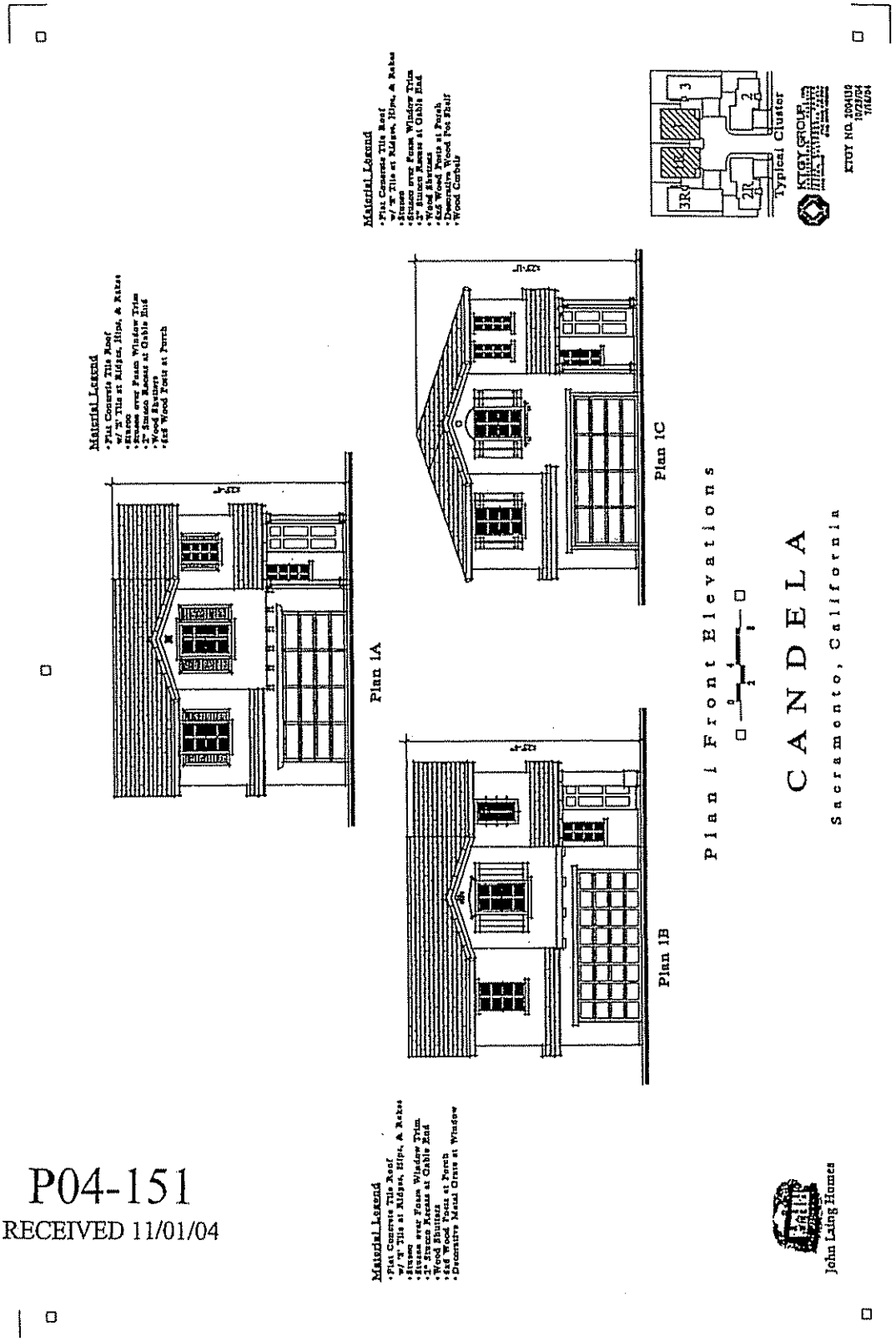
CANDELA

Sacramento, California

John Laing Homes

P04-151

RECEIVED 11/01/04



P04-151
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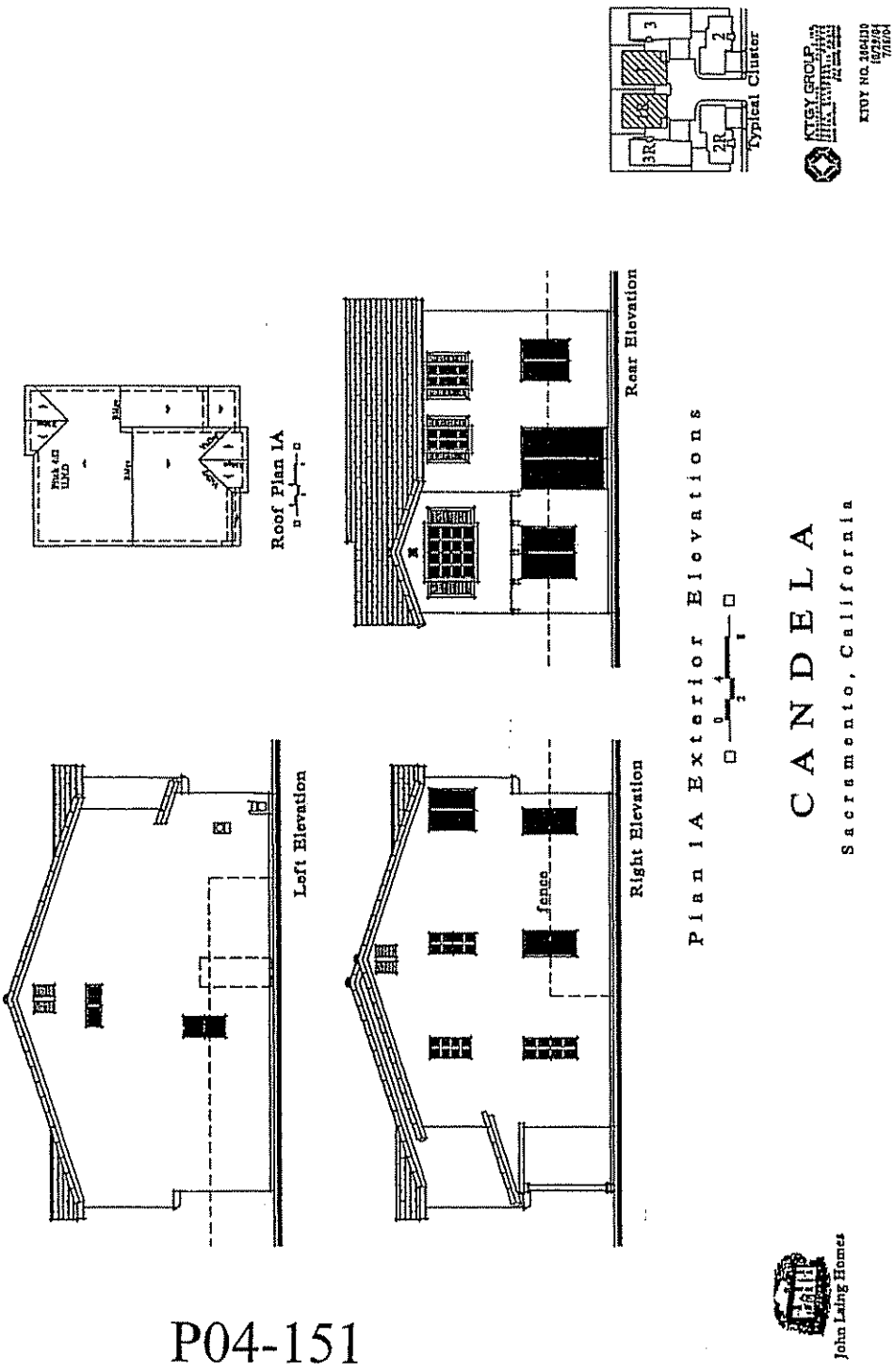

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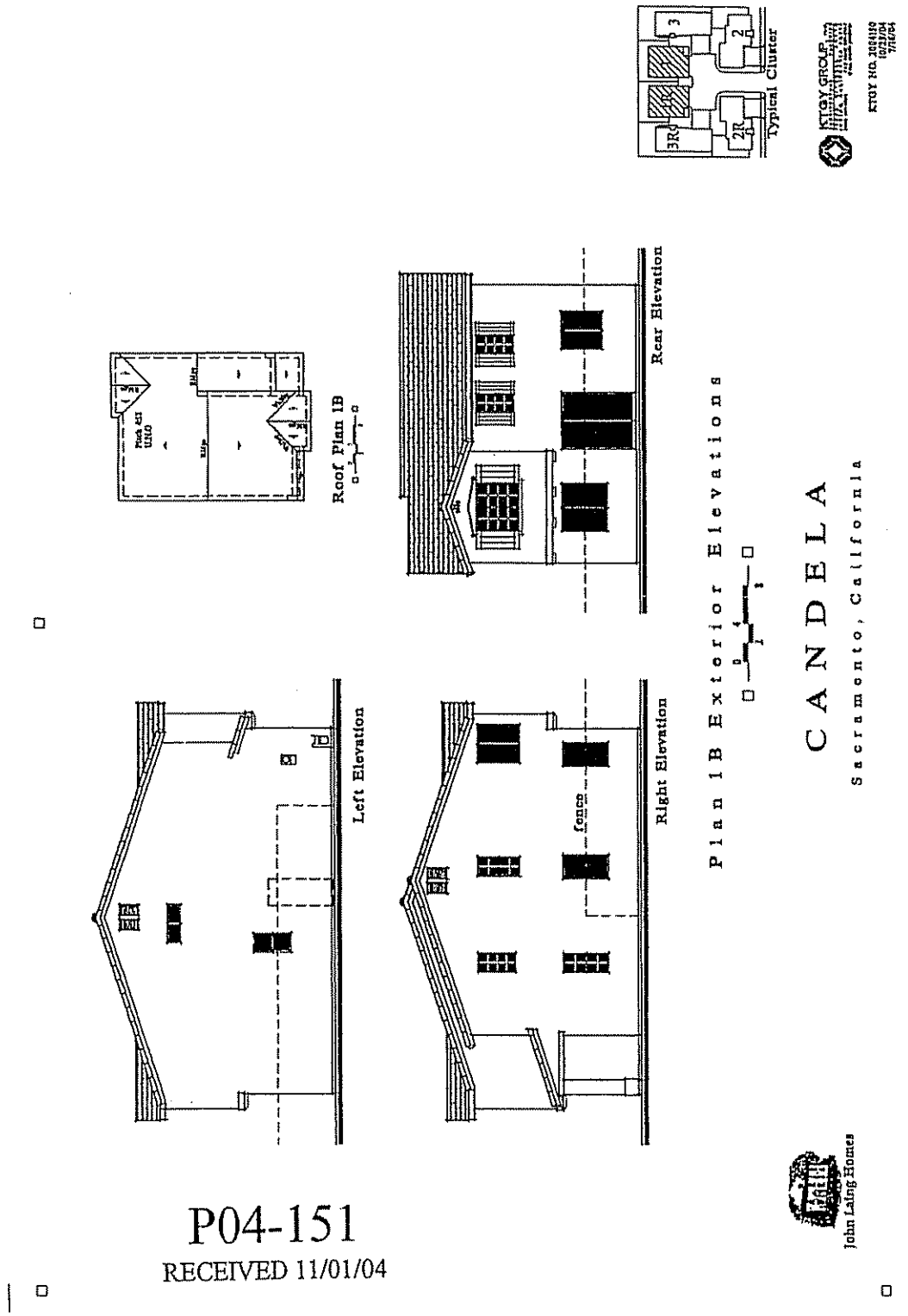
RECEIVED 11/01/04



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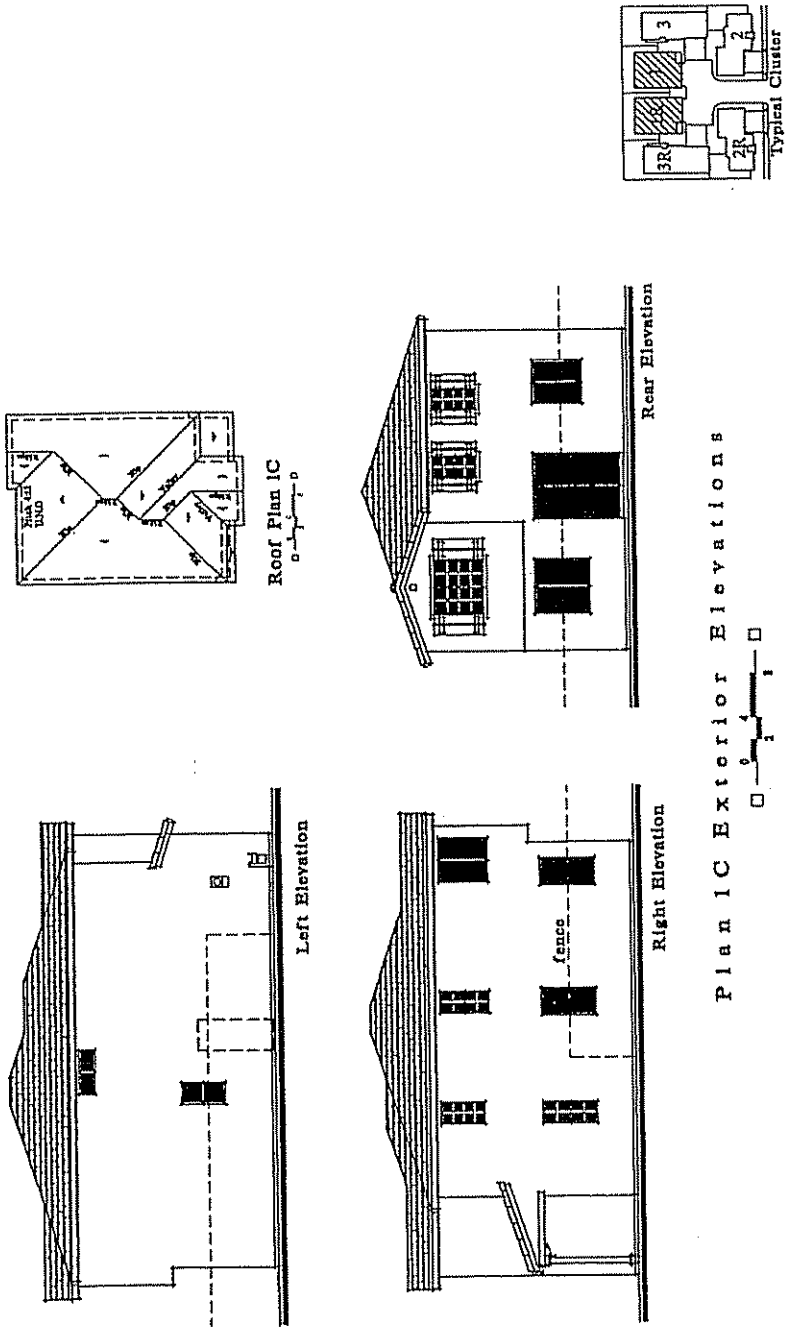

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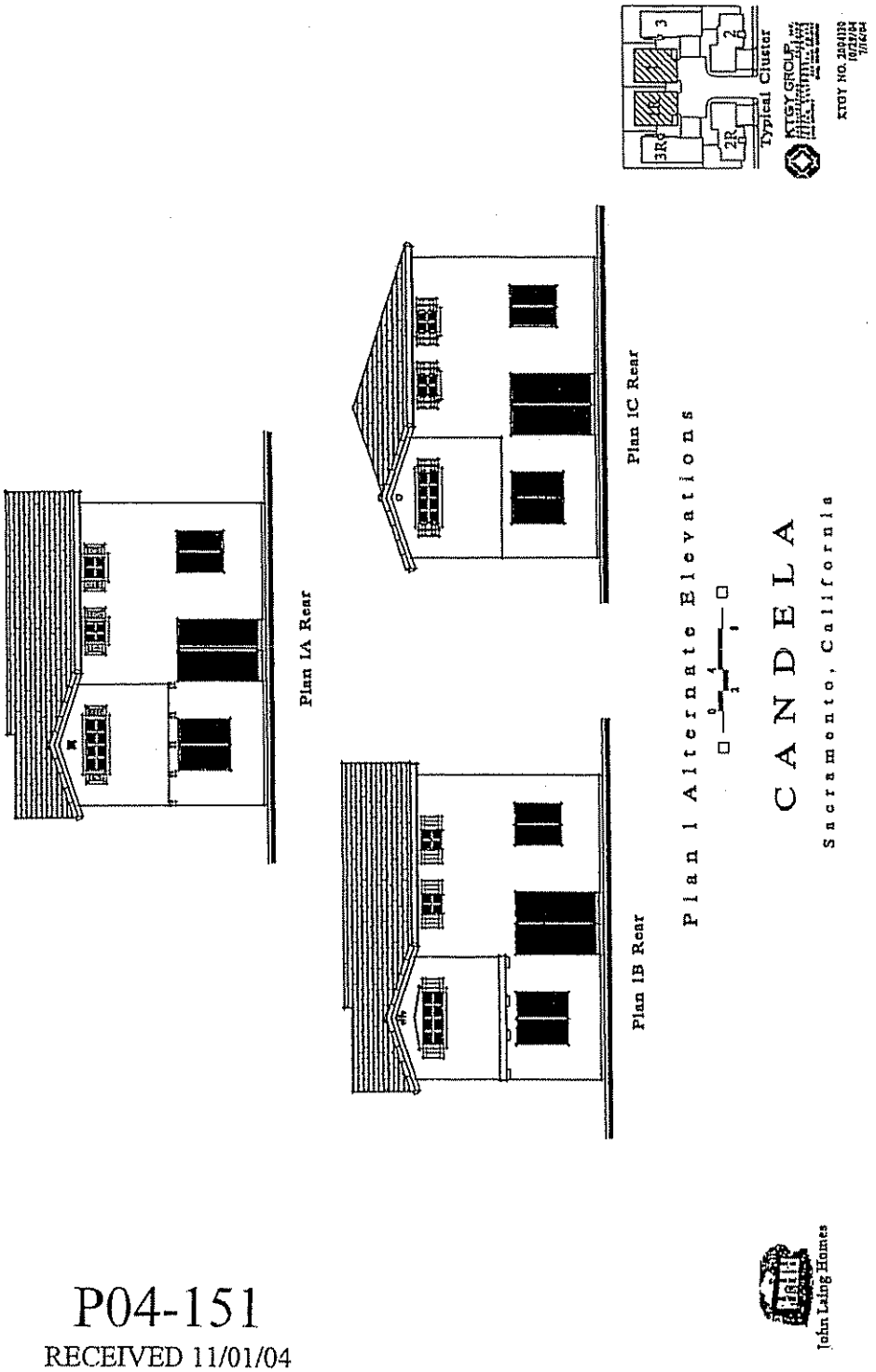

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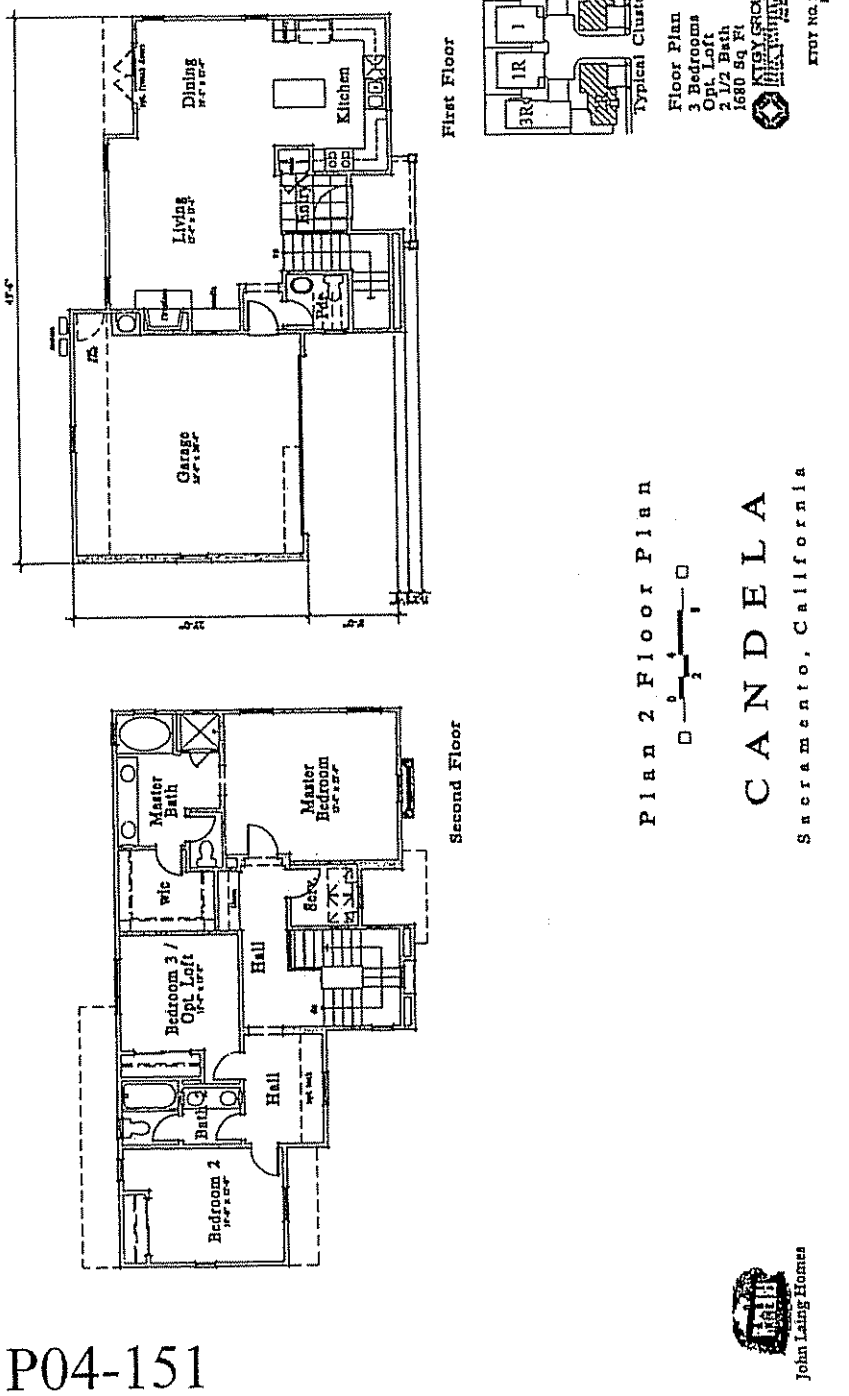
RECEIVED 11/01/04

Exhibit 1L - Plan 2 – Floor Plans and Elevations



P04-151
RECEIVED 11/01/04

P04-151

RECEIVED 11/01/04

Material Legend

- Flat Concrete Tile Roof w/ 'S' Tile at Ridges, Hips & Rakes
- Stucco
- Stucco over Foam Window Trim
- 2" Stucco Reveals at Gable End
- Wood Shutters
- 4x6 Wood Posts at Porch
- Wood Corbels
- Decorative Wood Railing
- 2" Stucco Reveals as Shown

Plan 2A

Material Legend

- Flat Concrete Tile Roof w/ 'S' Tile at Ridges, Hips & Rakes
- Stucco
- Stucco over Foam Window Trim
- Wood Shutters
- Decorative Metal Grate over 2" Stucco Reveals as Shown

Plan 2B

Material Legend

- Flat Concrete Tile Roof w/ 'S' Tile at Ridges, Hips & Rakes
- Stucco
- Stucco over Foam Window Trim
- Wood Shutters
- 4x6 Wood Posts at Porch
- Wood Corbels
- Decorative Wood Railing
- 2" Stucco Reveals as Shown

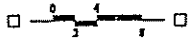
Plan 2C

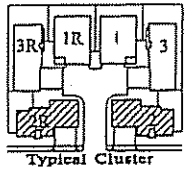
Material Legend

- Flat Concrete Tile Roof w/ 'S' Tile at Ridges, Hips & Rakes
- Stucco
- Stucco over Foam Window Trim
- Decorative Clay Pipe at Gable End
- Wood Shutters
- 4x6 Wood Posts at Porch
- Decorative Wood Railing
- Decorative Metal Grate over 2" Window, as Shown

Plan 2D

Plan 2 Front Elevations





Typical Cluster

John Laing Homes

CANDELA

Sacramento, California

KTGY GROUP

KTGY NO. 2004130
10/29/04
7/16/04

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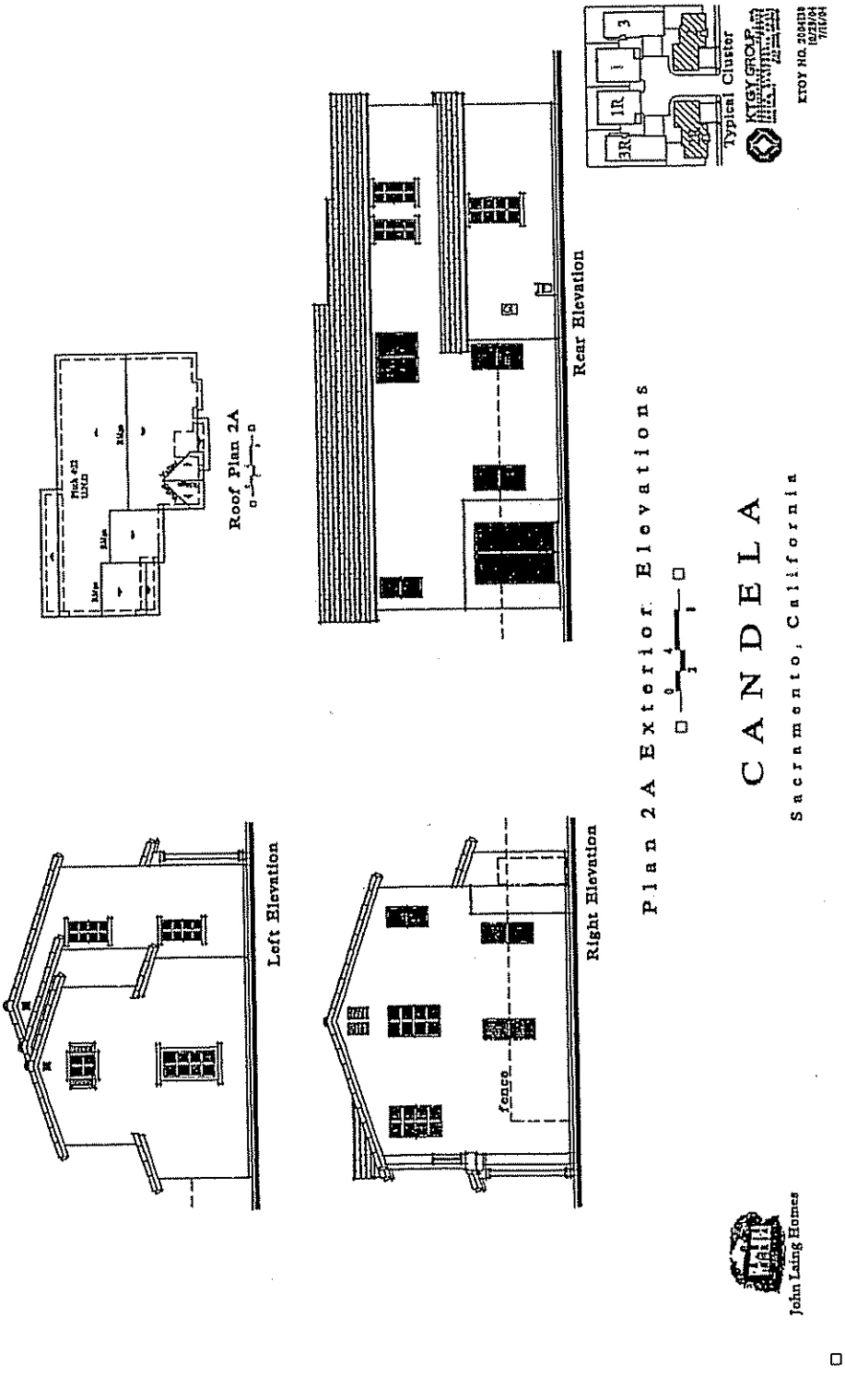

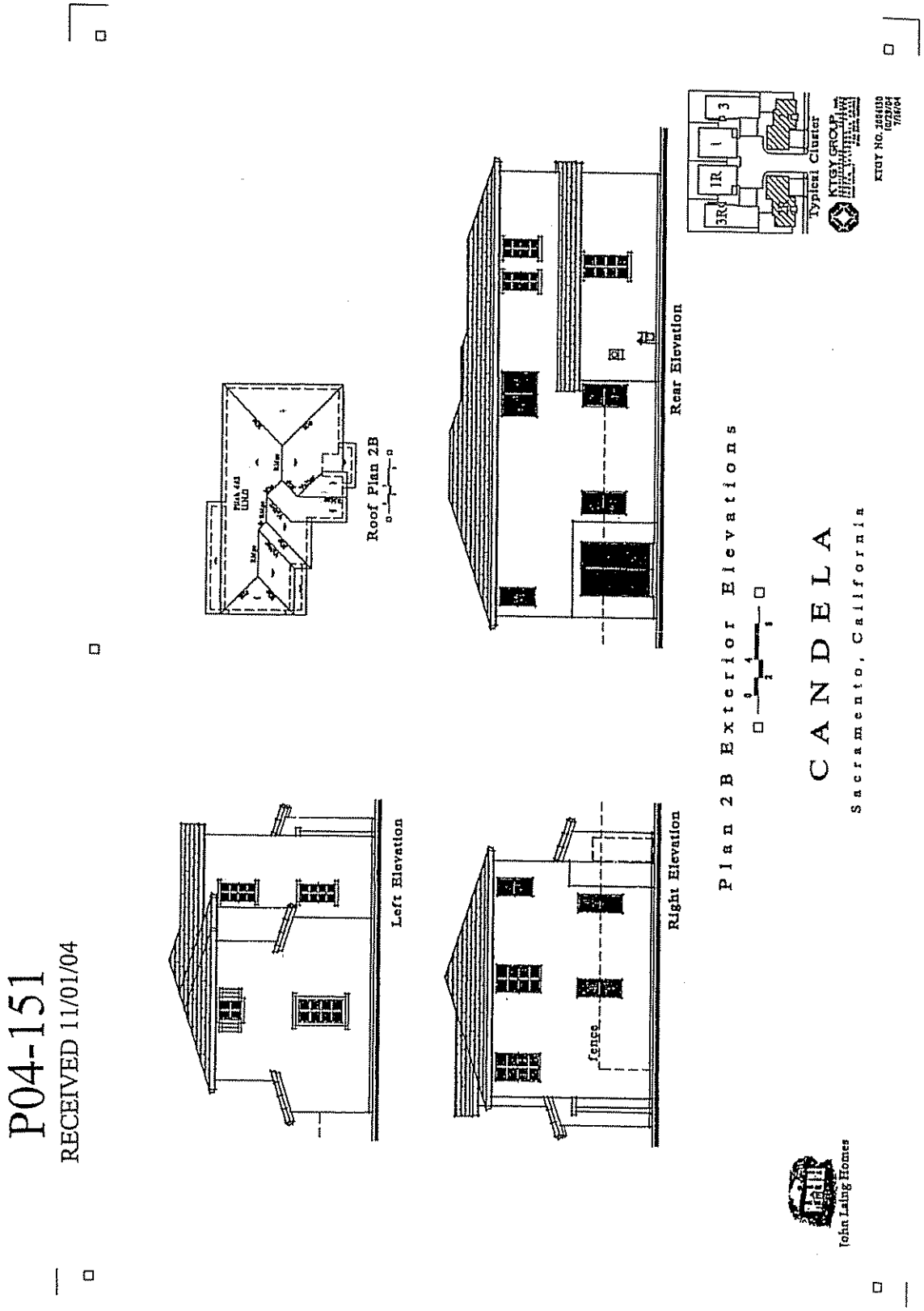
P04-151
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Left Elevation
Roof Plan 2B
Rear Elevation
Typical Cluster
Right Elevation
Fence
Plan 2B Exterior Elevations
CANDELA
Sacramento, California
John Laing Homes

P04-151

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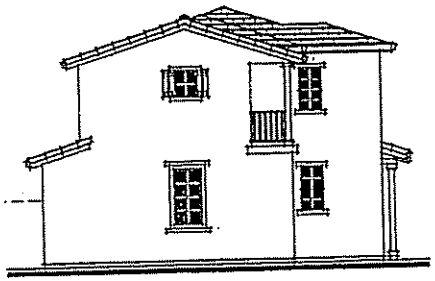

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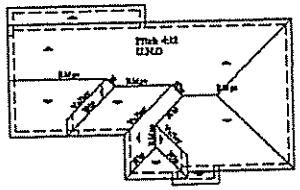
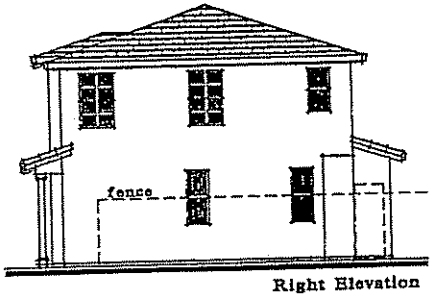
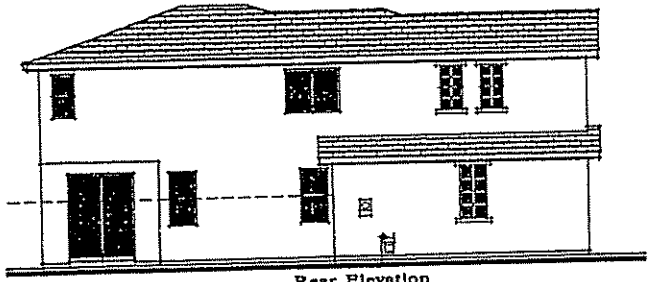


Roof Plan 2C

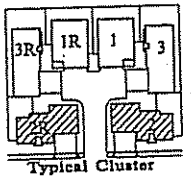


Right Elevation



Rear Elevation

Plan 2C Exterior Elevations



Typical Cluster

John Laing Homes

CANDELA

Sacramento, California

KTGY GROUP

KTGY NO. 2004-138
10/29/04
7/15/04

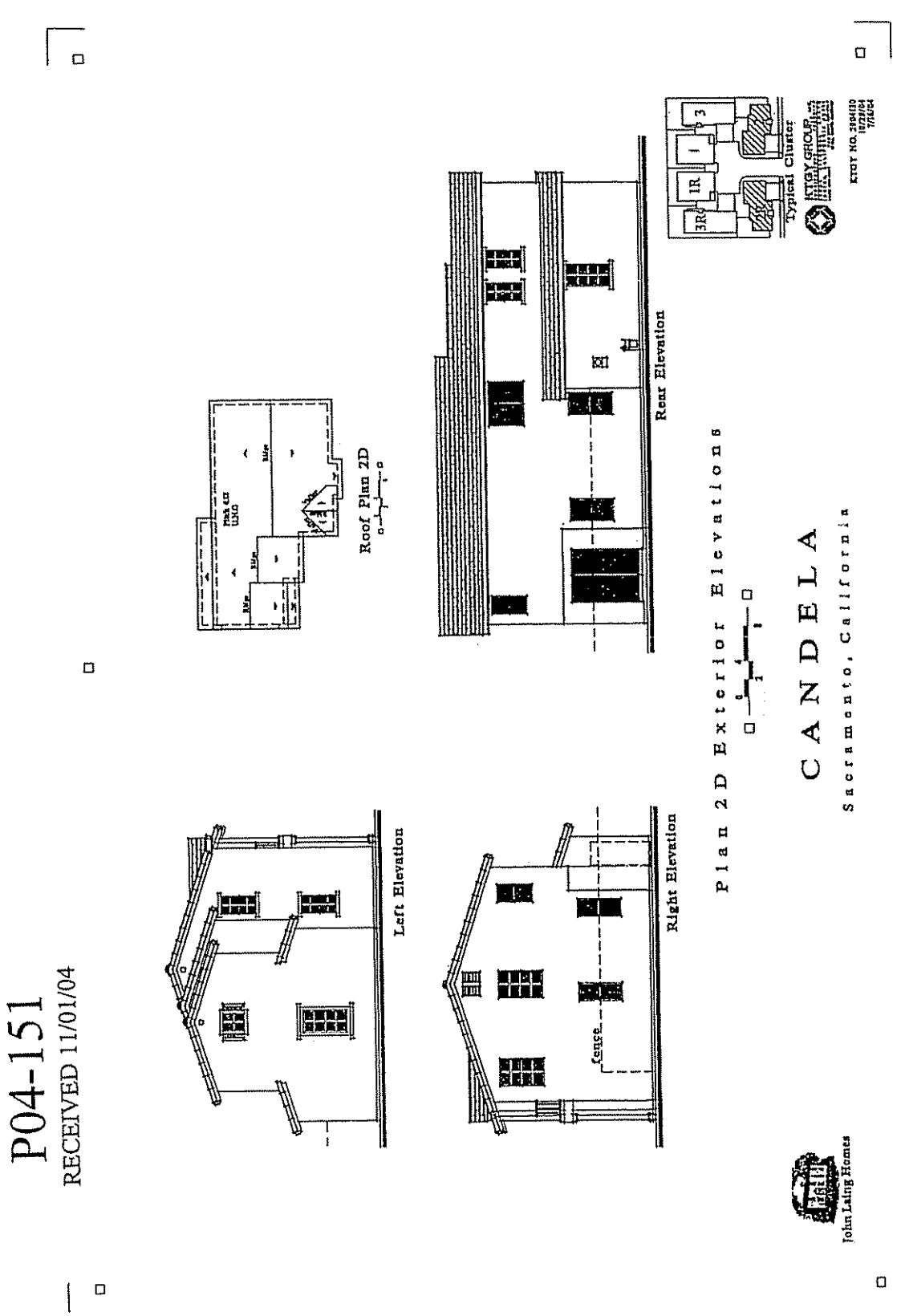

P04-151
RECEIVED 11/01/04
Left Elevation
Right Elevation
fence
Roof Plan 2D
Rear Elevation
Plan 2D Exterior Elevations
CANDELA
Sacramento, California
John Laing Homes
Typical Cluster
KTGY GROUP

Exhibit 1M - Plan 3 – Floor Plans and Elevations

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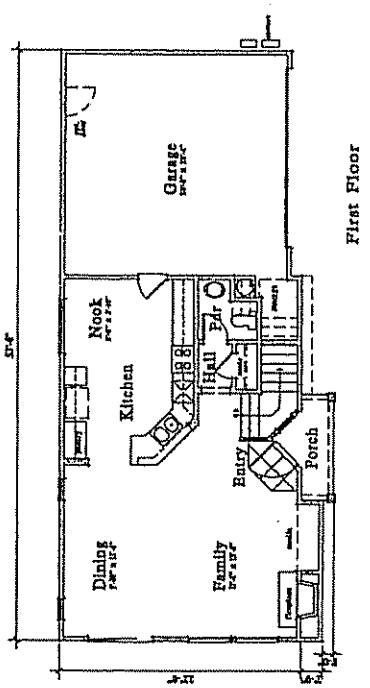

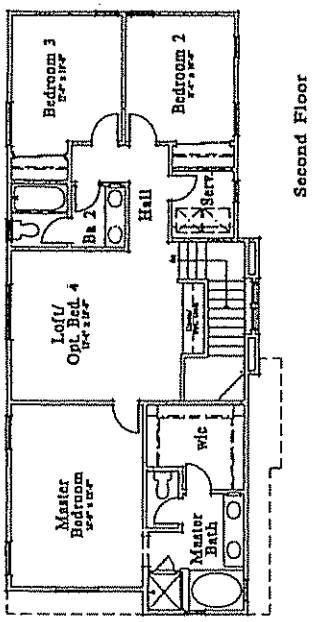

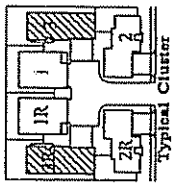

Floor Plan
3 Bedrooms + Loft
Opt. Bedroom 4/ Opt. Tech
2 1/2 Bath
1783 Sq Ft

Plan 3 Floor Plan

CANDELA

Sacramento, California

John Laing Homes

P04-151

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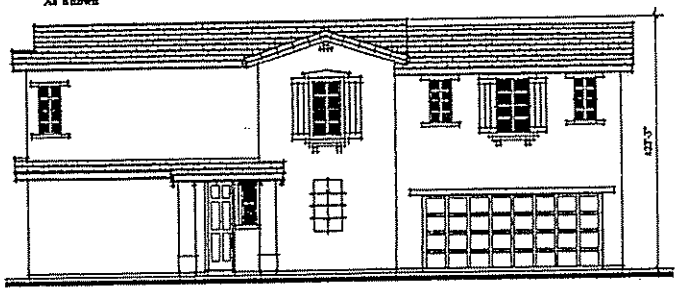
Material Legend

- Flat Concrete Tile Roof w/ 3" Tile at Ridges, Hips, & Rakes
- Stucco
- Stucco over Foam Window Trim
- 2" Stucco Reveal at Gable End
- 4x6 Wood Posts at Porch
- Wood Shutters
- Decorative Wood Railing
- Wood Corbels

Plan 3A

Material Legend

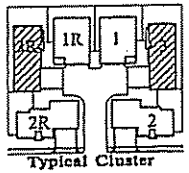
- Flat Concrete Tile Roof w/ 3" Tile at Ridges, Hips, & Rakes
- Stucco
- Stucco over Foam Window Trim
- 2" Stucco Reveal at Gable End
- 4x6 Wood Posts at Porch
- Wood Shutters
- Wood Corbels
- Decorative Metal Grate at Window As Shown



Plan 3B

Plan 3 Front Elevations

0 4 8



Typical Cluster

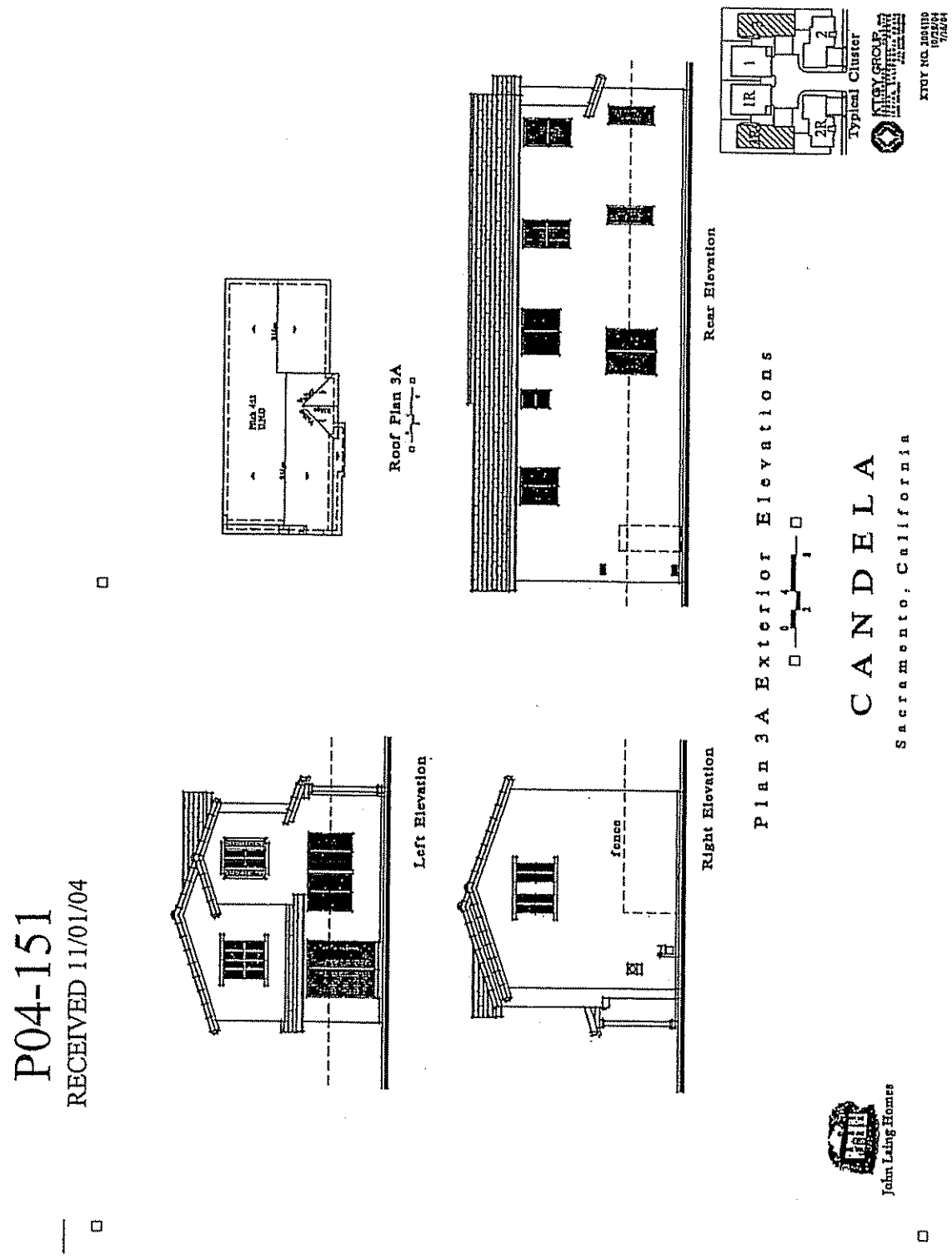
John Laing Homes

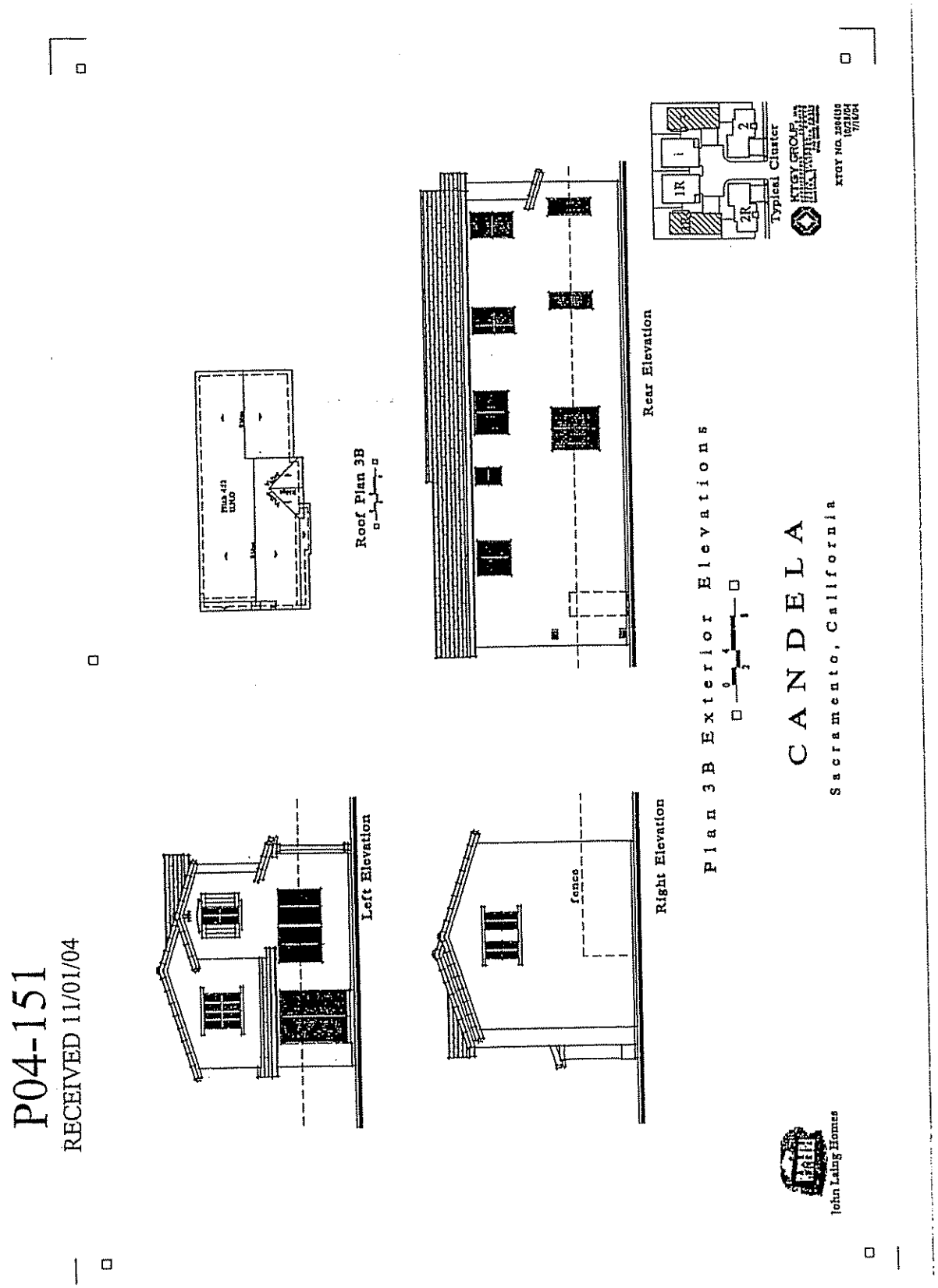
CANDELA

Sacramento, California

KTGY GROUP

KTGY NO. 2004150
10/29/04
7/16/04


P04-151
RECEIVED 11/01/04
Left Elevation
Right Elevation
fence
Roof Plan 3A
Rear Elevation
Typical Cluster
Plan 3A Exterior Elevations
CANDELA
Sacramento, California
John Laing Homes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RECEIVED 11/01/04
Left Elevation
Right Elevation
fence
Roof Plan 3B
Rear Elevation
Plan 3B Exterior Elevations
CANDELA
Sacramento, California
Typical Cluster
1R
2R
KTGY GROUP
John Laing Homes

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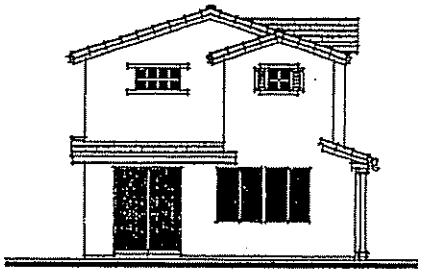
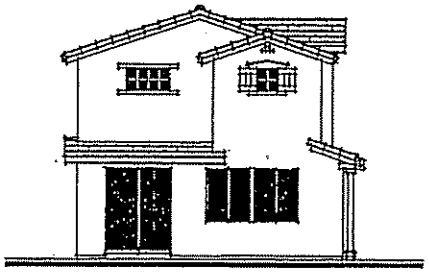
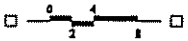


Plan 3A Left



Plan 3B Left

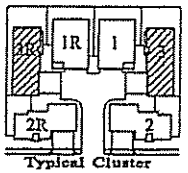
Plan 3 Alternate Elevations



CANDELA

Sacramento, California

John Laing Homes

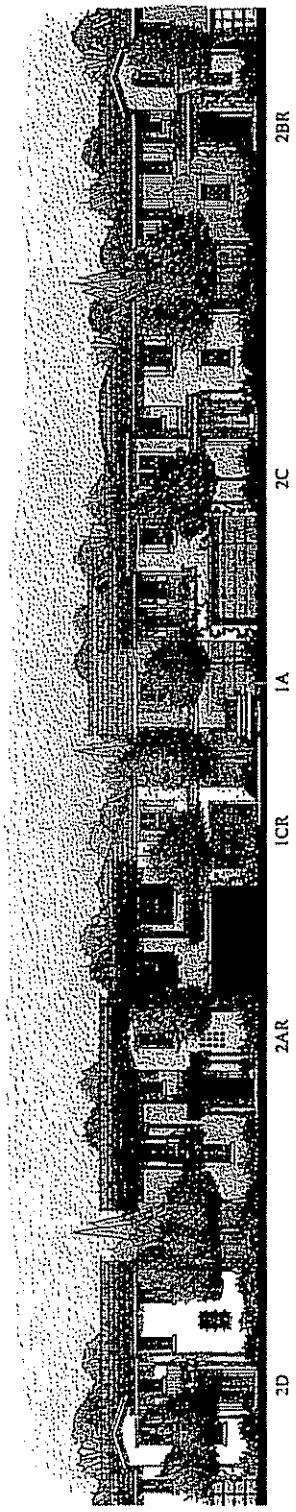


Typical Cluster

KTGY GROUP, Inc.

KTGY NO. 2004130
10/25/04
7/16/04

Exhibit 1N - Conceptual Street Scene



Conceptual Street Scene

CANDELA

Sacramento, California

P04-151
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P02-138 – Riverdale North

REQUEST:

A. Environmental Determination: Mitigated Negative Declaration;

B. Mitigation Monitoring Plan;

C. Inclusionary Housing Plan;

D. General Plan Amendment amending 48.5± acres of Mixed Use and 9.4± acres of Community/Neighborhood Commercial and Offices **to** 12.7± acres of Low Density Residential, 33.9± acres of Medium Density Residential, 4.7± acres of Community/Neighborhood Commercial and Offices, and 6.6± acres Parks, Recreation and Open Space;

E. Community Plan Amendment amending 48.5± acres of Employment Center 50, and 9.4± acres of Village Commercial **to** 46.6± acres of Medium Density Residential, 4.7± acres of Village Commercial, and 6.6± acres of Parks/Open Space;

F. Rezone of 48.5± acres of Employment Center 50 PUD (EC-50 PUD) zone and 9.4± acres of Limited Commercial PUD (C-1 PUD) zone **to** 12.7± acres of Single Family Alternative PUD (R-1A PUD) zone, 22.5± acres of Multi-Family PUD (R-2A PUD) zone, 11.4± acres of Multi-Family PUD (R-2B PUD) zone, 4.7± acres of Limited Commercial PUD (C-1 PUD) zone, and 6.6± acres Agriculture-Open Space PUD (A-OS PUD) zone;

G. Planned Unit Development Guidelines Amendment to include development standards for alternative single family residential within the River View/Parkview Planned Unit Development;

H. Planned Unit Development Schematic Plan Amendment to re-designate the uses on the property to include 537 single family residential units and a recreation center on 46.6± acres, a 4.7± acre Village Commercial parcel, a 3.6± acre park site and 3.0± acres of open space within the River View/Parkview Planned Unit Development;

I. Tentative Map to subdivide four parcels into 537 single family lots, 1 village commercial lot, 1 park lot, 1 recreation center lot, 1 open space lot, 13 landscape lots, and 12 private drive/public utility easement lots;

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MAR 2 1 2005

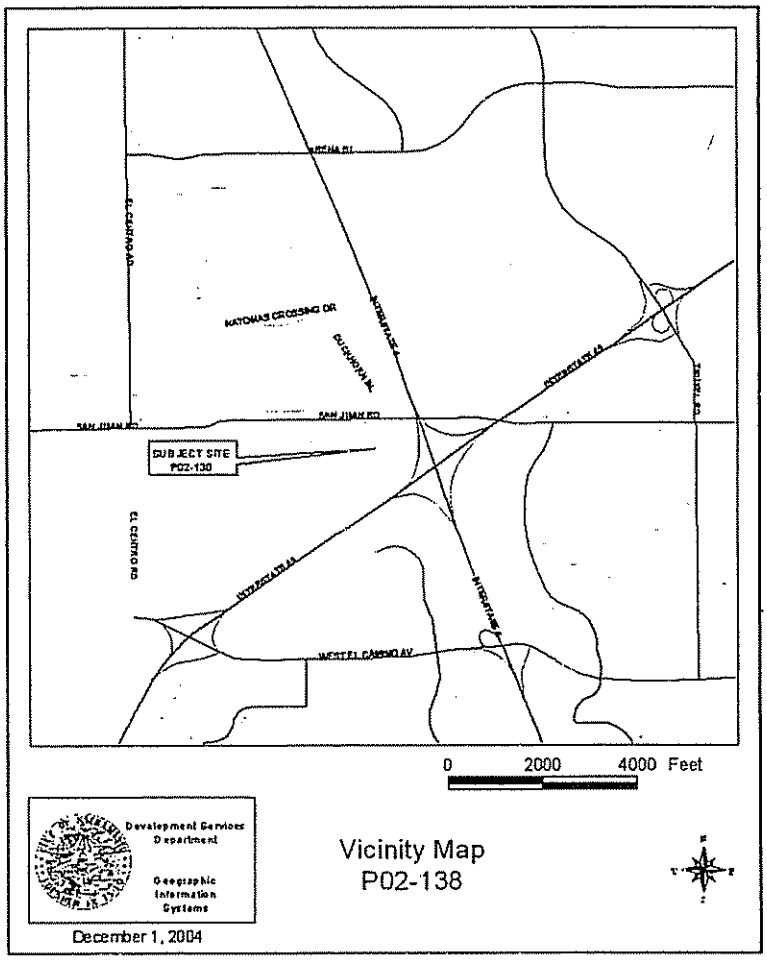
J. Subdivision Modifications to allow non-standard elbow design on a street, dead-end streets, non-standard intersections, a ten foot radius corner, private streets, lots with less than 20 feet of street frontage, and thru lots;

K. Special Permit to construct 537 residential dwelling units on 46.6± acres in the Single Family Alternative PUD (R-1A PUD), Multi-Family PUD (R-2A PUD) and Multi-Family PUD (R-2B PUD) zones; and

L. Revocation of Special Permit to revoke the Buchman Circle Apartment Special Permit (P02-076) approved on August 14, 2003.

LOCATION: South of San Juan Road, East of Interstate 5 and North of Interstate 80
APN: APN: 225-0220-094, 095, 101, 102
North Natomas Community Plan
Natomas Unified School District
Council District 1

APPLICANT:	River West Investments Brian Vail (916/379-0955) 7700 College Town Dr. Suite 215 Sacramento, CA 95826
OWNER:	Gateway South LLC/EXCL LLC Brian Vail (916/379-0955) 7700 College Town Dr. Suite 215 Sacramento, CA 95826
APPLICATION FILED:	September 24, 2002
APPLICATION REVISED:	February 2, 2005
STAFF CONTACT:	Greg Bitter, 808-7816



SUMMARY: The applicant is requesting various entitlements to allow the development of 57.9± gross acres, comprised of 537 alternative single-family units, 4.7± gross acres of commercial, 6.7± gross acres of parks and open space and 0.5± acres for a private recreation center. The subdivision includes a mix of the following housing types: (1) "Traditional," or petite lot development (30' x 70' typical and 40' x 70' typical), (2) Alley units (40' x 90' typical), and (3) "Pull-a-Part townhome" cluster units.

The Riverdale North project is located within the River View/Parkview Planned Unit Development. The PUD Guidelines will be amended to include development standards for alternative single family residential and the Schematic Plan will be amended to depict the proposed project.

In addition to the residential units, the community will include a village commercial lot, a recreation center and a park. The entitlements requested include a General Plan Amendment, Community Plan Amendment and rezone, affecting 57.9± acres in order to

change the designation on 48.5± acres from employment center to residential and to change the designation on 4.7± acres from commercial to residential. Additional entitlements include; PUD Guideline Amendment modifying the development standards for alternative single family residential units within the River View/Parkview Planned Unit Development, PUD Schematic Plan Amendment to re-designate the uses on the property to include 537 single family residential units and a recreation center, a Tentative Map to subdivide four parcels into 537 single family lots, 1 village commercial lot, 1 park lot, 1 recreation center lot, 1 open space lot, 13 landscape lots, and 12 private drive/public utility easement lots, Subdivision Modifications to allow non-standard elbow design on a street, dead-end streets, non-standard intersections, a ten foot radius corner, private streets, lots with less than 20 feet of street frontage, and thru lots, a Special Permit to allow the construction of 537 residential dwelling units, and the Revocation of Special Permit to revoke the Buchman Circle Apartment Special Permit (P02-076) approved on August 14, 2003.

The Natomas Community Association, North Natomas Study Group and North Natomas Alliance have indicated they are opposed to the land use changes associated with this project. These associations comments and staff responses can be found in the project review section, below.

RECOMMENDATION: **Staff recommends approval of the project,** subject to conditions in the Notice of Decision. This recommendation is based on the consistency of the project with the General Plan and North Natomas Community Plan policies and land use designations (as amended) and the River View/Parkview PUD Guidelines.

PROJECT INFORMATION:

General Plan Designation:	Mixed Use and Community Neighborhood Commercial and Office
Community Plan Designation:	Employment Center 50 and Village Commercial
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Employment Center 50 Planned Unit Development (EC-50 PUD) zone and Limited Commercial PUD (C-1 PUD) zone

Surrounding Land Use and Zoning:

- North: Single-Family Residential, Multi-Family Residential and Vacant; Single-Family Alternative PUD (R-1A-PUD) zone, Multi-Family PUD (R-3 PUD) zone, Employment Center 50 PUD (EC-50 PUD) zone.
- South: Drainage Canal and Interstate 80
- East: Drainage Canal and Interstate 5
- West: Single Family Residential and Vacant; Single-Family Alternative PUD (R-1A-PUD) zone and Agriculture-Open Space (A-OS PUD) zone

Property Dimensions:	Irregular
Property Area:	57.9± gross acres 33.5± net acres (of residential land)

Density of Development:	16.02 dwelling units per net acre
Number of Units Proposed	537 units
Typical Lot Size	30' x 70' – Traditional Lots 40' x 70' – Traditional Lots 40' x 90' – Alley Lots Various – Pull-a-Part Townhome Units
Square Footage of Units	816 to 1,473 square feet – 30'x70' Traditional Units 1,007 to 1,775 square feet – 40'x70' Traditional Units 964 to 1,871 square feet – 40'x90' Alley Units 1,027 to 1,837 square feet – Pull-a-Part Townhome Units
Building Height	1 and 2 Stories
Exterior Building Materials	Stucco finish, lap siding, board & batten, wood posts, decorative shutters, wood trip, clay tile accents, optional stone/brick veneer wainscoting
Roof Material	Concrete Roof Tile
Topography:	Flat
Street Improvements:	To be constructed
Utilities:	To be constructed

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

Permit	Agency
Final Master Parcel Map	Development Engineering & Finance
Final Map (Multiple Phases)	Development Engineering & Finance
Driveway Permit	Development Engineering & Finance
Building Permit	Building Division
Public Improvements Plans	Development Engineering & Finance
Special Permit	Private Recreation Center

BACKGROUND INFORMATION: On February 11, 1999 the Planning Commission recommended approval of a Development Agreement, Williamson Act Contraction, General Plan Amendment, Community Plan Amendment, Rezone, and Planned Unit Development establishment, and approved a Tentative Parcel Map for Unit 1 and Tentative Subdivision Maps for Units 1 and 2 of the Riverview Planned Unit Development (P98-079/080). On March 23, 1999 the City Council established a mixed-use neighborhood, known as Riverview PUD (P98-079/080), by approving the following entitlements; Development Agreement, Williamson Act Contraction, General Plan Amendment, Community Plan Amendment, Rezone, and Planned Unit Development establishment, Tentative Parcel Map for Unit 1 and Tentative Subdivision Maps for Units 1 and 2 of the Riverview Planned Unit Development. The PUD Schematic Plan approved by the City Council depicts the project site as a multi-family site with 319 units. The Tentative

Subdivision Map approved by the City Council for Riverview Unit 1 also depicts Lot 1 (the project site) as a high density residential site.

On March 7, 2002, the City Council approved entitlements establishing the Parkview Planned Unit Development (P00-022/023), including the merger of the Parkview and Riverview Planned Unit Developments to create a PUD known as the Riverview/Parkview PUD. The entitlements approved with project P00-022/023 did not change the approved schematic plan or tentative subdivision map approved for the Riverview Planned Unit Development.

On August 14, 2003, the City Planning Commission approved a special permit to construct 302 multi-family units on 12.5± gross acres (10.9± net acre) of Employment Center 50 zoned land that had been designated, within the approved River View PUD Schematic Plan and Tentative Subdivision Map, for high density multi-family residential uses at a density of 29 dwelling units per acre.

The applicant is now requesting the necessary entitlements to re-designate the land uses on the site from primarily employment center land use to residential land use in order to develop a 537 unit residential community. Specifically, as mentioned above, the requested entitlements include; a General Plan Amendment, Community Plan Amendment and rezone, affecting 57.9± acres in order to change the designation on 48.5± acres from employment center to residential and to change the designation on 4.7± acres from commercial to residential. Additional entitlements include; PUD Guideline Amendment modifying the development standards for alternative single family residential units within the River View/Parkview Planned Unit Development, PUD Schematic Plan Amendment to re-designate the uses on the property to include 537 single family residential units and a recreation center, a Tentative Map to subdivide four parcels into 537 single family lots, 1 village commercial lot, 1 park lot, 1 recreation center lot, 1 open space lot, 13 landscape lots, and 12 private drive/public utility easement lots, Subdivision Modifications to allow non-standard elbow design on a street, dead-end streets, non-standard intersections, a ten foot radius corner, private streets, lots with less than 20 feet of street frontage, and thru lots, a Special Permit to allow the construction of 537 residential dwelling units, a Special Permit to construct a 2,217± square foot recreation center within the Riverdale North development; and the Revocation of Special Permit to revoke the Buchman Circle Apartment Special Permit (P02-076) approved on August 14, 2003.

The applicant has provided the following justification for this project: "This application proposes to change the primary land use from a mixed use employment center, as originally visioned in the North Natomas Community Plan (NNCP), to medium density residential. Employment center in this area has been hindered by the lack of access and transportation alternatives. There is no light rail in the vicinity and the nearest existing bus stop is over two miles away. Due to the lack of transportation options there will primarily be Single Occupancy Vehicles traveling to the site contributing to congestion on San Juan Road, which is a 2-way street. The nearest on/off ramp from either I-5 or I-80 is over two miles away from the project site making it an unappealing location for commercial and business uses. A May 2003 Absorption Study by the Sedway Group prepared for the City of Sacramento states that "the developers and brokers agree that there is too much land set aside for Employment Center use in the NNCPA." There is currently a 20% vacancy

rate in the North Natomas commercial office market. Due to these factors, this rezone will best comply with the goals, policies and objectives of the NNCP."

Staff's support of the proposed project and associated land use changes are associated with the location of the site, the access to the site, the reported over-allocation of employment center designated land, the overall subdivision design and the variety of housing types proposed on the site.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

1. Inclusionary Housing Plan:

North Natomas is considered a new growth area and as such is required to comply with the Mixed Income Housing Policy. Chapter 17.190 requires that the applicant submit to the City an Inclusionary Housing Plan (Exhibit 1C) which is to be reviewed by the director of Sacramento Housing & Redevelopment Agency (SHRA) and recommended for approval by the Planning Director. The proposed project site was under Development Agreement prior to the adoption of the City's Mixed Income Housing Ordinance, however, due to the major legislative change (i.e. land use amendments), in that it was not a residential project at the time of the adoption of the Development Agreement it has been determined that this project is subject to the requirements of the Mixed Income Housing Ordinance. The Inclusionary Housing Plan for Riverdale North provides for 27 low-income units and 54 very low-income units. The units are located throughout the project site within the both the detached single-family housing type and the attached "pull-a-part" townhome housing type. It is important to note that this will be the first large scale housing development project that will provide for the low and very low inclusionary through for sale units. It is also important to note that the proposed units have been considered by staff to be well spread throughout the entire project site.

As a condition of approval, staff recommends that prior to recordation of the Final Master Parcel Map or Subdivision Map, the applicant shall enter into an Inclusionary Housing Agreement with SHRA which is subject to the approval of the City.

2. General Plan and North Natomas Community Plan Policies

The proposed project includes amendments to the General Plan and the 1994 North Natomas Community Plan. The General Plan Amendment will change 48.5± acres of Mixed Use and 9.4± acres of Community/Neighborhood Commercial and Offices **to** 12.7± acres of Low Density Residential, 33.9± acres of Medium Density Residential, 4.7± acres of Community/Neighborhood Commercial and Offices, and 6.6± acres Parks, Recreation and Open Space. The North Natomas Community Plan Amendment will change 48.5± acres of Employment Center 50, and 9.4± acres of Village Commercial **to** 46.6± acres of Medium Density Residential, 4.7± acres of Village Commercial, and 6.6± acres of Parks/Open Space. Also included

rate in the North Natomas commercial office market. Due to these factors, this rezone will best comply with the goals, policies and objectives of the NNCP."

Staff's support of the proposed project and associated land use changes are associated with the location of the site, the access to the site, the reported over-allocation of employment center designated land, the overall subdivision design and the variety of housing types proposed on the site.

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- Conserve and protect natural resources and planned open space areas, and to phase the conversion of agricultural lands to planned urban uses (p. Sec. 1-35).

North Natomas Community Plan

Community Plan Amendment

The proposed project amends the North Natomas Community Plan Land Use Map as shown in Exhibit 1D and Table 2, below.

Table 2
NNCP Land Use Comparison Chart

North Natomas Community Plan Designation	Existing	Proposed	Difference
Medium Density Residential (7-21 du/acre)	0	46.6	+46.
Employment Center 50 (EC 50 PUD)	48.5	0	-48.5
Village Commercial	9.4	4.7	-4.7
Parks/Open Space	0	6.6	+6.6
Total	**57.9**	**57.9**	**N/A**

Staff supports the proposed project, as the project meets many of the policies of the 1994 North Natomas Community Plan (NNCP).

The project supports the following North Natomas Community Plan policies:

- Residential: 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 (p. 13). Each dwelling should have convenient access to a commercial center (p. 13). Convenient access should be provided along a local connection, such as a local street or pedestrian/bike path, or minor collector, rather than on an arterial street (p. 13). At least 80 percent of the dwelling units shall be within 880 feet of open space (p. 13). Open space includes accessible public and private parks and parkways, drainage corridors, agricultural buffers, golf course, lakes, and other open space opportunities (p. 13).

- Commercial: Provide commercial facilities that meet the daily and weekly needs of and are convenient to North Natomas residents, workers, and visitors (p. 25). Confine commercial to designated sites to avoid strip commercial (p. 25).

- Circulation: Link all land uses with all modes of transportation (p. 38). Connect, don't isolate, neighborhoods and activity centers with a well-designed circulation system (p. 38). Encourage an orderly development pattern through phasing that provides for adequate local circulation resulting in completion of the community-wide circulation system (p. 38). Minimize air quality impacts through direct street routing, providing a support network for

zero-emission vehicles, bicycles, and pedestrians, and sizing streets suitable to the distance and speed of the traveler (p. 38). Provide multiple routes and connections to adjacent developments (p. 38).

- Vehicular Street System: Size and layout of the major street system should be based on traffic projections that assume successful implementation of trip and emission reduction programs (p. 38). Street system capacity shall be based on no greater than the 2016 traffic projections for North Natomas (p. 38). Develop street cross-sections that encourage all streets to be as pedestrian friendly as possible (p. 38).

- Pedestrian: Provide a system of on-street bicycle routes and off-street bicycle paths that connect all residential neighborhoods with activity centers in order to increase the likelihood of a person choosing the bicycle as a commute mode (p. 46). Create pedestrian circulation opportunities and avoid impeding pedestrian or bicycle circulation with private development (p. 46). Provide attractive recreational opportunities for bicyclists and pedestrians (p. 46).

- Air Quality: The Air Quality Mitigation Strategy shall have as a goal a 35 percent community-wide daily reduction in vehicle and other related reactive organic compound emissions at buildout (p. 48). The base on-road vehicle emission level prior to reduction will be established from an all single occupancy vehicle (SOV) condition. Structure the community and each development to minimize the number and length of vehicle trips (p. 48).

- Parks: Every resident and worker shall have convenient access to active and passive recreational opportunities (p. 56). Parks should be evenly distributed throughout residential neighborhoods based on population (p. 56).

  Due to the addition of 537 residential units, the proposed project will result in an increase of 3.6± acres to the existing Peregrine Park (Park 3-E) site. This park site is located at the southeastern portion of the project site and is adjacent to existing open space and a pedestrian/bicycle trail that runs along the east and south perimeter of the project site.

- Open Space: Promote healthy urban landscapes to enhance the quality of life in the community for the long term by conserving natural resources, improving air quality, providing biodiversity, and strengthening a sense of place (p. 58). A Habitat Conservation Plan (HCP) shall be developed in coordination with SAFCA, State Fish and Game and US Fish and Wildlife to protect vegetation and wildlife from the impacts of urbanization (p. 58 – see below for further policy discussion).

- Drainage System: Provide opportunities for the conjunctive use of parks and drainage facilities (p. 68).

- Housing Trust Fund: Non-residential development in North Natomas will comply with the Citywide Housing Trust Fund Program outlined in the Sacramento City Code, Chapter 17.188 [Housing Trust Fund (HTF) Program] (p. 77).

Jobs/Housing Policies

The North Natomas Community Plan (NNCP) includes a policy to maintain a jobs/housing ratio of 66 percent for the City portion of the Community Plan area. This ratio is a tool used to gauge the relative balance of jobs and housing units within the community.

The loss of employment center land and the addition of the residential units has the potential to impact the NNCP jobs/housing ratio. It is important to note that the jobs/housing balance is to be achieved on average for the entire NNCP area, not on a project by project basis. The jobs housing ratio is to be monitored over the entire Community Plan area and will take in to account other areas in which jobs have been added (eg Natomas Market Place) and housing reduced or increased (housing in EC zones etc).

North Natomas Community Plan Area - Absorption Study 2003-2007

In 2002 the Sedway Group was commissioned by the City of Sacramento, Office of the City Treasurer to develop forecasts for the future absorption of the land in the North Natomas Community Plan Area for a five-year period, from calendar year 2003 through 2007. This Study concluded that there is "too much land set aside for Employment Center use within the NNCP area" (Sedway Study, page 32). This study has not, however, provided any conclusions regarding the proper amount and location of office uses within North Natomas. Staff discussions, in reaction to the Absorption Study, have centered on the question of proper location for the ultimate employment center land use designations. These discussions have preliminarily identified the freeway frontage south of Del Paso Road and North of San Juan Road/Interstate 80 as the most viable location for future employment center development.

The proposed project is outside of the "core area" identified by staff as the most viable location for future employment center uses. One reason the proposed project site is outside of this "core area" is the poor freeway access. The proposed site is located on San Juan Road, a two-lane facility. The closest points of freeway access to this site are the Arena Boulevard interchange (1.5 miles away), the Truxel Road interchange (1.75 miles away) and the West El Camino Interchange (1.75 miles away). Access from these three freeway interchanges are all along two lane facilities.

The City's General Plan update process is being used as the next step to assist with determining the viability and perhaps the appropriate amount of employment center designated land for North Natomas. The General Plan Update process is expected to entail a two year process and is anticipated to provide further

recommendations for the development of the remaining approximately 900-1,000 acres of employment center designated land. Notwithstanding this process, staff will have to evaluate each project involving community plan amendments for employment center land on a case by case basis. This project is the first large scale conversion of employment center designated land to a primarily residential designation. Staff supports this particular project and associated land use changes. As mentioned above, it has been recognized that there is an over abundance of Employment Center land, however the ultimate proper location of this land has not been determined. Staff has determined that the project site is within an area of the NNCP that is not as desirous for employment center uses as other sites (i.e. employment center land along I-5 between I-80/San Juan Road and Del Paso Road.

North Natomas Financing Plan

The proposed change in land uses from Village Commercial and Employment Center to Residential would result in a significant negative impact to the fee revenues of the North Natomas Financing Plan. While the project would result in a reduction of fee revenues, there would not be a resulting reduction in public facilities and infrastructure needs. Because of these factors, the applicants have agreed to a condition on the project that would ensure no impact to the North Natomas Financing Plan. The condition will require the payment of fees equal to the fees for the current land use designations.

Habitat Conservation Plan (HCP):

The 1994 North Natomas Community Plan required the development and implementation of a Habitat Conservation Plan as mitigation for development in North Natomas. In 1997, the NBHCP was approved by the City of Sacramento, USFWS, and CDFG.

The NBHCP is a conservation plan supporting application for incidental take permits (ITP's) under Section 10(a)(1)(B) of the Endangered Species Act and under Section 2081 of the California Fish and Game Code. The purpose of the NBHCP is to promote biological conservation while allowing urban development and continuation of agriculture within the Natomas Basin. The NBHCP establishes a multi-species conservation program to mitigate the expected loss of habitat values and incidental take of protected species that would result from urban development, operation of irrigation and drainage systems, and rice farming. The goal of the NBHCP is to preserve, restore, and enhance habitat values found in the Natomas Basin.

To support the issuance of an ITP, an Environmental Assessment was prepared by the USFWS for the National Environmental Policy Act requirement and a Negative Declaration was prepared by the City of Sacramento for the California Environmental Quality Act (CEQA) requirement. The USFWS and CDFG issued ITP's to the City of Sacramento. The NBHCP and ITP were subsequently challenged, and on August 15, 2000, the United States District Court, Eastern District, ruled that the ITP was invalid and an EIS was required for the project.

Based on this ruling, the City of Sacramento and Sutter County jointly prepared a revised NBHCP and an Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for use by the USFWS and CDFG. The USFWS is the lead federal agency for the preparation of the EIS and the City of Sacramento and Sutter County are co-lead agencies for the preparation of the EIR. The Sacramento City Council adopted the revised NBHCP and EIR/EIS on May 13, 2003. On June 27, 2003 the USFWS issued a new Incidental Take Permit for the NBHCP for development within the Natomas Basin. This project site has met the conditions of NBHCP settlement agreement

Smart Growth Principles:

"Smart Growth" is a term coined by the United States Environmental Protection Agency (USEPA) as an umbrella term for the many initiatives intended to address some of the negative consequences of urban sprawl. Smart Growth generally occurs when development patterns are sustainable and balanced in terms of economic objective, social goals, and use of environmental/natural resources. The following Smart Growth principles apply to the proposed project:

- Mixed land use
- Multi-modal transportation and land use patterns that support walking, cycling, and public transit
- Streets designed to accommodate a variety of activities. Traffic calming.
- Planned and coordinated projects between jurisdictions and stakeholders

The proposed project has been designed to incorporate many of the Smart Growth Principles listed above.

B. Rezone

The proposed project requires a rezoning of the project site to maintain consistency with the proposed amendments to the North Natomas Community Plan Land Use Map. Exhibit 1E and Table 3, below, shows the existing and proposed zoning designations.

Table 3
Existing and Proposed Zoning Designations

Zoning Designation	Existing	Proposed	Difference
Employment Center 50 PUD (EC-50 PUD)	48.5± acres	0 acres	-48.5± acres
Neighborhood Commercial PUD (C-1 PUD)	9.4± acres	4.7± acres	-4.7± acres
Single-Family Alternative PUD (R-1A PUD)	0 acres	12.7± acres	+12.7± acres
Multi-Family PUD (R-2A PUD)	0 acres	22.5± acres	+22.5± acres
Multi-Family PUD (R-2B PUD)	0 acres	11.4± acres	+11.4± acres

Agriculture-Open Space PUD (A-OS PUD)	0 acres	6.6± acres	+6.6± acres
Total	**57.9**	**57.9**	**N/A**

As stated above, the proposed zoning designations will bring the project site into conformance with the proposed amendments to the North Natomas Community Plan Land Use Designations. It should be noted that the project site includes the proposal to add R-2A and R-2B zoning districts in order to address the densities of many of the proposed single family detached products. The R-2A zone allows for a maximum of 17 dwelling units per net acre and the R-2B zone allows for a maximum of 21 dwelling units per net acre. The uniqueness of the some of the proposed detached housing types exceeds the densities allowed in the traditional single family alternative zone of R-1A at 15 dwelling units per net acre.

C. PUD Guidelines and Schematic Plan Amendment

The applicant proposes to modify the River View/Parkview PUD Guidelines and Schematic Plan in order to accommodate the proposed project.

PUD Guidelines Amendment

The River View/Parkview PUD Guidelines have been amended to provide development standards for the proposed alternative single family residential units within the PUD. The text and maps within the River View/Parkview PUD Guidelines have all been updated to reflect the proposed project. The changes to the PUD Guidelines are provided in the attached resolution (Exhibit ??) with the changes shown in strike-through and underline format.

PUD Schematic Plan Amendment

The existing Schematic Plan depicts commercial uses on the 9.4± acre Village Commercial site, 12.5± acres of high density residential uses and 36± acres of employment center uses on the 48.5± acre Employment Center 50 site.

The proposed Schematic Plan depicts a 4.7± acre Village Commercial site, a 0.6± acres recreation center site, a 3.6± acre park site, a 3.0 acre open space site and 537 residential alternative single family detached and attached dwelling units on the proposed project site. The amendment will depict a residential project of a variety of housing types, sizes and densities, all within a single project area and all considered to well integrated within the project site. This is further discussed in the Special Permit section. At the same time, the overall project site will retain a smaller village commercial site for integration into this site and is anticipated to provide for daily commercial needs.

The proposed Schematic Plan Amendment is consistent with the Community plan designation, the zoning designation and the PUD Guidelines (as amended).

D. Tentative Subdivision Map

Map Design

The applicant is requesting a Tentative Map to subdivide 57.9± gross acres into 537 single family lots, 1 village commercial lot, 1 park lot, 1 recreation center lot, 1 open space lot, 13 landscape lots, and 12 private drive/public utility easement lots (Exhibit 1B) The proposed project density is 16.03 dwelling units per net acre, exceeding the North Natomas Community Plan target density of 12 du/na.

The project site is currently vacant. City services are available to serve all of the proposed parcels and standard subdivision improvements (i.e. curbs, gutters, sidewalks) will be constructed. The proposed tentative map is located within the River Viewl/Parkview PUD.

Residential Lots: There are four typical lot sizes proposed; the lot sizes are typically 30'x70' and 40' x 70' for neo-traditional lots, 40' x 90' for alley lots, and the "pull-a-part" townhomes have various lot sizes. The Riverdale North project area is divided into four "Villages." Villages 1 and 2 are comprised of two housing types, 30'x70' and 40'x70' detached housing products, Village 3 is comprised of the 40'x90" detached alley-loaded housing product and Village 4 is comprised of the "pull-a-part" townhome product.

The "pull-a-part" townhomes all front-on to the open space and canal on the east and south side of the project where an off-street pedestrian/bicycle trail will be built. The pedestrian/bicycle trail will connect San Juan Road to Perigrine Park at the southwest of the site. The Riverdale North project will also connect to the existing Piazza del Sol development to the west. The homes along San Juan Road front on to the street and are alley loaded. Also, the project has been designed with homes fronting onto the commercial site.

Street Standards: The project site was under Development Agreement prior to the adoption of the City's new "pedestrian friendly" street standards, which require a 53' wide right of way on residential streets to provide a 6' planter and 5' separated sidewalk. For this reason, much of the subdivision employs the street standards that were in place at the time the Development Agreement was signed, most notably a 41' wide residential street standard. The applicant has designed the project to include 4' separated sidewalks along many of the residential streets.

Streets are public within the project area, except for the alleys which are private streets, constructed with asphalt, and maintained by the Homeowners Association. The driveway access for the cluster homes will be private drives constructied with asphalt and privately maintained by a Homeowners Association.

Sound Walls: The project has been designed to avoid the need for sound walls. Homes front on the canal, I-80, I-5 and San Juan Road.

Parks/Bicycle Trails: There is one neighborhood park site being dedicated to the City with the Riverdale North project, identified on Exhibit 1B as Lot B. Lot B is adjacent to the proposed Perigrine Park and will add a total of 3.6 acres to this park site.

To the south and east of the site there is a drainage corridor, a bicycle/pedestrian corridor and a permanent open space easement to be used by the Sacramento Regional County Sanitation District. As stated above, housing units front along this open space and drainage corridor.

880' Walking Distance: Attachment 8 is an 880' walking map that depicts the walking distance from each of the housing units to the nearest park or open space amenity. The North Natomas Community Plan guiding policies instruct that at least 80% of the dwelling units in any project must be within 880 feet of open space, including accessible public and private parks and parkways, and drainage corridors. The proposed project is compliant with this policy because 94% of the proposed units are within an 880' walking distance of parks or open space.

Staff recommends the Planning Commission approve the Tentative Map for Riverdale North, in that the map is consistent with the proposed General Plan, proposed North Natomas Community Plan amendment, the State Subdivision Map Act, the PUD Guidelines and Schematic plan amendments, and the City's Subdivision Ordinance. It proposes a variety of housing types, locates homes within close proximity of recreational amenities, and attempts to provide safe and attractive pedestrian/bicycle linkages through the neighborhood to activity centers.

E. Subdivision Modifications

The applicant is requesting Subdivision Modifications to allow allow non-standard elbow design on a street, dead-end streets, non-standard intersections, a ten foot radius corner, private streets, lots with less than 20 feet of street frontage, and thru lots.

Development Engineering & Finance staff have reviewed the requested modifications and found the modifications acceptable, subject to the conditions contained in this staff report.

F. Special Permit for single family residential housing units

The applicant is proposing to construct a total of twenty (20) house plans on the proposed 537 medium density lots within the Riverdale North project area. There are 91 units proposed in the Single-Family Alternative Planned Unit Development (R-1A PUD) zone, 271 units proposed in the Multi-Family Planned Unit Development (R-2A PUD) zone, and 175 units proposed in the Multi-Family Planned Unit Development (R-2B PUD) zone. The 57.9± gross acre project site is currently vacant. The house plans range in size from 816 square feet to 1,871 square feet of living space and range from 3 to 5 bedrooms. House plan exhibits are included as Exhibits 1C-1Y.

The Riverdale North project area is divided into four "Villages." Villages 1 and 2 are comprised of two housing types, 30'x70' and 40'x70' detached housing products, Village 3 is comprised of the 40'x90" detached alley-loaded housing product and Village 4 is comprised of the "pull-a-part" townhome product.

The Special Permit analysis, below, has been divided into separate sections for each housing type.

Special Permit for 30'x70' housing type

The applicant is proposing to construct four (4) house plans on the proposed 30'x70' medium density lots in the Multi-Family Planned Unit Development (R-2A PUD) zone. The house plans range in size from 816 square feet to 1473 square feet and range from 2 to 3 bedrooms. The residential lot size is typically 30' x 70'. Lot exhibits are included .

House Plan Information: Please see below for detailed information regarding each house plan. The square footage given is the total living space provided by the applicant. Also note that the value under "Garage Recess" indicates the number of feet that the garage is behind the forward-most living space of the house or porch;

Table 4
House Plans

House Plan Name	Square Footage	No. of Stories	No. of Bedrooms	Garage Stalls	Max. House Dimensions (width)	(depth)	Garage Recess
Plan 1	816	1	2	1	24'-6"	45'-0"	5'-0"
Plan 2	1194	2	2+ loft	1+	24'-6"	45'-0"	5'-0"
Plan 3	1360	2	3	2	24'-6"	47'-6"	5'-0"
Plan 4	1473	2	3+ loft	2	24'-6"	47'-6"	5'-0"

Height, Setbacks, and Lot Coverage: One and two story homes are proposed for all of the lots within the subdivision. Residences may not exceed 35' in height, per the proposed PUD Guidelines amendments. The following minimum setback requirements will be established for medium density, single family residences within the PUD:

Table 5
Setback Requirements

Setbacks	Requirement
Front Yard Setback (Minimum)	12'-6" to porch 15'-0" to house envelope
Side Yard Setback (Minimum)	0' (zero lot line) one side 5'-0" Min. on opposite interior 12'-6" Min. corner lot @ street
Rear	10'-0"
Garage	20'-0" Min. from back of walk

Lot Coverage: With the proposed amendments to the PUD Guidelines, lot coverage for medium density residential is not to exceed 60% for 1-story houses and 60% for 2-story houses. Covered porches in the front or street side yard do not count toward lot coverage. Attached or detached garages that are recessed a minimum of five feet from the living area of the home or porch count 50 percent toward maximum lot coverage. Table 3 provides lot coverage analysis for each of the four house plans provided with this application. Lot coverage calculations are based upon the minimum, medium density lot size allowed within the PUD (30' x 70' minimum = 2,100 sq.ft. for an interior lot). As shown in Table 3, all four house plans meet the lot coverage requirement stated in the proposed PUD Guidelines:

Table 6
Lot Coverage

House Plan	Lot Square Footage	Ground Floor Square Footage	Garage Square Footage	Allowance	Lot Coverage
Plan 1	2100	816	211	106	43.9%
Plan 2	2100	773	260	130	43.0%
Plan 3	2100	619	420	210	39.4%
Plan 4	2100	611	420	210	39.1%

All four house plans are compliant with the City's Single Family Design Guidelines. Three elevations are proposed for each house plan. The basic features of these elevations are applied uniformly to each house plan, as detailed below with additional variations in entry structures, windows, shutter treatments, vent styles, accent materials, and roof plans:

Table 7
Elevation Styles

Styles	Roof Pitch	Roof Material	Roof Style	Exterior Material	Exterior Accent	Shutters	Special Details
Cottage	5:12 w/ 10:12 accent	Shake Conc.	Shed/Gable	stucco	Siding	yes	Corbels wing walls
Rural Italian	5:12	Villa tile Conc.	Hip/Shed	stucco	Stone	yes	Canales Corbels
Shingle	5:12 w/ 10:12 accent	Conc. Slate	Dutch Gable	stucco	Shingle	yes	Tapered columns

Special Permit for 40'x70' housing type

The applicant is proposing to construct four (4) house plans on the proposed 40' x 70' medium density lots in the Multi-Family Planned Unit Development (R-2A PUD) zone. The house plans range in size from 1,007 square feet to 1,775 square feet and range from 2 to 5 bedrooms. The residential lot size is typically 40' x 70'. Lot exhibits are included.

House Plan Information: Please see below for detailed information regarding each house plan. The square footage given is the total living space provided by the applicant. Also note that the value under "Garage Recess" indicates the number of feet that the garage is behind the forward-most living space of the house or porch;

Table 8
House Plans

House Plan Name	Square Footage	No. of Stories	No. of Bedrooms	Garage Stalls	Max. House Dimensions (width)	(depth)	Garage Recess
Plan 1	1007	1	2	2	34'-6"	45'	5'-0"
Plan 2	1385	2	3	2	34'-6"	41'	6'-0"
Plan 3	1559	2	3	2	34'-6"	44'	8'-0"
Plan 4	1775	2	5 opt.	2	34'-6"	45'	5'-0"

Height, Setbacks, and Lot Coverage: One and two story homes are proposed for all of the lots within the subdivision. Residences may not exceed 35' in height, per the proposed PUD Guidelines amendments. The following minimum setback requirements will be established for medium density, single family residences within the PUD:

Table 9
Setback Requirements

Setbacks	Requirement
Front Yard Setback (Minimum)	12'-6" to porch 15'-0" to house envelope
Side Yard Setback (Minimum)	0'"(zero lot line) one side 5'-0" Min. on opposite interior 12'-6" Min. corner lot @ street
Rear	10'-0"
Garage	20'-0" Min. from back of walk

Lot Coverage: With the proposed amendments to the PUD Guidelines, lot coverage for medium density residential is not to exceed 55% for 1-story houses and 55% for 2-story houses. Covered porches in the front or street side yard do not count toward lot coverage. Attached or detached garages that are recessed a minimum of five feet from the living area of the home or porch count 50 percent toward maximum lot coverage. Table 3 provides lot coverage analysis for each of the four house plans provided with this application. Lot coverage calculations are based upon the minimum, medium density lot size allowed within the PUD (40' x 70' minimum = 2,800 sq.ft. for an interior lot). As shown in Table 3, all four house plans meet the lot coverage requirement stated in the proposed PUD Guidelines:

Table 10
Lot Coverage

House Plan	Lot Square Footage	Ground Floor Square Footage	Garage Square Footage	Allowance	Lot Coverage
Plan 1	2800	1007	415	207	43.4%
Plan 2	2800	610	463	232	30.1%
Plan 3	2800	803	416	208	36.1%
Plan 4	2800	887	440	220	39.5%

All four house plans are compliant with the City's Single Family Design Guidelines. Three elevations are proposed for each house plan. The basic features of these elevations are applied uniformly to each house plan, as detailed below with additional variations in entry structures, windows, shutter treatments, vent styles, accent materials, and roof plans:

Table 11
Elevation Styles

Styles	Roof Pitch	Roof Material	Roof Style	Exterior Material	Exterior Accent	Shutters	Special Details
Formal French	7:12	Slate	Hip w/ Gable accent	Stucco	N/A	Yes	Scored Stucco Tiles
Italianate	5:12	Villa	Hip	Stucco	N/A	No	
Craftsman	6:12	Shake	Shed w/ gable accent	Stucco	Siding	Yes	Tapered Columns, Wood Beams

Special Permit for 40'x90' alley loaded housing type

The applicant is proposing to construct six (6) house plans on the proposed 40'x90' alley loaded medium density lots in the Single-Family Alternative Planned Unit Development (R-1A PUD) zone. The house plans range in size from 964 square feet to 1871 square feet and range from 3 to 5 bedrooms. The residential lot size is typically 40' x 90'. Lot exhibits are included.

House Plan Information: Please see below for detailed information regarding each house plan. The square footage given is the total living space provided by the applicant. Also note that the value under "Garage Recess" indicates the number of feet that the garage is behind the forward-most living space of the house or porch;

Table 12
House Plans

House Plan Name	Square Footage	No. of Stories	No. of Bedrooms	Garage Stalls	Max. House Dimensions (width)	(depth)	Garage Recess
Plan 1	964	1	2	2	30'-0"	58'-6"	Alley
Plan 2	1120	1	3	2	30'-0"	70'-0"	Alley
Plan 3	1283	1	2	2	30'-0"	71'-6"	Alley
Plan 4	1448	1	3	2	30'-0"	71'-6"	Alley
Plan 5	1522	1	3	2	30'-0"	71'-0"	Alley
Plan 6	1871	2	4	2	30'-0"	59'-0"	Alley

Height, Setbacks, and Lot Coverage: One and two story homes are proposed for all of the lots within the subdivision. Residences may not exceed 35' in height, per the proposed PUD Guidelines amendments. The following minimum setback requirements will be established for medium density, single family residences within the PUD:

Table 13
Setback Requirements

Setbacks	Requirement
Front Yard Setback (Minimum)	12'-6" to porch 15'-0" to living space
Side Yard Setback (Minimum)	5'-0" at interior 12'-6" at corner lot
Rear yard	
Garage at Alley	6'-0" (Apron only)

Lot Coverage: With the proposed amendments to the PUD Guidelines, lot coverage for medium density residential is not to exceed 50% for 1-story houses and 50% for 2-story houses. Covered porches in the front or street side yard do not count toward lot coverage. Attached garages that are alley loaded count 50 percent toward maximum lot coverage. Table 3 provides lot coverage analysis for each of the six house plans provided with this application. Lot coverage calculations are based upon the minimum, medium density lot size allowed within the PUD (40' x 90' minimum = 3,600 sq.ft. for an interior lot). As shown in Table 3, all six house plans meet the lot coverage requirement stated in the proposed PUD Guidelines:

Table 14
Lot Coverage

House Plan	Lot Square Footage	Ground Floor Square Footage	Garage Square Footage	Allowance	Lot Coverage
Plan 1	3600 Min.	964	431	216	32.8%
Plan 2	3600 Min.	1120	431	216	37.1%
Plan 3	3600 Min.	1283	438	219	41.7&
Plan 4	3600 Min.	1448	450	225	46.5%
Plan 5	3600 Min.	1522	439	220	48.4%
Plan 6	3600 Min.	954	448	224	32.7%

All six house plans are compliant with the City's Single Family Design Guidelines. Four elevations are proposed for each house plan. The basic features of these elevations are applied uniformly to each house plan, as detailed below with additional variations in entry structures, windows, shutter treatments, vent styles, accent materials, and roof plans:

Table 15
Elevation Styles

Styles	Roof Pitch	Roof Material	Roof Style	Exterior Material	Exterior Accent	Shutters	Special Details
French Country	4:12 10:12 Accent	Slate	Hips w/ Gable Accents	Stucco	Stone	Yes	Wood Railing
National	4:12 10:12 Accent	Shake	Hips w/ Dutch Gable Accents	Stucco	Single	Yes	Tapered Columns
Shingle	11	Shake	Hips w/ Gable Accents	Stucco	Siding and Brick	No	Tapered Columns, Wood Railing
Spanish	5:12	Villa	Gables Sheds	Stucco		Yes	Wing Walls Canales
Romantic	5:12	Villa	Hips w/ Gable Accents	Stucco		No	Wrought Iron Details Iron Railing
Bungalow	5:12	Slate	Gables and Dutch Gables	Stucco	Stone	No	Wood Railing, Tapered Columns

Special Permit for "pull-a-part" townhomes

The applicant is proposing to construct six (6) house plans on the proposed "pull-a-part" townhouse lots in the Multi-Family Planned Unit Development (R-2B PUD) zone. The house plans range in size from 1027 square feet to 1837 square feet and range from 2 to 3 bedrooms. Lot exhibits are included.

House Plan Information: Please see below for detailed information regarding each house plan. The square footage given is the total living space provided by the applicant. Also note that the value under "Garage Recess" indicates the number of feet that the garage is behind the forward-most living space of the house or porch;

Table 16
House Plans

House Plan Name	Square Footage	No. of Stories	No. of Bedrooms	Garage Stalls	Max. House Dimensions (width)	(depth)	Garage Recess
Plan 1	1027	2	2	1 w/ 20' drive	26'-0"	33'-0"	10'-0"
Plan 2	1197	2	2	1 w/ 20' drive	35'-7"	29'-5"	15'-0"
Plan 2-Alt	1172	2	3	1 w/ 20' drive	35'-7"	29'-5"	15'-0"
Plan 3	1314	2	3	1 w/ 20' drive	44'-0"	40'-2"	N/A
Plan 4	1567	2	3	2 w/ 20' drive	88'-0"	38'-10"	15'-0"
Plan 5	1837	2	3	2 w/ 20' drive	55'-0"	31'-0"	15'-0"

Height, Setbacks, and Lot Coverage: One and two story homes are proposed for all of the lots in the subdivision. Residences may not exceed 35' in height, per the proposed PUD Guidelines amendments. The following minimum setback requirements will be established for medium density, single family residences within the River Oaks PUD:

Table 17
Setback Requirements

Setbacks	Requirement
Front Yard Setback (Minimum)	Min. 10'-0" at street frontages Min. 5'-0" at paseo minimum
Side Yard Setback (Minimum)	Min. 3'-0" at interior Min. 5'-0" at private drives
Driveway (Minimum)	Min. 20'-0" driveway
Rear Yard	Varies per lot 3'-0" Minimum 12'-0" Maximum

Lot Coverage: With the proposed amendments to the PUD Guidelines, lot coverage for high density residential is not to exceed 50% for 1-story houses and 50% for 2-story houses. Covered porches in the front or street side yard do not count toward lot coverage. Attached or detached garages that are recessed a minimum of five feet from the living area of the home or porch count 50 percent toward maximum lot coverage. Table 18 provides lot coverage analysis for each of the six house plans provided with this application. As shown in Table 18, all six house plans meet the lot coverage requirement stated in the proposed PUD Guidelines:

Table 18
Lot Coverage

House Plan	Lot Square Footage	Ground Floor Square Footage	Garage Square Footage	Allowance	Lot Coverage
Plan 1	1469	495	213	106	40.9%
Plan 2	1722	591	215	107	40.5%
Plan 2-Alt	1722	591	215	107	40.5%
Plan 3	1836	577	266	133	38.6%
Plan 4	2480	719	462	231	38.3%
Plan 5	2381	919	415	206	47.2%

All six house plans are compliant with the City's Single Family Design Guidelines. Four elevations are proposed for each house plan. The basic features of these elevations are applied uniformly to each house plan, as detailed below with additional variations in entry structures, windows, shutter treatments, vent styles, accent materials, and roof plans:

Table 19
Elevation Styles

Styles	Roof Pitch	Roof Material	Roof Style	Exterior Material	Exterior Accent	Shutters	Special Details
English Cottage	Mainly 12:12	Smooth slate (Conc. Tiles)	Mainly Gables	Stucco	Siding	Yes	Brackets, pot shelves
English Tudor	Mainly 12:12	Smooth slate (Conc. Tiles)	Mainly Gables, w/ sheds	Stucco	Stone, Board & Batt	Yes	Brackets
Craftsman Bungalow	5:12 & 6:12	Shake (Conc. Tiles)	Mainly Gables	Stucco	Stone	Yes	Brackets, Beams, Columns, Wood Rail
Craftsman Shingle	5:12 & 6:12	Shake (Conc. Tiles)	Mainly Gables	Stucco	Shingle	Yes	Brackets, Beams, Columns, Wood Rail Pot Shelves

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. The Negative Declaration was circulated for a 30-day public review period from July 19, 2004 to August 18, 2004.

A comment letter was received from the California Department of Transportation, District 3 during the public review period. The comments included a request for an Updated Traffic Impact Study due to the land use changes and rezone. The Negative Declaration includes a comparison of trip generation for the proposed project and the trip generation for the previously approved Planned Unit Development Schematic Plan land uses. The result of this comparison is that the proposed project will result in a reduction of 590 AM peak hour trips and a reduction of 670 PM peak hour trips. The City's Development Engineering and Finance staff have determined that, based upon this trip generation analysis, a Traffic Impact Study is not warranted (see page 51 of the attached Negative Declaration).

In compliance with Section 15070(b)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address air quality, biological resources, and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A).

B. Public/Neighborhood/Business Association Comments

The original project and all subsequent revisions were routed to the following associations: Environmental Council of Sacramento, Natomas Chamber of Commerce, Natomas Community Association, Natomas Crossing Community Vision, Natomas Crossing Homeowners Association, Natomas Journal; North Natomas Alliance, North Natomas Community Association, North Natomas Study Group, River Oaks Community Association, Westside Community Association, West Natomas Community Association , North Natomas Transportation Management Association, WALK Sacramento, and Jo Ann Whitsett. Comments were received from Natomas Community Association, North Natomas Alliance, North Natomas Study Group and WALK Sacramento.

Planning Staff's responses are in **BOLD**

The Natomas Community Association Plan Review Group originally reviewed the developer's proposal on 12/3/02 and provided the following comnments:

1. The group heard the developer's argument in support of the rezone including inability to market property to date, offer of 15% set aside for low and very low affordable housing, alley access MD lots, 2 lane road not on transit route,

inappropriate EC designation, need for higher density housing because of down zones to date.

2. Planning group opposed rezone on several grounds:
   - NNCP recognizes that housing along freeways is inappropriate,

There are no policies within the NNCP that discourage housing along freeways. The NNCP states that "residential land uses shall be allowed if located outside an area with a noise impact of greater than 60 db CNEL as measured from the dwelling unit's rear yard." This project has been designed to meet this NNCP requirement. A detailed noise analysis is provided in the attached Negative Declaration (pages 69-78).

   - I-5 corridor should be preserved as the "gateway to the city" with 100' landscaped setback with offices as buffer to housing,

The I-5 (and I-80) landscape corridors are preserved with this project.

   - the area already has maximum medium density housing,

There are no requirements for the amount of medium density land uses in any particular area.

   - major air quality issues (toxic contaminants) are evident at juncture of I-5 and I-80; noise studies definitely needed, (developer intends to face rear yards to freeway)

See Negative Declaration. The Air Quality section is on pages 38-48 and the Noise section is on pages 69-78. With the incorporation of mitigation measures there will be less than significant impacts from both air quality and noise.

   - loss of 700 jobs will alter jobs housing balance mandated in NNCP,

see discussion above concerning jobs/housing balance

   - NUSD will be seriously impacted by addition of 267 more residential units,

The Natomas Unified School District has indicated they have no comments regarding this project. NUSD has sent in a reply of "no comment to both the first proposal for 267 units and the final proposal for 537 dwelling units.

   - The PUD already has the maximum 25% residential allowed,

This proposal will amend the land use designation and the Employment Center residential allocation will not apply.

- Other successful office centers in SN have similar access issues,

Staff does not agree that there are other Employment Center, or office designated parcels with the same access issues. The proposed site is located on San Juan Road, a two-lane facility. The closest points of freeway access to this site are the Arena Boulevard interchange (1.5 miles away), the Truxel Road interchange (1.75 miles away) and the West El Camino Interchange (1.75 miles away). Access from these three freeway interchanges are all along two lane facilities.

- It is too early in development of EC in NN to justify this substantial rezone,

Staff has determined that this particular proposal is ripe for a determination on the ultimate land use. At this time staff supports the proposal.

- Need for easement for the Lower Northwest sewer interceptor (2-5' pipes) planned for south side of the property must be considered.

The proposed project allows the required right-of-way for the Lower North West Interceptor Regional sewer project.

On January 12, 2005 the NCA Planning Committee again reviewed the project and offered these additional comments

1. See our previous comments.

   See above

2. Housing is not appropriate next to freeway. Premature to eliminate EC at this site.

   See reply above

3. This EC-50 area can accommodate mixed uses including offices, support retail and housing, Follow the NNCP-no major plan amendment is necessary.

   See reply above

4. The freeway landscaped buffer should include the joint use bikeway/utility access consistent with freeway corridor master plan.

   See reply above

5. Coordinate with Caltrans that plans to improve the nearby interchange that may affect access and bikeways in this area.

   There are no freeway interchanges that would be affected by this proposal.

6. Rezone proposed should trigger the inclusionary housing ordinance.

   An Inclusionary Housing Plan is incorporated with this project.

7. To avoid confusion, the name of this subdivision should be changed because there are already 2 other residential areas in SN named "Riverview". Residents still refer to their neighborhood as Riverview.

   The name of the proposed project is Riverdale North.

The North Natomas Alliance provided the following comments on April 21, 2004:

> We oppose the proposed change from Employment Center to Residential uses, we are concerned that the proposal and would place increased demands on public facilities such as schools and parks without providing for the expansion of these facilities. In particular the open space consists mainly of a bike/ped path along a drainage channel and only a 0.2 acre increase in usable parkland. We also believe the sites location next to the junction of two freeways makes it inappropriate for residential uses. The change will eliminate the employment center which would eliminate jobs. It would upset the jobs housing balance.
>
> **The proposal does include the addition of 3.6± acres of additional parkland and the NUSD has not provided negative comments on the project.**

The North Natomas Study Group submitted the following comments on November 27, 2002:

> This is a significant deviation from the NNCP and we oppose this application. This land adjacent to a major freeway is more appropriate for EC-50 uses as planned originally.
>
> **Please see staff analysis for this project, found above.**

WALK Sacramento provided the following comments on April 24, 2004:

> The City of Sacramento's Pedestrian Friendly Street Standards should be utilized.

The project site was under Development Agreement prior to the adoption of the City's new "pedestrian friendly" street standards, which require a 53' wide right of way on residential streets to provide a 6' planter and 5' separated sidewalk. For this reason, much of the subdivision employs the street standards that were in place at the time the Development Agreement was signed, most notably a 41' wide residential street standard. The applicant has designed the project to include 4' separated sidewalks along many of the residential streets.

Provide better bicycle/pedestrian connections to the Bicycle Path.

The applicant has provided several pedestrian lots throughout the project that provide access to the bicycle path. The design of these through lots allows 94% of the units to be within 880 feet of the open space area.

Provide better "eyes on the street" orientation and layout of homes.

Staff believes the applicant has provided adequate "eyes on the street" orientation with the subdivision design. Homes face the bicycle paths, San Juan Road, the commercial site and the park.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Development Services Department

   a. Development Engineering and Finance Division - Comments are incorporated into Notice of Decision.

   b. Building Division - Comments and advisory notes are incorporated into Notice of Decision.

2. General Services Department - Solid Waste Division – No Comments or Conditions

3. Transportation Department - Electrical Division - Comments and advisory notes are incorporated into Notice of Decision.

4. Utilities Department - Comments and advisory notes are incorporated into Notice of Decision.

5. Fire Department - Comments and advisory notes are incorporated into Notice of Decision.

6. CSD-1 - Comments and advisory notes are incorporated into Notice of Decision.

7. SMUD - Comments and advisory notes are incorporated into Notice of Decision.

8. Sacramento Regional Transit District – RT staff has requested that consideration for the provision for a bus shelter within the PUE located on San Juan Road. The project will be conditioned to require the applicant to coordinate with RT on the location of a bus shelter within the PUE on the village commercial site.

9. Reclaimation District 1000 - Comments and advisory notes are incorporated into Notice of Decision.

10. Sacramento Metropolitan Air Quality Management District – Comments have been incorporated into the Mitigation Measures and conditions for this project.

11. CalTrans – District 3 – Comments were received regarding the need for a traffic impact study, discharge of runoff into the I-80 drainage system, best management practices for runoff, and requirements for work in the state right-of-way. The traffic impact study and drainage issues are addressed in the attached Negative Declaration (also – see above regarding traffic study). The requirement for encroachment permits in state right-of-way will be added as an advisory to the NOD.

D. Subdivision Review Committee Recommendation

On November 3, 2004, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed Tentative Map subject to the conditions of approval in the attached Notice of Decision.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A, B, I, J, K and L. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action. Items C, D, E, F, G, and H below, require City Council approval.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

A. Adopt the attached Notice of Decision and Findings of Fact adopting the Mitigated Negative Declaration;

B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;

C. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the Inclusionary Housing Plan;

D. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the General Plan Amendment amending 48.5± acres of Mixed Use and 9.4± acres of Community/Neighborhood Commercial and Offices **to** 12.7± acres of Low Density Residential, 33.9± acres of Medium Density Residential, 4.7± acres of Community/Neighborhood Commercial and Offices, and 6.6± acres Parks, Recreation and Open Space;

E. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the Community Plan Amendment amending 48.5± acres of Mixed Use and 9.4± acres of Community/Neighborhood Commercial and Offices **to** 12.7± acres of Low Density Residential, 33.9± acres of Medium Density Residential, 4.7± acres of Community/Neighborhood Commercial and Offices, and 6.6± acres Parks, Recreation and Open Space;

F. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the Rezone of 48.5± acres of Employment Center 50 PUD (EC-50 PUD) zone and 9.4± acres of Limited Commercial PUD (C-1 PUD) zone **to** 12.7± acres of Single Family Alternative PUD (R-1A PUD) zone, 22.5± acres of Multi-Family PUD (R-2A PUD) zone, 11.4± acres of Multi-Family PUD (R-2B PUD) zone, 4.7± acres of Limited Commercial PUD (C-1 PUD) zone, and 6.6± acres Agriculture-Open Space PUD (A-OS PUD) zone;

G. Adopt the attached Notice of Decision and Findings of Fact approving the PUD Guidelines Amendment to include development standards for alternative single family residential within the River View/Parkview Planned Unit Development

H. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the PUD Schematic Plan Amendment re-designate the uses on the property to include 537 single family residential units and a recreation center on 46.6± acres, a 4.7± acre Village Commercial parcel, a 3.6± acre park site and 3.0± acres of open space within the River View/Parkview Planned Unit Development;

I. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to subdivide four parcels into 537 single family lots, 1 village commercial lot, 1 park lot, 1 recreation center lot, 1 open space lot, 13 landscape lots, and 12 private drive/public utility easement lots;

J. Adopt the attached Notice of Decision and Findings of Fact approving the Subdivision Modification to allow non-standard elbow design on a street, dead-end streets, non-standard intersections, a ten foot radius corner, private streets, lots with less than 20 feet of street frontage, and thru lots

K. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to construct 537 residential dwelling units on 46.6± acres in the Single Family Alternative PUD (R-1A PUD), Multi-Family PUD (R-2A PUD) and Multi-Family PUD (R-2B PUD) zones); and

L. Adopt the Notice of Decision and Findings of Fact approving the Revocation of a Special Permit to revoke the Buchman Circle Apartment Special Permit (P02-076) approved on August 14, 2003.

Report Prepared By,

Greg Bitter, Senior Planner

Report Reviewed By,

David Kwong, Senior Planner

Attachments

Attachment 1 Notice of Decision & Findings of Fact

Exhibit 1A - Mitigation Monitoring Plan
Exhibit 1B - Inclusionary Housing Plan Resolution
Exhibit 1C - General Plan Resolution
Exhibit 1D - Community Plan Resolution
Exhibit 1E - Rezone Ordinance
Exhibit 1F - PUD Guidelines and Schematic Plan Amendment Resolution
Exhibit 1G - Tentative Subdivision Map
Exhibit 1H - 880' Walking Map
Zero Lot Line 30'x70' House Plans
Exhibit 1I – Plan 816 Plot Plans
Exhibit 1J - Plan 816 Floor Plan
Exhibit 1K – Plan 816 Cottage Front Elevation
Exhibit 1L – Plan 816 Cottage Exterior Elevations
Exhibit 1M – Plan 816 Rural Italian Front Elevation
Exhibit 1N – Plan 816 Rural Italian Exterior Elevations
Exhibit 1O – Plan 816 Shingle Front Elevation
Exhibit 1P – Plan 816 Shingle Exterior Elevations
Exhibit 1Q – Plan 1194 Plot Plans
Exhibit 1R - Plan 1194 Floor Plan
Exhibit 1S - Plan 1194 Alternate Floor Plan
Exhibit 1T – Plan 1194 Cottage Front Elevation
Exhibit 1U – Plan 1194 Cottage Exterior Elevations
Exhibit 1V – Plan 1194 Alternative Cottage Exterior Elevations
Exhibit 1W – Plan 1194 Rural Italian Front Elevation
Exhibit 1X – Plan 1194 Rural Italian Exterior Elevations
Exhibit 1Y – Plan 1194 Alternative Rural Italian Exterior Elevations

Exhibit 1Z – Plan 1194 Shingle Front Elevation
Exhibit 1AA – Plan 1194 Shingle Exterior Elevations
Exhibit 1BB – Plan 1194 Alternative Shingle Exterior Elevations
Exhibit 1CC – Plan 1360 Plot Plans
Exhibit 1DD - Plan 1360 Floor Plan
Exhibit 1EE – Plan 1360 Cottage Front Elevation
Exhibit 1FF – Plan 1360 Cottage Exterior Elevations
Exhibit 1GG – Plan 1360 Rural Italian Front Elevation
Exhibit 1HH – Plan 1360 Rural Italian Exterior Elevations
Exhibit 1II – Plan 1360 Shingle Front Elevation
Exhibit 1JJ – Plan 1360 Shingle Exterior Elevations
Exhibit 1KK – Plan 1473 Plot Plans
Exhibit 1LL - Plan 1473 Floor Plan
Exhibit 1MM – Plan 1473 Cottage Front Elevation
Exhibit 1NN – Plan 1473 Cottage Exterior Elevations
Exhibit 1OO – Plan 1473 Rural Italian Front Elevation
Exhibit 1PP – Plan 1473 Rural Italian Exterior Elevations
Exhibit 1QQ – Plan 1473 Shingle Front Elevation
Exhibit 1RR – Plan 1473 Shingle Exterior Elevations
Zero Lot Line 40'x70' House Plans
Exhibit 1SS – Plan 1007 Plot Plans
Exhibit 1TT - Plan 1007 Floor Plan
Exhibit 1UU – Plan 1007 Formal French Front Elevation
Exhibit 1VV – Plan 1007 Formal French Exterior Elevations
Exhibit 1WW – Plan 1007 Italianate Front Elevation
Exhibit 1XX – Plan 1007 Italianate Exterior Elevations
Exhibit 1YY – Plan 1007 Craftsman Front Elevation
Exhibit 1ZZ – Plan 1007 Craftsman Exterior Elevations
Exhibit 1AAA – Plan 1385 Plot Plans
Exhibit 1BBB - Plan 1385 Floor Plan
Exhibit 1CCC – Plan 1385 Formal French Front Elevation
Exhibit 1DDD – Plan 1385 Formal French Exterior Elevations
Exhibit 1EEE – Plan 1385 Italianate Front Elevation
Exhibit 1FFF – Plan 1385 Italianate Exterior Elevations
Exhibit 1GGG – Plan 1385 Craftsman Front Elevation
Exhibit 1HHH – Plan 1385 Craftsman Exterior Elevations
Exhibit 1III – Plan 1559 Plot Plans
Exhibit 1JJJ - Plan 1559 Floor Plan
Exhibit 1KKK – Plan 1559 Formal French Front Elevation
Exhibit 1LLL – Plan 1559 Formal French Exterior Elevations
Exhibit 1MMM – Plan 1559 Italianate Front Elevation
Exhibit 1NNN – Plan 1559 Italianate Exterior Elevations
Exhibit 1OOO – Plan 1559 Craftsman Front Elevation
Exhibit 1PPP – Plan 1559 Craftsman Exterior Elevations
Exhibit 1QQQ – Plan 1775 Plot Plans
Exhibit 1RRR - Plan 1775 Floor Plan
Exhibit 1SSS – Plan 1775 Formal French Front Elevation
Exhibit 1TTT – Plan 1775 Formal French Exterior Elevations

107

DEVELOPMENT SERVICES
DEPARTMENT

PLANNING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

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916-808-5381
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MEMORANDUM

Date: March 24, 2005

To: Chair Taylor-Carol and
Members of the City Planning Commission

From: Greg Bitter, Senior Planner

SUBJECT: Addendum to Staff Report for Riverdale North (P02-138)
Item #3

The Notice of Decision and Findings of Fact (NOD) for this project have been amended. The following list details the amended conditions:

Condition I13 (page 43), Condition I17 (pages 43-44), Condition I85 (pages 51-52), and Condition K1 (page 56) have been amended.

Conditions I31 through I45 (pages 45-47) have replaced the original condition numbers I31 through I 35 (pages 45-46 of the original staff report).

Also, the language for Entitlement J (page 56) has been corrected.

xc: [P02-138]

Additions = underlined in bold
Deletions = ~~strike-through~~

AMENDED BY STAFF 3/24/05

NOTICE OF DECISION AND FINDINGS OF FACT FOR RIVERDALE NORTH, LOCATED SOUTH OF SAN JUAN ROAD, WEST OF INTERSTATE 5 AND NORTH OF INTERSTATE 80. SACRAMENTO, CALIFORNIA IN THE SINGLE-FAMILY ALTERNATIVE PUD (R-1A PUD) ZONE, MULTI-FAMILY PUD (R-2A PUD) ZONE, MULTI-FAMILY PUD (R-2B PUD) ZONE, LIMITED COMMERCIAL PUD (C-1 PUD) ZONE, AND AGRICULTURE-OPEN SPACE PUD (A-OS PUD) ZONE. (P02-138)

At the regular meeting of March 10, 2005, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

A. **Environmental Determination: Negative Declaration;**

B. **Approved the Mitigation Monitoring Plan;**

C. **Recommend approval of the Inclusionary Housing Plan;**

D. **Recommend approval of the General Plan Amendment amending 48.5± acres of Mixed Use and 9.4± acres of Community/Neighborhood Commercial and Offices to 12.7± acres of Low Density Residential, 33.9± acres of Medium Density Residential, 4.7± acres of Community/Neighborhood Commercial and Offices, and 6.6± acres Parks, Recreation and Open Space;**

E. **Recommend approval of the Community Plan Amendment amending 48.5± acres of Employment Center 50, and 9.4± acres of Village Commercial to 46.6± acres of Medium Density Residential, 4.7± acres of Village Commercial, and 6.6± acres of Parks/Open Space;**

F. **Recommend approval of the Rezone of 48.5± acres of Employment Center 50 PUD (EC-50 PUD) zone and 9.4± acres of Limited Commercial PUD (C-1 PUD) zone to 12.7± acres of Single Family Alternative PUD (R-1A PUD) zone, 22.5± acres of Multi-Family PUD (R-2A PUD) zone, 11.4± acres of Multi-Family PUD (R-2B PUD) zone, 4.7± acres of Limited Commercial PUD (C-1 PUD) zone, and 6.6± acres Agriculture-Open Space PUD (A-OS PUD) zone;**

G. **Approved the PUD Guidelines Amendment to include development standards for alternative single family residential within the River View/Parkview Planned Unit Development;**

H. **Recommend approval of the PUD Schematic Plan Amendment to re-**

designate the uses on the property to include 537 single family residential units and a recreation center on 46.6± acres, a 4.7± acre Village Commercial parcel, a 3.6± acre park site and 3.0± acres of open space within the River View/Parkview Planned Unit Development;

I. Approved the Tentative Map to subdivide four parcels into 537 single family lots, 1 village commercial lot, 1 park lot, 1 recreation center lot, 1 open space lot, 13 landscape lots, and 12 private drive/public utility easement lots;

J. Approved the Subdivision Modification to allow non-standard elbow design on a street, dead-end streets, non-standard intersections, a ten foot radius corner, private streets, lots with less than 20 feet of street frontage, and thru lots;

K. Approved the Special Permit to construct 537 residential dwelling units on 46.6± acres in the Single Family Alternative PUD (R-1A PUD), Multi-Family PUD (R-2A PUD) and Multi-Family PUD (R-2B PUD) zones; and

L. Approved the Revocation of a Special Permit to revoke the Buchman Circle Apartment Special Permit (P02-076) approved on August 14, 2003.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

A. Negative Declaration: The City Planning Commission adopts the Negative Declaration based upon the following findings:

1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;

2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;

3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.

B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is **approved** based upon the following findings of fact:

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 1A;

3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.

4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.

I. Tentative Subdivision Map: The Tentative Subdivision Map to subdivide four parcels into 537 single family lots, 1 village commercial lot, 1 park lot, 1 recreation center lot, 1 open space lot, 13 landscape lots, and 12 private drive/public utility easement lots 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;

2. The proposed subdivision, together with the provision for its design and improvement, is consistent with the City's General Plan, North Natomas Community Plan, Gateway West and Cambay West PUD Guidelines, the City's Subdivision Ordinance and the State Subdivision Map Act;

3. The discharge of waste from the proposed subdivision into existing community sewer system will not result in a 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; and

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

J. Subdivision Modifications: The **Subdivision Modifications** to allow non-standard elbow design on a street, dead-end streets, non-standard intersections, a ten foot radius corner, private streets, lots with less than 20 feet of street frontage, and thru lots are hereby **approved** based on the following findings of fact:

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

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

4. 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.

K. Special Permit: The Special Permit to construct 537 residential dwelling units on 46.6± acres in the Single Family Alternative PUD (R-1A PUD), Multi-Family PUD (R-2A PUD) and Multi-Family PUD (R-2B PUD) zones is **approved** based on the following findings of fact:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed use will not adversely affect the peace and general welfare of the surrounding residential neighborhood;

2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project is required to build in conformance with Building Codes and PUD Guidelines;

3. The proposed project is consistent with the City of Sacramento General Plan and North Natomas Community Plan designations, and the requirements of the Single Family Alternative PUD (R-1A PUD), Multi-Family PUD (R-2A PUD) and Multi-Family PUD (R-2B PUD) zones.

L. Request to Revoke (Void) a Special Permit: The request to revoke (void) the Buchman Circle Apartment Special Permit (P02-076) approved on August 14, 2003 is **approved** based upon the following findings of fact:

1. The owner/applicant is not adverse or opposed to voiding the Special Permit for the Buchman Circle Apartment project (P02-076) at this location.

2. Avoids contradiction in the type of development being proposed.

CONDITIONS OF APPROVAL

I. The Tentative Subdivision Map to subdivide four parcels into 537 single family lots, 1 village commercial lot, 1 park lot, 1 recreation center lot, 1 open space lot, 13 landscape lots, and 12 private drive/public utility easement lots is hereby approved subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P02-138). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

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:

GENERAL: All Projects

I1. In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments (if any), Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments (if any), Zoning changes, and the Development Agreement.

I2. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated by Resolution No. 2002-373 on June 11, 2002, and shall execute any and all agreements, which may be required in order to implement this condition.

I3. Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.

I4. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P02-138) to the satisfaction of the Planning Director and Development Engineering and Finance Division.

I5. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P02-138).

I6. The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

I7. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.

I8. Show existing and proposed/required easements on the Final Map.

I9. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to and reserved from Parcels all appropriate parcels at no cost, at the time of sale or other conveyance of either parcel. This condition pertains to the cluster product lots along F Street and the associated private drives.

I10. 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 and Finance Division after consultation with the U.S. Postal Service.

I11. Multiple Final Maps may be recorded. Prior to recordation of any Final Map all infrastructure/improvements necessary for the respective Final Map must be secured by a Subdivision Improvement Agreement to the satisfaction of the Department of Utilities, and the Development Engineering and Finance Division.

I12. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Development Engineering and Finance Division, Plan Check Engineer at 808-7493 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

Development Engineering and Finance Division:

I13. The applicant shall be required to pay **North Natomas Finance Plan** fees equivalent to the **North Natomas Finance Plan** fees for the current land use designations (Employment Center 50 and Village Commercial).

Development Engineering and Finance Division: Streets

I14. 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.

I15. All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the map shall be designed and constructed to City standards.

I16. Construct standard subdivision improvements as noted in these conditions pursuant to section16.48.110 of the city code and standards adopted in and for the North Natomas Community Plan. Improvements required shall be determined by the City, but at a minimum, streets shall include half-streets and at least one travel lane in each direction. Costs associated with offsite or overwidth improvements may be subject to reimbursement, per the development agreement.

I17. **Dedicate all residential public streets to a standard (May 6, 1999) 41' foot street. Construct all residential public streets to a standard (May 6, 1999) 41' foot street from back of curb to back of curb (31'). The applicant shall coordinate with the Development Engineering and Finance Division to**

dedicate 5' pedestrian easements adjacent to many residential streets in order to separate the sidewalk in accordance with the City's pedestrian friendly policy. All dedication and construction shall be to the satisfaction of Development Engineering and Finance Division. ~~Dedicate and construct all residential public streets to a standard (May 6, 1999) 41' foot street.~~

I18. The 31' private street shall be constructed as a city standard (May 6, 1999) 41' street without sidewalks.

I19. The applicant shall provide to the City by separate instrument agreement an Irrevocable Offer of Dedication of 5' adjacent to either side of the 31' private street to the satisfaction of the Development Engineering and Finance Division.

I20. The side of any street adjacent to a school or a park shall be dedicated and constructed to a 50' right of way (half-street only), which will provide for on-street parking and vertical curb adjacent to the school or park as determined by the Development Engineering and Finance Division.

I21. Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Development Engineering and Finance Division 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 Finance Division and Fire Department. Certain exceptions may be considered by the Development Engineering and Finance Division and the Fire Department on a case-by-case basis.

I22. The City may, at its discretion, require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, traffic circles, intersection portals, chicanes, speed humps, additional 4-way intersections, etc. Speed humps will be required on certain streets adjacent to school/park combinations, as determined by the Development Engineering and Finance Division.

I23. 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 and Finance Division.

I24. Provide additional right-of-way for expanded intersections at intersections to be signalized and other locations specified by the Development Engineering and Finance Division.

I25. Developer is required to install permanent street signs to the satisfaction of the Development Engineering and Finance Division.

I26. 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 and Finance Division. The center lines of such streets shall be aligned.

I27. The southern right-of-way line of San Juan Road adjacent to any residential lot shall be dedicated to the City as an exclusive no vehicular ingress/egress rights line.

I28. The southern/eastern right-of-way line of E Street adjacent to any residential lot shall be dedicated to the City as an exclusive no vehicular ingress/egress rights line.

I29. Construct traffic signals at the following intersections (if not already in place):

a. I Street /San Juan Road

b. Buchman Circle/San Juan

c. Fair Share Contribution for the Intersection of West El Camino/I-80 Eastbound off ramp (Fair Share Contribution to be determined by the Development Engineering and Finance Division).

d. Fair Share Contribution for the Intersection of West El Camino/I-80 Westbound off ramp (Fair Share Contribution to be determined by the Development Engineering and Finance Division).

NOTE: The Development Engineering and Finance Division shall determine the need for signals, if required, signals shall be constructed as part of the public improvements for the Special Permit. Signal design and construction shall be to the satisfaction of the Development Engineering and Finance Division and may be subject to reimbursement as set forth in the Development Agreement. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of the Department of Transportation.

I30. The applicant shall submit a signal design concept report to the Development Engineering and Finance Division for review and approval prior to the submittal of any improvement plans involving traffic signal work.

PRIVATE/PUBLIC UTILITIES:

I31. **All streets with a 5 foot pedestrian easement adjacent to the street right of way shall dedicate a 14-foot public utility easement for underground facilities and appurtenances, except where structures are located (not to be less than 12.5' based upon Plot Plan Exhibit 1473).**

I32. Dedicate a 10-foot public utility easement for underground facilities and appurtenances adjacent to San Juan Road.

I33. Dedicate the Landscape Corridors as a public utility easement for underground facilities and appurtenances.

I34. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways along Lots A and B

Qualification: When street right-of-way is adjacent to an established/proposed park site, location of appurtenances shall be coordinated with Parks Planning, Design and Development and must be approved by the City Parks Director.

I35. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to the north side of Street "C" from Lots 61 though 76

I36. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to the north side of Street "D" from Lots 352 though 362.

I37. Dedicate a 10-foot public utility easement for underground facilities and appurtenances adjacent to the south side of Street "C" from Lots 229 & 263.

I38. Dedicate a 10-foot public utility easement for underground facilities and appurtenances adjacent to the south side of Street "D" Lots 264, 287, 288, 351.

I39. Dedicate a 10-foot public utility easement for underground facilities and appurtenances adjacent to the street right of ways in Lots 297, 298, 307, 308, 317, 318, 331, 332, 341, & 342.

I40. Dedicate a 10-foot public utility easement for underground facilities and appurtenances adjacent to the east side of Street "E" from Lots 288 though 317.

I41. Dedicate Lots DD & EE the private drives and 5 feet adjacent thereto as a public utility easement for underground facilities and appurtenances.

I42. Dedicate a 10' public utility easement for underground facilities and appurtenances adjacent to Buchman Circle.

I43. Dedicate a 10' public utility easement for underground facilities and appurtenances adjacent to Street "I" on Lots 76 and 352.

I44. On all public streets, adjacent to "Pull-a-part" townhouse lots, dedicate a 10-foot public utility easement for underground facilities and appurtenances

adjacent to all public street right of ways, excepting where building are located.

I45. **Dedicate Lots P though AA the private drives and 5 feet adjacent thereto as a public utility easement for underground facilities and appurtenances.**

~~Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public street rights of ways.~~

~~**Qualification:** When street right-of-way is adjacent to an established/proposed park site, location of appurtenances shall be coordinated with Parks Planning, Design and Development and must be approved by the City Parks Director.~~

~~Dedicate private Street lots DD and EE and 10' adjacent thereto as a public Utility easement for underground facilities and appurtenances.~~

~~Dedicate Landscape corridors as a Public Utility Easement for underground facilities and appurtenances.~~

~~Dedicate the private drives and 5 feet adjacent thereto as Public Utility Easements for underground facilities and appurtenances.~~

~~The owner/developer must disclose to future /potential owners the proposed 69kV electrical facilities.~~

I46. Landscaping within the SRCSD easements shall be reviewed and approved by SRCSD.

I47. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.

I48. In order to obtain sewer service, construction of public sewer will be required to the satisfaction of CSD-1. Sewer easements may be required. Design of public sewer shall be coordinated with and approved by CSD-1. All sewer easements shall be dedicated to CSD-1, be at least 20 feet in width and ensure continuous access for installation and maintenance. Sacramento County Improvement Standards apply to any on-site sewer construction.

I49. Prior to the recordation of the Final Map the applicant will enter into and record an agreement, in a form approved by the District Engineer and District Counsel of Sacramento Regional County Sanitation District, to require the property owner(s) to reserve lands for acquisition by the District to install District pipelines and facilities for public health purposes and in conformance with the District Master Plan. The District shall exercise the agreement and acquire the reserved lands within two years of the completion and acceptance of required public improvements.

I50. Per the March 26, 2003 clarification letter, a Temporary Construction Easement (TCE) will be required along both sides of the future interceptor. The required TCE

shall be 30 feet wide on each side of the permanent interceptor easement. The Final Maps shall clearly show the TCE.

I51. CSD-1 shall require an approved sewer study prior to the submittal of improvement plans for plan check to CSD-1.

I52. Prior to recordation of the Final Map, Natomas Central Mutual Water Company shall be notified of map processing. Also, all assessments due on the property shall be paid and if the land use is other than agricultural, severance from the company is required. Pursuant to Company by-laws, severance from the Company requires execution of a stock cancellation agreement with Natomas Central Mutual Water Company, and severance fees must be paid.

CITY UTILITIES:

I53. Prior to or concurrent with the submittal of improvement plans, a project specific drainage study as described in section 11.7 of the City Design and Procedures Manual shall be approved by the Department of Utilities (DOU). The 10-year and 100-year HGL's developed using the North Natomas Drainage Design & Procedures Manual, dated July 1998 and amendments thereto, shall be shown on the improvement plans. Drain inlets shall be a minimum of 6 inches above the 10-year HGL. Residential building pad elevations shall be approved by the DOU and shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the controlling overland release, whichever is higher. Commercial building pad elevations shall be approved by the DOU and shall be a minimum of 1.0 foot above the 100-year HGL and 1.3 feet above the controlling overland release, whichever is higher. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City's Design and Procedures Manual. The storm drain system shall be designed to conform to the master drainage plan for the area.

I54. Prior to or concurrent with the submittal of improvement plans, a project specific water study shall be approved by the DOU.

I55. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be a least 30 pounds per square inch and (2) 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.

I56. Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.

I57. Construct water pipes and appurtenances, construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in Buchman Circle and Streets A, B, C, D, E, F, G, H, I, J, K, L, M and N. The construction shall

be to the satisfaction of the DOU and County Sanitation District 1 (CSD1).

I58. Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks.

I59. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities.

I60. Public streets and private streets with City maintained water and storm drain facilities shall have a minimum paved width of 25-feet from lip of gutter to lip of gutter.

I61. Private streets (e.g. Streets L and N, Sections A and B) with City maintained water and storm drain facilities shall be surfaced with asphalt concrete per City standards.

I62. Drainage facilities located within the Landscape Lots (e.g. Lots I, J, K, L, M and P) shall be private facilities maintained by the homeowners association (HOA) or a privately funded maintenance district. The responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

I63. Drainage facilities serving the Landscape Lots I, J, K, L, M and P shall connect to the storm drain system in Streets DD, A, J and D.

I64. Construct drainage facilities within Lot D and the bike trail area to the satisfaction of the Department of Utilities and Parks and RD 1000. Maintenance roads (AB) shall be constructed to access the storm drain manholes. Dedicate drainage easement for these facilities to the satisfaction of the Department of Utilities.

I65. Drainage facilities serving Lot D and the bike trail area shall be located within the Private Drives (Lots AA, N, V, W, X and Y) and Streets A, D and J. Minimum pipe size shall be 15-inch for maintenance.

I66. The existing storm drain trunk line near the southerly end of existing Buchman Circle Drive, shall be abandoned and removed to the satisfaction of the Department of Utilities and Parks.

I67. Water, storm drain and sanitary sewer facilities placed within private driveways (e.g. Lots AA, N and P through Y) shall be private facilities maintained by the homeowner. Private easements shall be dedicated for these facilities.

I68. Private driveways containing City maintained storm drain facilities (e.g. Lots AA, N, V, W, X and Y) shall be paved with asphalt concrete. Storm drain easements shall be dedicated for these facilities to the satisfaction of the Department of Utilities.

I69. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).

I70. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

I71. The proposed development is located within County Sanitation District 1 (CSD1). The applicant shall comply with all CDS1 requirements.

I72. The proposed development is located within the Reclamation District 1000 (RD 1000). The applicant shall comply with all RD 1000 requirements.

I73. Any use of RD 1000 easements will require and agreement with RD 1000. This will affect site design and should be considered early in the planning process.

I74. Per Sacramento City Code, section 16.28.100, no final map shall be certified (by the Director of Public Works) until the required improvements have been installed or agreed to be installed in accordance with Chapter 16.48 (Subdivision Improvements).

I75. Paragraphs (A), (B), (C), (D), (F), (N) and (Q) of Section 16.48.110 of the City Code shall be required for this development. Off-site water, sanitary sewer and drainage main extensions may be required.

I76. Street and gutter flow line elevations shall be designed so that runoff from the development overland releases to Basin 7B.

I77. Dedicate all necessary easements, right-of-way, or fee title property on the final map as required to implement the approved drainage, water and sanitary sewer studies per each approving agency requirements. Drainage and water easements, right-of-way, or fee title property shall be to the satisfaction of the DOU.

I78. 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. At a minimum, one foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

I79. This project is greater than 1 acre, 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 from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall

be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

I80. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be granted.

I81. Properly abandon under permit, from the County Environmental Health Division, any well or septic system located on the property.

I82. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

I83. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area that is served by a regional water quality control facility, only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. 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 edition of the "Guidance Manual for On Site Stormwater Quality Control Measures", for appropriate source control measures.

I84. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that each lot shall grant to the adjacent lot, as needed, private reciprocal drainage, water, sewer and home maintenance easements at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book____, Page___)."

I85. The applicant shall enter into and record a Hold Harmless Agreement, in a form acceptable to the City Attorney, for all lots within the subdivision regarding the placement of water meters within driveways, walkways, hardscape and concrete or asphalt concrete (AC) flat work.

I86. This development is subject to City Manager Agreement No. 2000-477 "Agreement for Construction of Drainage Improvements".

PPDD: Parks

I87. The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate a park site at **the Location identified as Lot B (3.7 net acres) on the tentative Subdivision map Revised May 21,2004. Lot B's Net land calculation shall not include the portion of the site encumbered by the sewer easement.** ~~a location deemed acceptable to the City's PPDD; **and/or**, as determined by PPDD,~~ **In addition, to satisfy their full parkland dedication requirement, the applicant shall request** the City have prepared, at the applicants expense, a fair market value appraisal of the property to be subdivided and pay the required parkland dedication in lieu fees or, as an alternative to the appraisal process, pay the required parkland dedication in lieu fees based on the Community Planning Area "fixed market value " per acre of land as adopted by Sacramento City Council.

I88. Prior to the recordation of a Final Master Parcel Map which creates a park parcel the applicant shall enter into an Agreement For Construction of Public Improvements with the City stating that the developer shall construct all public improvements deemed necessary for the City's acceptance of the Park Site prior to the recordation of any Final Map adjacent to said park site. The Developer shall maintain (weed abatement) on said park site for two years after the acceptance by the City of the public improvements or until construction of said park site is complete (whichever is less). The two-year period shall begin following the issuance of a notice of completion by the City for the public improvements.

I89. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final (Parcel) Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager)

I90. When parkland is dedicated the applicant must submit a site plan and electronic file showing the location of all utilities on site to the PPDD for review and approval.

I91. As per City Code, the Applicant shall provide the following on a dedicated park site: Full street improvements including but not limited to curbs, gutters, accessible ramps, street paving, street lights, and sidewalks; and improved surface drainage through the site.

I92. The Applicant shall install a six foot high tubular steel fence as approved by the City PPDD on property lines separating public park and designated open space areas from adjacent private uses.

I93. The Applicant shall install post-and-cable fencing between a designated park and any adjacent open space area as approved by PPDD. Refer to PPDD Post and Cable detail and specification.

I94. The Applicant shall, at his expense and as per City Code, install a concrete walkway and vertical curb along all street frontages that open onto a park. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks and separated from the curb (detached) for community and regional parks unless otherwise approved by PPDD.

I95. The Applicant shall provide a twelve inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at the proposed park site at a location approved by PPDD for future service. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.

I96. The Applicant shall install water taps for irrigation, water taps for drinking fountains, and electrical and telephone service to the proposed park site, quantity, size and location as approved by PPDD.

Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.

I97. The Applicant shall install a ten-foot (10') wide driveway into the park at a location approved by PPDD. The driveway is to provide future maintenance access to the park.

I98. The Applicant shall rough grade a proposed park as required by City Code to provide positive drainage as approved by PPDD.

I99. The Applicant shall ensure all dedicated park acres are free and clear of any wetland mitigation and/or development restrictions. The Applicant shall be responsible for any required mitigation costs or measures associated with the park site.

I100. Approval of the City of Sacramento Director of Parks and Recreation must be obtained prior to the location of any appurtenances within any portion of the PUE on Lot B.

I101. The multi-use trail and adjacent landscaping shall be constructed as specified below and in compliance with the PPDD " Multi-Use Trail Design Guidelines" available by contacting PPDD. The applicant must coordinate the design with PPDD prior to submitting improvement plans, which require PPDD approval.

- Location of trail: The trail shall be located within Lot D, the designated Open Space area which runs along the south and east edge of the project.

- The proposed multi-use trail is to be a total of 16' wide including 12' of asphalt pavement with a 2' wide decomposed granite shoulder on each side.

- Trails shall be 3" asphaltic concrete over 6" min of Aggregate base, with a centerline stripe, refer to PPDD Trail detail and specification.
- Fold-Down Bollards shall be placed at the entrance to all access points to the trail; refer to PPDD fold-down bollard detail and specification.
- Wherever possible and as approved by PPDD and the Department of Utilities, multi-use trails shall be designed as joint-use with utility service roads utilizing the service roads aggregate base as the trail's aggregate base course.
- Where a multi-use trail is located adjacent to any embankment with a greater than 4:1 slope, the Applicant shall, at his expense, install a post-and-cable fence along the top of the embankment, between the embankment and the multi-use trail.
- Applicant shall enter into an Agreement with the City, prior to recording a final (parcel) map, to disclose the location of the planned multi-use trail to all future owners of parcels within the subdivision.

SPECIAL DISTRICTS: Assessment Districts

I102. Dedicate to the City those areas identified on the Tentative Subdivision Map as Landscape Corridors, Freeway Buffers, and Open Space areas. Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping, irrigation and masonry walls or wood fences in dedicated easements or rights of way, to the satisfaction of the Development Engineering and Finance Division, and the Planning Division. Acceptance of the required landscaping, irrigation and walls or fences by the City into the Landscape Maintenance District shall be coordinated with the Development Engineering and Finance Division. The Developer shall maintain the landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls or fences.

FIRE

I103. 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.

I104. Provide a water flow test.

I105. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.

I106. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

I107. Provide adequate turning radii for apparatus (35' inside and 55' outside).

MISCELLANEOUS:

I108. City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Division requirements

ADVISORY NOTES:

I109. The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

I110. Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.

I111. Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water and flood control improvements shall be in place, fully functioning, and a notice of completion shall be issued by Public Works.

I112. Developers in North Natomas may be required to construct water transmission mains (pipes greater than 12"). In such cases, reimbursement agreements between the City and developers will be negotiated.

I113. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. 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 the appropriate fees.

I114. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

I115. Should the Applicant elect to construct a turnkey park, the Applicant shall notify the City in writing of the Applicant's intent to construct a turnkey park. If the Applicant elects to construct a turnkey park, the Applicant shall enter into a City standard park

development agreement to construct first phase park improvements to the satisfaction of the City's PPDD. The Applicant may receive credit from the City for the construction of the park against this subdivision's required Park Impact Fee as approved by the City in the development agreement. First phase park construction shall be completed by the time that occupancy permits have been issued to 50% of the residential units served by the park, unless otherwise stipulated in the development agreement

The Applicant shall maintain all improvements to be accepted into the park maintenance financing district for a minimum of two years and until a minimum of 50% of the residential units to be served by the park have received occupancy permits –unless the City agrees to accept park maintenance into the District at an earlier date. The two year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

I116. As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres".

Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy- saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.

J. The **Subdivision Modification** to allow ~~alleys in single family development and to allow~~ non-standard elbows, **dead-end streets**, ~~and~~ non-standard intersections, ~~spacing~~ **a ten foot radius corner, private streets, lots with less than 20 feet of street frontage, and thru lots** is hereby **approved** subject to the following conditions of approval:

J1. The applicant shall comply with the conditions of approval on the Tentative Map (P02-138).

K. The Special Permit to construct 537 residential dwelling units on 46.6± acres in the Single Family Alternative PUD (R-1A PUD), Multi-Family PUD (R-2A PUD) and Multi-Family PUD (R-2B PUD) zones is hereby **approved** subject to the following conditions of approval:

K1. Plans shall be consistent with the elevations as shown on Exhibits 1I to 1**KKKKKK** ~~HHHHHHH~~.

K2. All of the house plans submitted and approved with this Special Permit shall be actively marketed and offered for sale within the subdivision/villages covered by this approval (P02-138).

K3. Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.

K4. All building elevations submitted to the Planning and Building Department shall demonstrate compliance with roof pitch and enhancement requirements of the River View/Park View PUD Guidelines.

K5. Plot plans, consistent with the approved Final Map, shall be submitted to the Building Division demonstrating compliance with setbacks and lot coverage.

K6. Setbacks and lot coverage (including the use of allowances/incentives as specified in the PUD Guidelines) shall comply with the River View/Park View PUD Guidelines.

K7. Enhanced side and rear elevations shall be required whenever either of those elevations faces a public street, school, park, canal, or other public space. This includes the street side elevation on all corner lots in the subdivision. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house, or other appropriate door and window trim features; and a four foot return of materials on the side or rear elevations, as appropriate. On enhanced side and rear elevations, window treatments, roof lines, and material shall match the front façade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.

K8. None of the same house plans may be placed on more than two adjacent/consecutive lots, and shall be different elevations when adjacent. The applicant shall provide the Building Division with a map that indicates plan and elevation on adjacent lots.

K9. On corner lots, the driveway shall be located away from the intersections of streets.

K10. On corner lots, fencing shall start at or near the rear corner of the house.

K11. Roofing shall be shown on plans.

K12. Front landscaping and irrigation shall be provided and consistent with the River View/Park View PUD Guidelines.

K13. On corner lots, the builder shall provide special landscaping treatments by providing accent trees and shrubs along the side yard fence.

K14. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.

K15. Walls and fences shall be consistent with the River View/Park View PUD Guidelines and shall conform to City standards for sight line requirements at intersections and driveways.

K16. Driveways shall comply with maximum paved area as permitted in the PUD Guidelines and Title 17 of the City Code.

K17. Garages: Each house shall provide at least one garage space with minimum inside dimensions of 10 feet wide by 20 feet long, as required by Title 17 of the City Code.

K18. Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Complex Special Permit.

K19. The applicant shall comply with the Mitigation Monitoring Plan (P02-138).

K20. This approval is for 537 lots within the River View/Park View PUD. Any increase in the number of lots or any modification to the location of lots specified for these house plans shall be reviewed by the Planning Director and may require additional entitlements.

K21. The applicant shall obtain all building permits prior to the commencement of construction and building permits shall not be issued unless the Final Map has been approved.

Fire Department

K22. 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.

K23. Provide a water flow test. (Contact Department of Utilities at 916-808-5371)

K24. Provide fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.

K25. All structures to be developed on proposed parcels shall be located within 150 feet of an approved Fire Department access road and water supply.

K26. Provide appropriate Knox access for site.

K27. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

K28. Locate and identify Fire Department Connections (FDCs) on address side of building within 40 feet of a fire hydrant.

Reclamation District 1000

K29. No improvements may be placed on the RD 1000 easement area without consultation and approval of RD 1000.

ADVISORIES

Regional Transit

K30. The applicant shall coordinate with the Sacramento Regional Transit District to locate a location for a bus shelter within the PUE along San Juan Road. This bus shelter may be located adjacent to the Village Commercial site.

_____

CHAIRPERSON

ATTEST:

_____

SECRETARY TO CITY PLANNING COMMISSION

_____

DATE (P02-138)

Exhibit 1A - Mitigation Monitoring Plan
Exhibit 1B - Inclusionary Housing Plan Resolution
Exhibit 1C - General Plan Resolution
Exhibit 1D - Community Plan Resolution
Exhibit 1E - Rezone Ordinance
Exhibit 1F - PUD Guidelines and Schematic Plan Amendment Resolution
Exhibit 1G - Tentative Subdivision Map
Exhibit 1H - 880' Walking Map
Zero Lot Line 30'x70' House Plans
Exhibit 1I – Plan 816 Plot Plans
Exhibit 1J - Plan 816 Floor Plan
Exhibit 1K – Plan 816 Cottage Front Elevation
Exhibit 1L – Plan 816 Cottage Exterior Elevations
Exhibit 1M – Plan 816 Rural Italian Front Elevation
Exhibit 1N – Plan 816 Rural Italian Exterior Elevations
Exhibit 1O – Plan 816 Shingle Front Elevation
Exhibit 1P – Plan 816 Shingle Exterior Elevations
Exhibit 1Q – Plan 1194 Plot Plans
Exhibit 1R - Plan 1194 Floor Plan
Exhibit 1S - Plan 1194 Alternate Floor Plan
Exhibit 1T – Plan 1194 Cottage Front Elevation
Exhibit 1U – Plan 1194 Cottage Exterior Elevations
Exhibit 1V – Plan 1194 Alternative Cottage Exterior Elevations
Exhibit 1W – Plan 1194 Rural Italian Front Elevation
Exhibit 1X – Plan 1194 Rural Italian Exterior Elevations
Exhibit 1Y – Plan 1194 Alternative Rural Italian Exterior Elevations
Exhibit 1Z – Plan 1194 Shingle Front Elevation

Exhibit 1AA – Plan 1194 Shingle Exterior Elevations
Exhibit 1BB – Plan 1194 Alternative Shingle Exterior Elevations
Exhibit 1CC – Plan 1360 Plot Plans
Exhibit 1DD - Plan 1360 Floor Plan
Exhibit 1EE – Plan 1360 Cottage Front Elevation
Exhibit 1FF – Plan 1360 Cottage Exterior Elevations
Exhibit 1GG – Plan 1360 Rural Italian Front Elevation
Exhibit 1HH – Plan 1360 Rural Italian Exterior Elevations
Exhibit 1II – Plan 1360 Shingle Front Elevation
Exhibit 1JJ – Plan 1360 Shingle Exterior Elevations
Exhibit 1KK – Plan 1473 Plot Plans
Exhibit 1LL - Plan 1473 Floor Plan
Exhibit 1MM – Plan 1473 Cottage Front Elevation
Exhibit 1NN – Plan 1473 Cottage Exterior Elevations
Exhibit 1OO – Plan 1473 Rural Italian Front Elevation
Exhibit 1PP – Plan 1473 Rural Italian Exterior Elevations
Exhibit 1QQ – Plan 1473 Shingle Front Elevation
Exhibit 1RR – Plan 1473 Shingle Exterior Elevations
Zero Lot Line 40'x70' House Plans
Exhibit 1SS – Plan 1007 Plot Plans
Exhibit 1TT - Plan 1007 Floor Plan
Exhibit 1UU – Plan 1007 Formal French Front Elevation
Exhibit 1VV – Plan 1007 Formal French Exterior Elevations
Exhibit 1WW – Plan 1007 Italianate Front Elevation
Exhibit 1XX – Plan 1007 Italianate Exterior Elevations
Exhibit 1YY – Plan 1007 Craftsman Front Elevation
Exhibit 1ZZ – Plan 1007 Craftsman Exterior Elevations
Exhibit 1AAA – Plan 1385 Plot Plans
Exhibit 1BBB - Plan 1385 Floor Plan
Exhibit 1CCC – Plan 1385 Formal French Front Elevation
Exhibit 1DDD – Plan 1385 Formal French Exterior Elevations
Exhibit 1EEE – Plan 1385 Italianate Front Elevation
Exhibit 1FFF – Plan 1385 Italianate Exterior Elevations
Exhibit 1GGG – Plan 1385 Craftsman Front Elevation
Exhibit 1HHH – Plan 1385 Craftsman Exterior Elevations
Exhibit 1III – Plan 1559 Plot Plans
Exhibit 1JJJ - Plan 1559 Floor Plan
Exhibit 1KKK – Plan 1559 Formal French Front Elevation
Exhibit 1LLL – Plan 1559 Formal French Exterior Elevations
Exhibit 1MMM – Plan 1559 Italianate Front Elevation
Exhibit 1NNN – Plan 1559 Italianate Exterior Elevations
Exhibit 1OOO – Plan 1559 Craftsman Front Elevation
Exhibit 1PPP – Plan 1559 Craftsman Exterior Elevations
Exhibit 1QQQ – Plan 1775 Plot Plans
Exhibit 1RRR - Plan 1775 Floor Plan
Exhibit 1SSS – Plan 1775 Formal French Front Elevation
Exhibit 1TTT – Plan 1775 Formal French Exterior Elevations
Exhibit 1UUU – Plan 1775 Italianate Front Elevation

Exhibit 1VVV – Plan 1775 Italianate Exterior Elevations
Exhibit 1WWW – Plan 1775 Craftsman Front Elevation
Exhibit 1XXX – Plan 1775 Craftsman Exterior Elevations
Alley Loaded 40'x90' House Plans
Exhibit 1YYY – Plan 964 Plot Plans
Exhibit 1ZZZ - Plan 964 Floor Plan
Exhibit 1AAAA – Plan 964 French County Front Elevation
Exhibit 1BBBB – Plan 964 French County Exterior Elevations
Exhibit 1CCCC – Plan 964 National Front Elevation
Exhibit 1DDDD – Plan 964 National Exterior Elevations
Exhibit 1EEEE – Plan 964 Shingle Front Elevation
Exhibit 1FFFF – Plan 964 Shingle Exterior Elevations
Exhibit 1GGGG – Plan 1120 Plot Plans
Exhibit 1HHHH - Plan 1120 Floor Plan
Exhibit 1IIII – Plan 1120 French County Front Elevation
Exhibit 1JJJJ – Plan 1120 French County Exterior Elevations
Exhibit 1KKKK – Plan 1120 National Front Elevation
Exhibit 1LLLL – Plan 1120 National Exterior Elevations
Exhibit 1MMMM – Plan 1120 Shingle Front Elevation
Exhibit 1NNNN – Plan 1120 Shingle Exterior Elevations
Exhibit 1OOOO – Plan 1283 Plot Plans
Exhibit 1PPPP - Plan 1283 Floor Plan
Exhibit 1QQQQ – Plan 1283 Spanish Front Elevation
Exhibit 1RRRR – Plan 1283 Spanish Exterior Elevations
Exhibit 1SSSS – Plan 1283 Romantic Front Elevation
Exhibit 1TTTT – Plan 1283 Romantic Exterior Elevations
Exhibit 1UUUU – Plan 1283 Bungalow Front Elevation
Exhibit 1VVVV – Plan 1283 Bungalow Exterior Elevations
Exhibit 1WWWW – Plan 1448 Plot Plans
Exhibit 1XXXX - Plan 1448 Floor Plan
Exhibit 1YYYY – Plan 1448 Spanish Front Elevation
Exhibit 1ZZZZ – Plan 1448 Spanish Exterior Elevations
Exhibit 1AAAAA – Plan 1448 Romantic Front Elevation
Exhibit 1BBBBB – Plan 1448 Romantic Exterior Elevations
Exhibit 1CCCCC – Plan 1448 Bungalow Front Elevation
Exhibit 1DDDDD – Plan 1448 Bungalow Exterior Elevations
Exhibit 1WWWW – Plan 1552 Plot Plans
Exhibit 1XXXX - Plan 1552 Floor Plan
Exhibit 1YYYY – Plan 1552 Spanish Front Elevation
Exhibit 1ZZZZ – Plan 1552 Spanish Exterior Elevations
Exhibit 1AAAAA – Plan 1552 Romantic Front Elevation
Exhibit 1BBBBB – Plan 1552 Romantic Exterior Elevations
Exhibit 1CCCCC – Plan 1552 Bungalow Front Elevation
Exhibit 1DDDDD – Plan 1552 Bungalow Exterior Elevations
Exhibit 1EEEEE – Plan 1871 Plot Plans
Exhibit 1FFFFF - Plan 1871 Floor Plan
Exhibit 1GGGGG – Plan 1871 Spanish Front Elevation
Exhibit 1HHHHH – Plan 1871 Spanish Exterior Elevations

Exhibit 1IIIII – Plan 1871 Romantic Front Elevation
Exhibit 1JJJJJ – Plan 1871 Romantic Exterior Elevations
Exhibit 1KKKKK – Plan 1871 Bungalow Front Elevation
Exhibit 1LLLLL – Plan 1871 Bungalow Exterior Elevations
"Pull-a-Part" Townhome Plans
Exhibit 1MMMMM – Pull-a-part Townhome Plot Plans
Exhibit 1NNNNN - Plan 1R-1 Main Floor Plan
Exhibit 1OOOOO – Plan 1R-1 Upper Floor Plan
Exhibit 1PPPPP – Plan 1R-1(A) Elevations
Exhibit 1QQQQQ – Plan 1R-1(A) Elevations
Exhibit 1RRRRR – Plan 1R-1(A) Roof Plan
Exhibit 1SSSSS – Plan 1R-1(C) Elevations
Exhibit 1TTTTT – Plan 1R-1(C) Elevations
Exhibit 1UUUUU – Plan 1R-1(C) Roof Plan
Exhibit 1VVVVV - Plan 2-3 Main Floor Plan
Exhibit 1WWWWW – Plan 2-3 Upper Floor Plan
Exhibit 1XXXXX – Plan 2-3(A) Elevations
Exhibit 1YYYYY – Plan 2-3(A) Elevations
Exhibit 1ZZZZZ – Plan 2-3(A) Roof Plan
Exhibit 1AAAAAA – Plan 2-3(B) Elevations
Exhibit 1BBBBBB – Plan 2-3(B) Elevations
Exhibit 1CCCCCC – Plan 2-3(B) Roof Plan
Exhibit 1DDDDDD – Plan 2-3(C) Elevations
Exhibit 1EEEEEE – Plan 2-3(C) Elevations
Exhibit 1FFFFFF – Plan 2-3(C) Roof Plan
Exhibit 1GGGGGG – Plan 2-3(D) Elevations
Exhibit 1HHHHHH – Plan 2-3(D) Elevations
Exhibit 1IIIIII - Plan 2-3(D) Roof Plan
Exhibit 1JJJJJJ - Plan 2 Alt. Main Floor Plan
Exhibit 1KKKKKK – Plan 2 Alt. Upper Floor Plan
Exhibit 1LLLLLL – Plan 2 Alt. (A) Elevations
Exhibit 1MMMMMM – Plan 2 Alt. (A) Elevations
Exhibit 1NNNNNN – Plan 2 Alt. (A) Roof Plan
Exhibit 1OOOOOO – Plan 2 Alt. (B) Elevations
Exhibit 1PPPPPP – Plan 2 Alt. (B) Elevations
Exhibit 1QQQQQQ – Plan 2 Alt. (B) Roof Plan
Exhibit 1RRRRRR – Plan 2 Alt. (C) Elevations
Exhibit 1SSSSSS – Plan 2 Alt. (C) Elevations
Exhibit 1TTTTTT – Plan 2 Alt. (C) Roof Plan
Exhibit 1UUUUUU – Plan 2 Alt. (D) Elevations
Exhibit 1VVVVVV – Plan 2 Alt. (D) Elevations
Exhibit 1WWWWWW – Plan 2 Alt. (D) Roof Plan
Exhibit 1XXXXXX - Plan 4-5 Main Floor Plan
Exhibit 1YYYYYY – Plan 4-5 Upper Floor Plan
Exhibit 1ZZZZZZ – Plan 4-5(A) Elevations
Exhibit 1AAAAAAA – Plan 4-5(A) Elevations
Exhibit 1BBBBBBB – Plan 4-5(A) Roof Plan
Exhibit 1CCCCCCC – Plan 4-5(B) Elevations

127

CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF
NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PH 916-264-5381
FAX 916-264-5328

September 22, 1999

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Schumacher PUDs - P98-041
Entitlements to develop three mixed-use neighborhoods to be known as Natomas Creek, Towne Center, and Commerce Station:

A. **Environmental Determination:** Negative Declaration
B. **Mitigation Monitoring Plan**
C. **Development Agreement** between Kern Schumacher and the City of Sacramento;
D. **Community Plan Amendment** to realign the Light Rail route and make minor re-allocations of acreage among land use designations;
E. **Rezone** 584 acres from R-1A(PUD) (103.8 acres), R-2B(PUD) (79.2 acres), MRD-20(PUD) (357.4 acres), and A-OS(PUD) (43.6 acres) to A-OS(PUD) (86.8 acres), R-1(PUD) (74.3 acres), R-1A(PUD) (88.8 acres), R-2A(PUD) (23.4 acres), R-2B(PUD) (49.2 acres), R-4(PUD) (50.9 acres), C-2(PUD) (13.1 acres), EC-40(PUD) (78.5 acres), EC-50(PUD) (53.0 acres), EC-65(PUD) (36.2 acres), EC-80(PUD) (15.2 acres);
F. **PUD Designation, Guidelines, and Schematic Plan** for 216.9± vacant acres to be known as the Commerce Station PUD;
G. **PUD Designation, Guidelines, and Schematic Plan** for 290.0± vacant acres to be known as the Natomas Creek PUD;
H. **PUD Designation, Guidelines, and Schematic Plan** for 77.1± vacant acres to be known as the Towne Center PUD.

LOCATION/COUNCIL DISTRICT: North Natomas, East of I-5/Hwy 99, between Del Paso Road and Elkhorn Boulevard, District 1 (APNs: 201-0300-016 to 018, 026 to 029, 061; 225-0030-026 to 031; 225-0040-017, 029 to 032, and portions of 014, 034, 035)

RECOMMENDATION: Planning staff recommends that the City Council approve the above-listed entitlements by adopting the attached resolutions and ordinances.

CONTACT PERSON: Thomas Pace, Associate Planner 264-6848
Scot Mende, Senior Planner 264-5894

FOR COUNCIL MEETING OF: September 28, 1999 (Afternoon)

SUMMARY:

The applicant, Gregory D. Thatch, proposes to develop approximately 584 acres of vacant agricultural land with a variety of residential, transit commercial, employment center, and open space uses. This proposal establishes the legislative entitlements (Community Plan Amendment, Rezoning, PUD) which are referred to as "first stage" entitlements as well as subdivision approvals. Further entitlements ("second stage," i.e., Special Permits) will be required prior to construction of any buildings.

BACKGROUND:

Basic project issues considered and resolved by staff and the Planning Commission include:

- The County's request for a roadway connection (Meister Way) through the project site to the Metro Airpark development in the unincorporated county area near Sacramento International Airport;
- Realignment of the planned light rail line to avoid severing a residential area from an adjacent park;
- Provision of additional freeway right-of-way for Interstate 5 and State Route 99.

The first two issues are addressed in the attached Planning Commission staff report. The third issue above was raised with the applicant by Public Works staff just before the Planning Commission hearing. At the hearing, the Planning Commission determined not to require the additional freeway right-of-way due to the lateness of the request and the potential impact it could have on the design of the Natomas Creek single family residential portion of the project. Since the applicant is providing a 100 foot wide landscaped buffer along the freeways to the City, this area could potentially be used in the future if the City determines that additional freeway right-of-way is needed.

With this project, the applicant also requested approval of a Tentative Master Parcel Map for the entire project site and a Tentative Subdivision Map for the Natomas Creek low density residential

area in the northern portion of the property (these were approved by the Planning Commission on 8/12/99). Future entitlements (to be requested at a later date) will include approval of Special Permits for the construction of any building within the PUD. Special Permit approval by Planning Commission will be required for all development other than single-family or two-family residential. Single-family or two-family residential development consistent with the PUD Guidelines will be subject to the review and approval of the Planning Director.

COMMITTEE/COMMISSION ACTION: The Planning Commission, on August 12, 1999, voted 7-0 recommending approval of the above-listed entitlements and approved the Tentative Master Parcel Map and Tentative Subdivision Map.

FINANCIAL CONSIDERATIONS: None.

ENVIRONMENTAL CONSIDERATIONS: The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address potential impacts to air, plant/animal life, noise, transportation/circulation, human health and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan.

POLICY CONSIDERATIONS: The proposed project is consistent with the policies of the General Plan and the North Natomas Community Plan.

ESBD CONSIDERATIONS: None.

Respectfully Submitted,

GARY L. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:
ROBERT P. THOMAS
City Manager

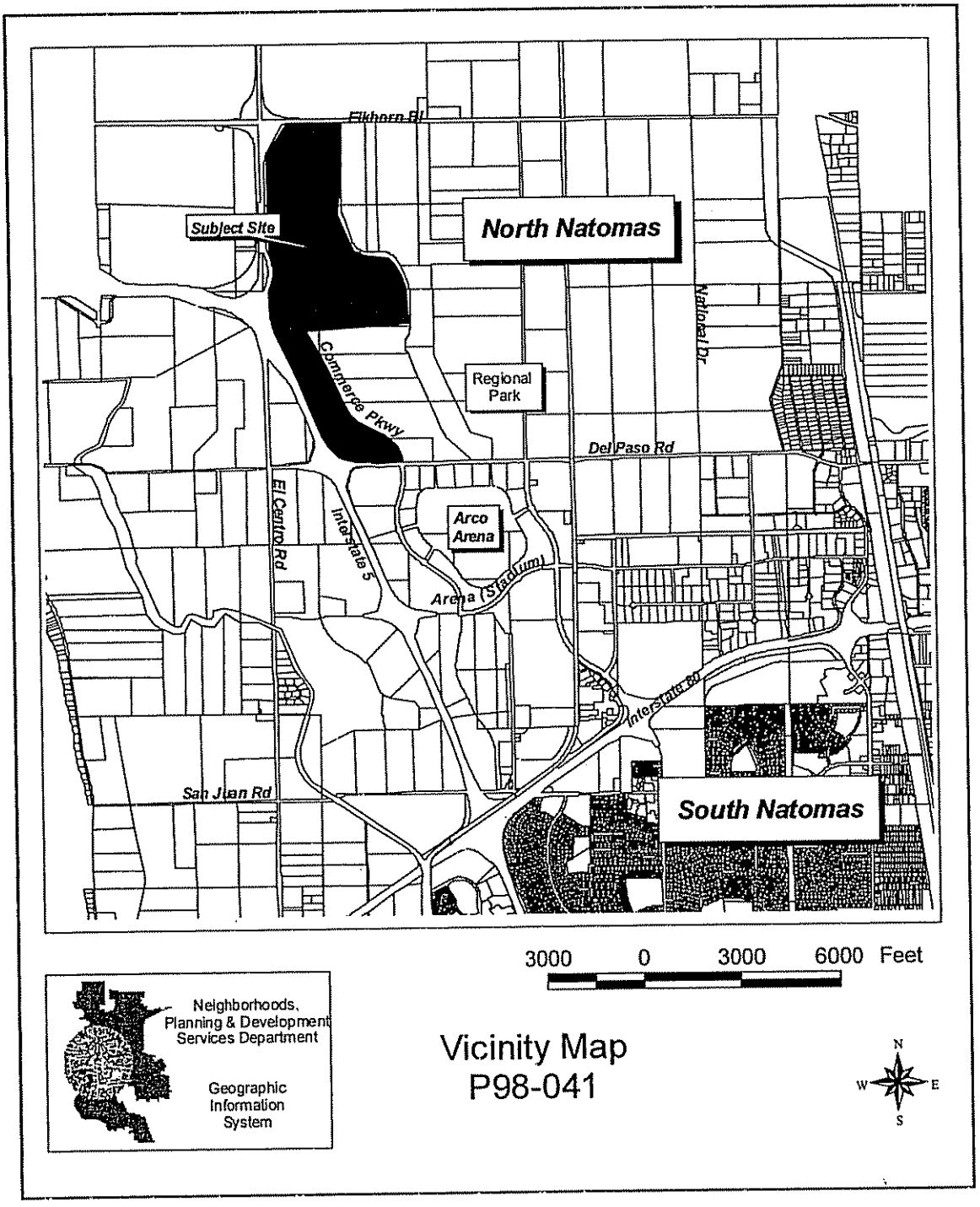
APPROVED:

JACK CRIST, Deputy City Manager
Neighborhoods, Planning and
Development Services

Page Attachments:

5	Attachment 1	Vicinity Map
6	Attachment 2	Resolution Approving Mitigation Monitoring Plan
14	Attachment 3	Development Agreement Ordinance
122	Attachment 4	Community Plan Amendment Resolution
125	Attachment 5	Rezone Ordinance
128	Attachment 6	PUD Adoption Resolution for Commerce Station
174	Attachment 7	PUD Adoption Resolution for Natomas Creek
223	Attachment 8	PUD Adoption Resolution for Towne Center
261	Attachment 9	Planning Commission Staff Report of 8/12/99

Attachment 1 Vicinity Map



Attachment 2 Resolution Approving Mitigation Monitoring Plan

A RESOLUTION ADOPTING THE MITIGATION MONITORING PLAN FOR SCHUMACHER PUDs, LOCATED IN NORTH NATOMAS, EAST OF I-5/HWY 99, BETWEEN DEL PASO ROAD AND ELKHORN BOULEVARD; SACRAMENTO, CA.

(P98-041) (APNs: 201-0300-016 to 018, 026 to 029, 061; 225-0030-026 to 031; 225-0040-017, 029 to 032, and portions of 014, 034, 035)

WHEREAS, the Environmental Coordinator has prepared a Negative Declaration for the above identified project;

WHEREAS, the proposed Negative Declaration finds that the proposed project will not have a significant effect on the environment provided that mitigation measures are added to the above identified project;

WHEREAS, the Environmental Coordinator has prepared a Mitigation Monitoring Plan for ensuring compliance and implementation of the mitigation measures as prescribed in the Initial Study for the above identified project; and

WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project;

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Mitigation Monitoring Plan for the Schumacher PUDs (P98-041) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated July 9, 1999.

_____
MAYOR

ATTEST:

_____
CITY CLERK

P98-041

Recording
Not
Required

-
-
-

MITIGATION MONITORING PLAN

FOR

Schumacher PUD/ P98-041

Type of Environmental Document:
Negative Declaration

Prepared By:
City of Sacramento Environmental Services Division

Date:
July 9, 1999

Adopted By:
City Council of the City of Sacramento

Date:

_____

Attest:

_____
City Clerk

CITY OF SACRAMENTO
MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Neighborhoods, Planning and Development Services Department, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-5381, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: Schumacher PUD, P98-041
Applicant - Name: Law Offices of Gregory D. Thatch
Address: 1730 I Street, Sacramento 95814
Project Location / Legal description of Property (if recorded):

East of Interstate 5/Hwy 99, between Del Paso Road and Elkhorn Boulevard (APNs: 201-0300-016 to 018, 026 to 029, 061; 225-0030-026 to 031; 225-0040-017, 029 to 032, and portions of 014, 034, 035) Sacramento, California

SECTION 2: GENERAL INFORMATION

The project as approved includes eight mitigation measures placed on **air, animal life, noise, transportation/circulation, human health 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 Attachment A of the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded owner/developer.

The applicant is requesting first stage entitlements for the 584 acre project area. First Stage entitlements include: a Development Agreement between the applicant and the City; a North Natomas Community Plan Amendment to make minor a minor reallocation of acreage among the land uses designated for the site and to realign the Light Rail route; rezoning to bring the site's zoning into consistency with the North Natomas Community Plan (NNCP); establishment of three Planned Unit Developments (PUDs) with PUD Guidelines and Schematic Plans which will determine the development standards for the project area and establish land uses for each parcel; and a Tentative Master Parcel Map to create large lots which may be further subdivided in the future. The applicant is also proposing a Tentative Subdivision Map to subdivide the Low Density Residential area into single-family residential lots (a second-stage entitlement). Future entitlements include Special Permits, which are required on each parcel for individual site development proposals.

SECTION 3: PLAN COMPONENTS

Air

Mitigation Measure #1: Comply with the NNCP's requirement to prepare an Air Quality Mitigation Strategy that reduces ROG emissions by 20 percent for residential uses and 50 percent for non-residential uses.

Entity Responsible for Ensuring Compliance:

City of Sacramento, Neighborhoods, Planning, and Development Services Department, City of Sacramento, Public Works Department

Monitoring Program:

Concurrent with the submittal of any residential Special Permit application, the applicant shall prepare and submit an Air Quality Mitigation Strategy that reduces ROG emissions by 20 percent for residential uses. Prior to issuance of any non-residential Building Permit, the applicant shall prepare and submit an Air Quality Mitigation Strategy that reduces ROG emissions by 50 percent for non-residential uses.

Animal Life

Mitigation Measure #2: The applicant shall participate in the Natomas Basin Habitat Conservation Plan (HCP). At the time of grading permit, the applicant shall pay the HCP fee, Adopted by City Council on August 7, 1997 - Ordinance No. 97-046 and Resolution No. 97-459, and as updated periodically.

Mitigation Measure #3: The applicant shall comply with the following short term construction mitigation:

1. All sites shall be graded such that the new topography makes a smooth transition to existing adjacent topography.

2. Dust and soil erosion control measures shall be implemented during the construction phases of all projects. These measures are intended to minimize soil erosion and fugitive dust emissions. Suggested measures include:

    a. watering exposed soils;
    b. covering exposed soils with straw or other materials;
    c. adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways;
    d. covering trucks containing loose and dry soil; and
    e. providing interim drainage measures during the construction period.

3. In non-pavement areas, any vegetation covered or removed during grading or construction (including slope protection) should be replanted following the construction activities.

Entity Responsible for Ensuring Compliance:
City of Sacramento, Neighborhoods, Planning, and Development Services Department
City of Sacramento, Public Works Department

Monitoring Program:

The applicant shall participate in the Natomas Basin Habitat Conservation Plan. At the

time of grading permit, the applicant shall pay the HCP fee, Adopted by City Council on August 7, 1997 - Ordinance No. 97-046 and Resolution No. 97-459. The requirements of Mitigation Measure #3 shall be incorporated into the approved grading plans. Periodic site inspections shall be conducted to ensure compliance with grading requirements.

Noise

Mitigation Measure #4: The applicant shall construct noise barriers six feet in height at the side-yard areas between residences which front on to the freeway buffer along Highway 99, effectively forming a continuous wall along these lots in conjunction with the residences. If gates are provided, they shall be designed similarly to doors, with heavy-duty solid-core wood construction and no gaps in the gate itself or between the gate and the noise barrier. Lots which side-on to the freeway buffer area shall have six foot high noise barriers along the street side yard up to the front yard setback line.

Mitigation Measure #5: The applicant shall construct an eight foot high noise barrier along the rear yards of lots 1-5 and the street side yard of lot 1 up to the front yard setback line.

Mitigation Measure #6: The applicant shall provide air conditioning for all houses to be constructed on the lots which require noise barrier protection.

Mitigation Measure #7: For residential projects outside Natomas Creek Tentative Map area, the applicant shall prepare and submit a detailed acoustical study which analyzes potential noise impacts and provides mitigation measures to reduce the impacts to a less than significant level.

Entity Responsible for Ensuring Compliance:
City of Sacramento, Neighborhoods, Planning, and Development Services Department (Planning Division)

Monitoring Program:

During the review of any Special Permit application for a residential use in Natomas Creek, Planning Division staff shall ensure that the submitted plans incorporate the above-mentioned mitigation measures. The Building Division shall inspect the project during construction and shall ensure that the mitigation measures are implemented prior to issuance of final building permit.

For other residential uses outside the Natomas Creek Tentative Map area, at the time of Special Permit application, the applicant shall prepare and submit a detailed acoustical study which analyzes potential noise impacts and provides mitigation measures to reduce the impacts to a less than significant level. The resulting mitigation measures shall be incorporated into the Special Permit's Mitigation Monitoring Plan.

Transportation/Circulation

Mitigation Measure #8: The applicant shall comply with the following mitigation measures, as applicable:

a. If the project follows Phasing Plan N-S, the applicant shall install traffic signals at the northbound ramps of I-5 and Del Paso Road upon development of 70 percent of the project (based on total daily trip generation). The applicant shall install traffic signals of the southbound ramps of I-5 and Del Paso Road upon development of 75 percent of the project (based on total daily trip generation).

b. If the project follows Phasing Plan N, the applicant shall complete Commerce Parkway as a two-lane facility between Elkhorn Boulevard and Del Paso Road upon development of 15% of the project (based on total daily trip generation). The applicant shall install traffic signals at the northbound ramps of I-5 and Del Paso Road upon development of 70 percent of the project (based on total daily trip generation). The applicant shall install traffic signals of the southbound ramps of I-5 and Del Paso Road upon development of 75 percent of the project (based on total daily trip generation).

c. If the project follows Phasing Plan S, the applicant shall install traffic signals at the southbound ramps of I-5 and Del Paso Road upon development of 30 percent of the project (based on total daily trip generation). Beyond 42% of trips, Phasing Plan N-S shall be triggered.

d. If either trigger point "b" or "c" above is reached and the applicant does not desire to construct Commerce Parkway then additional traffic analysis must be done at the applicant's expense to determine what modifications (if any) to the phasing plan can be done with the consideration of alternate points of connection.

Entity Responsible for Ensuring Compliance:
City of Sacramento, Public Works Department

Monitoring Program:

During the review of any Special Permit application, Public Works staff shall determine whether the appropriate percentage of trips is triggered to require construction of a traffic signal at one of the I-5/Del Paso Road ramps, and shall ensure that the above-mentioned measures are incorporated as conditions of approval to be imposed on such Special Permit. In addition, Public Works staff shall ensure that improvement plans for the appropriate phases of development incorporate such traffic signal(s) in their design, and shall ensure that construction of the projects conforms to the approved improvement plans.

Human Health

Mitigation Measure #9: The applicant shall participate in the Mosquito Abatement Control Program Assessment District to be established by the Sacramento Yolo Mosquito Abatement District in order to provide urban standards of mosquito control in the project area.

Entity Responsible for Ensuring Compliance:
City of Sacramento, Neighborhoods, Planning, and Development Services Department
City of Sacramento, Public Works Department

Monitoring Program:

Prior to recordation of any Final Map, the applicant shall commence proceedings with the Sacramento Yolo Mosquito Abatement District to form a Mosquito Abatement Control Program Assessment District, or shall annex the project into any such existing district.

Cultural resources

Mitigation Measure #10: If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work 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.

Entity Responsible for Ensuring Compliance:
City of Sacramento, Neighborhoods, Planning, and Development Services Department
City of Sacramento, Department of Public Works

Monitoring Program:

Both the Public Improvement Plans and the Building Plans shall include notes stating that if subsurface archaeological or historical remains(including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, all work within 50 meters of the affected area shall stop immediately. The construction plans for the project shall include the phone number of the City inspector to be contacted in the event of such a discovery. The plans shall note that a qualified archaeologists and a representative of the Native American Heritage Commission shall be consulted in the event that any archaeological materials are found.

Site inspections by the Building Division and the Department of Public Works shall inspect for any potential archeological resources during site visits. The Site Conditions Unit staff person/resident engineer in the Building Division/Public Works Department and a representative of the Environmental Services Division shall be notified in case of an archaeological discovery. The Building Division shall include this measure as a random inspection item on the Special Conditions Attachment.

If subsurface archaeological of historical remains (including unusual amount of bones, stones, or shells) are discovered during excavation or construction of the site, work within 50 meters of the affected area shall stop immediately. The developer shall contact a qualified archaeologist and a representative of the Native American Heritage Commission to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction within the affected area continues. The City department responsible for inspection and approval of the construction project shall verify the adequacy of the proposed mitigation measures by referring the mitigation plans to the Planning Division for approval.

AN ORDINANCE RELATING TO THE APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND KERN SCHUMACHER FOR PROPERTIES LOCATED IN NORTH NATOMAS, EAST OF I-5/HWY 99, BETWEEN DEL PASO ROAD AND ELKHORN BOULEVARD; SACRAMENTO, CA

(P98-041) (APNs: 201-0300-016 to 018, 026 to 029, 061; 225-0030-026 to 031; 225-0040-017, 029 to 032, and portions of 014, 034, 035)

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO THAT:

SECTION 1.

This ordinance incorporates, and by this reference makes part hereof, that certain Development Agreement by and between the City of Sacramento and Kern Schumacher, a copy of which is attached hereto.

SECTION 2.

The Development Agreement attached hereto is hereby approved, and the Mayor is authorized to execute said Development Agreement on behalf of the City of Sacramento after the effective date of this Ordinance. This approval and authorization is based upon the Negative Declarations and Mitigation Monitoring Plans which are the subjects of separate resolutions adopted by the City Council prior to or concurrent with the adoption of this Ordinance.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

_____
MAYOR

ATTEST:

_____
CITY CLERK

P98-041

A COPY OF THE DEVELOPMENT AGREEMENT IS AVAILABLE FOR REVIEW AT:

CITY OF SACRAMENTO
PLANNING DIVISION
1231 I STREET, SUITE 300
SACRAMENTO, CA 95814
(916) 264-5381

8 AM - 5 PM MONDAY THROUGH FRIDAY

Attachment 4 Community Plan Amendment Resolution

RESOLUTION TO AMEND THE 1994 NORTH NATOMAS COMMUNITY PLAN RELATED TO LAND USE AND LIGHT RAIL ALIGNMENT FOR THE SCHUMACHER PUDs PROJECT CONSISTING OF 584.0± GROSS ACRES LOCATED IN NORTH NATOMAS, EAST OF I-5/HWY 99, BETWEEN DEL PASO ROAD AND ELKHORN BOULEVARD; SACRAMENTO, CA

(P98-041) (APNs: 201-0300-016 to 018, 026 to 029, 061; 225-0030-026 to 031; 225-0040-017, 029 to 032, and portions of 014, 034, 035)

WHEREAS, the City Council conducted a public hearing on _____ concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;

2. The subject site is suitable for mixed use, residential neighborhood development; and

3. The proposal is consistent with the policies of the 1994 North Natomas Community Plan and the General Plan.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Sacramento that:

The area described on the attached Exhibit A is hereby designated on the 1994 North Natomas Community Plan as 90.6 acres of Low Density Residential, 137.9 acres of Medium Density Residential, 47.3 acres of High Density Residential, 10.1 acres of Transit Commercial, 71.4 acres of Employment Center (40), 46.0 acres of Employment Center (50), 32.5 acres of Employment Center (65), 14.0 acres of Employment Center (80), 14.6 acres of elementary school, 27.8 acres of park, 8.9 acres of open space, 27.3 acres of freeway buffer, 16.6 acres of canal, 4.3 acres of light rail, and 34.7 acres of major roads. The Light Rail alignment is reconfigured as indicated on the exhibit attached hereto.

_____
MAYOR

ATTEST:

_____
CITY CLERK

P98-041

Community Plan Amendment Exhibit

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING PROPERTY LOCATED IN NORTH NATOMAS, SCHUMACHER PUDs, EAST OF I-5/HWY 99, BETWEEN DEL PASO ROAD AND ELKHORN BOULEVARD, FROM THE R-1A-PUD, R-2B-PUD, MRD-20-PUD, AND A-OS-PUD ZONES AND PLACING THE SAME IN THE R-1-PUD, R-1A-PUD, R-2A-PUD, R-2B-PUD, R-4-PUD, C-2-PUD, EC-40-PUD, EC-50-PUD, EC-65-PUD, AND EC-80-PUD ZONES.

(P98-041) (APNs: 201-0300-016 to 018, 026 to 029, 061; 225-0030-026 to 031; 225-0040-017, 029 to 032, and portions of 014, 034, 035)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The territory described in the attached exhibit which is located as described above: Schumacher PUDs R-1A-PUD (103.8 acres), R-2B-PUD (79.2 acres), MRD-20-PUD (357.4 acres), and A-OS-PUD (43.6 acres) , as established by Ordinance No. 99-015, as amended, is hereby removed from said zones and placed in the following zones: A-OS-PUD (86.8 acres), R-1-PUD (74.3 acres), R-1A-PUD (88.8 acres), R-2A-PUD (23.4 acres), R-2B-PUD (49.2 acres), R-4-PUD (50.9 acres), C-2-PUD (13.1 acres), EC-40-PUD (78.5 acres), EC-50-PUD (53.0 acres), EC-65-PUD (36.2 acres), EC-80-PUD (15.2 acres). This action rezoning the property described in the attached exhibit is adopted subject to the following conditions and stipulations:

a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

b. If an application for a building permit or other construction permit is filed for said parcels which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on August 12, 1999, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 99-015, as amended.

c. The applicant shall comply with the Mitigation Monitoring Plan and mitigation measures in the Negative Declaration on file at the Planning Division offices.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part

of said Ordinance No. 99-015, as amended, to conform to the provisions of this Ordinance.

SECTION 3

Rezoning of the property described in the attached exhibit by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in Ordinance No. 99-015, as amended, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

_____
MAYOR

ATTEST:

_____
CITY CLERK

P98-041

Rezone Exhibit

Attachment 6 PUD Adoption Resolution for Commerce Station

A RESOLUTION TO APPROVE THE DESIGNATION OF A PLANNED UNIT DEVELOPMENT ON 216.9± GROSS ACRES LOCATED IN NORTH NATOMAS, EAST OF I-5/HWY 99, BETWEEN DEL PASO ROAD AND ELKHORN BOULEVARD, TO BE KNOWN AS THE COMMERCE STATION PUD, AND ADOPTING A SCHEMATIC PLAN AND DEVELOPMENT GUIDELINES FOR THE PUD

(P98-041)
(APN: 201-0300-016, 061; 225-0030-026, 028, 029, 030; 225-0040-014, 029 to 032, 034, 035)

WHEREAS, the City Council conducted a public hearing on _____ to designate a Planned Unit Development (PUD) and to adopt a Schematic Plan and Development Guidelines for that project known as "Commerce Station PUD." Based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds:

1. The PUD conforms to the General Plan and the 1994 North Natomas Community Plan; and

2. The PUD meets the purposes and criteria stated in the City Zoning Ordinance in that the PUD facilitates mixed uses designed to assure that new development is healthy and of long-lasting benefit to the community and the City; and

3. Development of the PUD 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 employment center uses do not create a negative impact on adjacent uses.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento, in accordance with the City Zoning Ordinance No. 99-015, as amended, that the Commerce Station PUD with Schematic Plan and Development Guidelines (as shown on the attached exhibits) is hereby approved.

Commerce Station Schematic Plan Exhibit

A COPY OF THE PUD GUIDELINES IS AVAILABLE FOR REVIEW AT:

CITY OF SACRAMENTO
PLANNING DIVISION
1231 I STREET, SUITE 300
SACRAMENTO, CA 95814
(916) 264-5381

8 AM - 5 PM MONDAY THROUGH FRIDAY

Attachment 7 PUD Adoption Resolution for Natomas Creek

A RESOLUTION TO APPROVE THE DESIGNATION OF A PLANNED UNIT DEVELOPMENT ON 290.0± GROSS ACRES LOCATED IN NORTH NATOMAS, EAST OF I-5/HWY 99, BETWEEN DEL PASO ROAD AND ELKHORN BOULEVARD, TO BE KNOWN AS THE NATOMAS CREEK PUD, AND ADOPTING A SCHEMATIC PLAN AND DEVELOPMENT GUIDELINES FOR THE PUD

(P98-041) (APN: 201-0300-016 to 018, 026 to 029, 061)

WHEREAS, the City Council conducted a public hearing on _____ to designate a Planned Unit Development (PUD) and to adopt a Schematic Plan and Development Guidelines for that project known as "Natomas Creek PUD." Based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds:

1. The PUD conforms to the General Plan and the 1994 North Natomas Community Plan; and

2. The PUD meets the purposes and criteria stated in the City Zoning Ordinance in that the PUD facilitates mixed uses designed to assure that new development is healthy and of long-lasting benefit to the community and the City; and

3. Development of the PUD 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 employment center uses do not create a negative impact on adjacent uses.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento, in accordance with the City Zoning Ordinance No. 99-015, as amended, that the Natomas Creek PUD with Schematic Plan and Development Guidelines (as shown on the attached exhibits) is hereby approved.

Natomas Creek Schematic Plan Exhibit

A COPY OF THE PUD GUIDELINES IS AVAILABLE FOR REVIEW AT:

CITY OF SACRAMENTO
PLANNING DIVISION
1231 I STREET, SUITE 300
SACRAMENTO, CA 95814
(916) 264-5381

8 AM - 5 PM MONDAY THROUGH FRIDAY

Attachment 8 PUD Adoption Resolution for Towne Center

A RESOLUTION TO APPROVE THE DESIGNATION OF A PLANNED UNIT DEVELOPMENT ON 77.1± GROSS ACRES LOCATED IN NORTH NATOMAS, EAST OF I-5/HWY 99, BETWEEN DEL PASO ROAD AND ELKHORN BOULEVARD, TO BE KNOWN AS THE TOWNE CENTER PUD, AND ADOPTING A SCHEMATIC PLAN AND DEVELOPMENT GUIDELINES FOR THE PUD

(P98-041) (APN: 201-0300-018; 225-0030-026 to 028, 225-0040-017)

WHEREAS, the City Council conducted a public hearing on _____ to designate a Planned Unit Development (PUD) and to adopt a Schematic Plan and Development Guidelines for that project known as "Towne Center PUD." Based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds:

1. The PUD conforms to the General Plan and the 1994 North Natomas Community Plan; and

2. The PUD meets the purposes and criteria stated in the City Zoning Ordinance in that the PUD facilitates mixed uses designed to assure that new development is healthy and of long-lasting benefit to the community and the City; and

3. Development of the PUD 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 employment center uses do not create a negative impact on adjacent uses.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento, in accordance with the City Zoning Ordinance No. 99-015, as amended, that the Towne Center PUD with Schematic Plan and Development Guidelines (as shown on the attached exhibits) is hereby approved.

Towne Center Schematic Plan Exhibit

A COPY OF THE PUD GUIDELINES IS AVAILABLE FOR REVIEW AT:

CITY OF SACRAMENTO
PLANNING DIVISION
1231 I STREET, SUITE 300
SACRAMENTO, CA 95814
(916) 264-5381

8 AM - 5 PM MONDAY THROUGH FRIDAY

Attachment 9 Planning Commission Staff Report of 8/12/99

Staff Report is attached.

P98-041 - Schumacher PUDs

REQUEST:

A. Environmental Determination: Negative Declaration

B. Mitigation Monitoring Plan

C. Development Agreement between Kern Schumacher and the City of Sacramento;

D. Community Plan Amendment to realign the Light Rail route and make minor re-allocations of acreage among land use designations;

E. Rezone 584 acres from R-1A(PUD) (103.8 acres), R-2B(PUD) (79.2 acres), MRD-20(PUD) (357.4 acres), and A-OS(PUD) (43.6 acres) to A-OS(PUD) (86.8 acres), R-1(PUD) (74.3 acres), R-1A(PUD) (88.8 acres), R-2A(PUD) (23.4 acres), R-2B(PUD) (49.2 acres), R-4(PUD) (50.9 acres), C-2(PUD) (13.1 acres), EC-40(PUD) (78.5 acres), EC-50(PUD) (53.0 acres), EC-65(PUD) (36.2 acres), EC-80(PUD) (15.2 acres);

F. PUD Designation, Guidelines, and Schematic Plan for 216.9± vacant acres to be known as the Commerce Station PUD;

G. PUD Designation, Guidelines, and Schematic Plan for 290.0± vacant acres to be known as the Natomas Creek PUD;

H. PUD Designation, Guidelines, and Schematic Plan for 77.1± vacant acres to be known as the Towne Center PUD;

I. Tentative Master Parcel Map to subdivide 584 vacant acres into 76 residential, commercial, employment center, park, open space, school, and canal parcels;

J. Tentative Subdivision Map to subdivide 132.54 vacant acres into 490 single family lots, a 2.0 acre park, a 10.0 acre school, a 4.06 acre school/school park, 6 landscape corridor parcels, three canal parcels, a 8.91 acre agricultural buffer parcel, and a 6.1 acre freeway buffer parcel.

LOCATION: Northeast Corner of Del Paso Rd. & I-5
APNs: 201-0300-028, 029, 030; 225-0040-014, 016, 029, 034, 035

North Natomas Community Plan Area
Natomas Unified, Rio Linda, and Grant Joint Union School Districts
Council District 1

APPLICANT:	Law Offices of Gregory D. Thatch, (916) 443-6956 1730 I Street, Suite 220, Sacramento, CA 95814
OWNER:	Kern Schumacher 2200 East Camelback, #101, Phoenix, AZ 85016
PLANS BY:	Nolte Associates, Inc. 1750 Creekside Oaks Drive, Suite 200, Sacramento, CA 95833
APPLICATION FILED:	April 24, 1998
STAFF CONTACT:	Thomas S. Pace, (916) 264-6848

SUMMARY: The applicant proposes to develop approximately 584 acres of vacant agricultural land with a variety of residential, transit commercial, employment center, and open space uses. This proposal establishes the legislative entitlements (Community Plan Amendment, Rezoning, PUD) which are referred to as "first stage" entitlements as well as subdivision approvals. Further entitlements ("second stage," i.e., Special Permits) will be required prior to construction of any buildings.

A basic project issue is the County's request for a roadway connection (Meister Way) through the project site to the Metro Airpark development in the unincorporated county area near Sacramento International Airport.

RECOMMENDATION:

Staff recommends approval of the above-mentioned entitlements. The project is substantially in compliance with North Natomas Community Plan policies and is largely consistent with the community plan's land use designations.

PROJECT INFORMATION:

General Plan Designations:	Low & Medium Density Residential, Community/Neighborhood Commercial & Offices, Mixed Use, Public/Quasi-Public-Misc., Parks, Recreation, Open Space, and Water
Community Plan Designations:	Low, Medium and High Density Residential, Employment Center 40, 50, 65 & 80, Transit Commercial, Elementary School, Junior High School, Parks, and Canal

Existing Land Use of Site:	Undeveloped agriculture
Existing Zoning of Site:	A-OS-PUD, MRD-20-PUD, R-1A-PUD, R-2B-PUD, and SC-PUD

Surrounding Land Use and Zoning:

North: Unincorporated county area; agricultural use
South: Alleghany Area #3 (vacant); HC-PUD
East: JMA property, Northborough, Ketscher Property (vacant); various zones
West: Unincorporated county area; agricultural use

Property Dimensions:	2 miles N-S, 0.9 miles E-W (widest point)
Property Area:	584± gross acres
Density of Development:	Low Density: 6.9 dwelling units/net acre Medium Density: 12 dwelling units/net acre High Density: 22 dwelling units/net acre
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

Permit	Agency
*Special Permit (with CEQA review)	Planning Division
Transportation Management Plan	Public Works, Transportation Division
Final Map	Public Works, Development Services
Encroachment Permit	Public Works, Development Services
Driveway Permit	Public Works, Development Services
Building Permit	Building Division

*Requires a public hearing.

BACKGROUND INFORMATION:

On May 21, 1987, the City Council approved the previous Schumacher project's (P87-043) rezoning, Development Agreement (AG86-210) and PUD designation. Subsequently, on May 3, 1994, the City Council adopted the 1994 North Natomas Community Plan (Resolution No. 94-259), and on August 9, 1994, the City Council adopted the North Natomas Financing Plan (Resolution No. 94-495). As a result of the adoption of the 1994 NNCP, the previous zoning and PUD approvals became inconsistent with the City's plans for the area. The subject application seeks to bring the project into conformity with the NNCP, thereby necessitating the rezoning and new Development Agreement and PUD designations.

On January 13,1997, the applicant submitted a request for a Preliminary Review of the proposed project (IR97-002). In a letter to the applicant dated February 18, 1997, Planning

staff expressed the following concerns about the proposed project: 1) show pedestrian links from the low density subdivision to the nearest planned transit station, 2) minimize back-on lots to parks open space and schools, 3) improve access for parcels along the light rail right of way, 4) reduce the number of long, straight streets which promote speeding through residential areas. For the most part, these concerns were subsequently resolved during the project review: back-on lots have been minimized, parcels along light rail have appropriate access, residential streets have been designed to discourage speeding. Connectivity with the planned northern light rail station at Club Center Drive (formerly North Loop Road) is not clearly indicated on the Schematic Plan for Natomas Creek, but can be addressed when more specific development proposals are submitted for the medium and high density residential areas.

STAFF EVALUATION: Staff has the following comments:

A. Development Agreement

The standard Development Agreement format, approved by the City Council on August 9, 1994, (Resolution No. 94-494), has been used by the applicant and the exhibits have been provided for the specific project. The Ordinance and Development Agreement for Schumacher is included with this staff report. The applicant has coordinated with the City Attorney's Office to complete the Development Agreement. Any previously executed Development Agreement for the subject property will be superseded by this proposed Development Agreement, once adopted and executed. Planning staff recommends the Planning Commission recommend approval of the Development Agreement and forward it to the City Council.

B. Policy Issues

1. Community Plan

Land Use: The proposed project is consistent with the land use designations indicated in the General Plan and NNCP. Minor shifts in acreage among land use categories have been proposed (see Attachment 4) to accommodate a slight shift westward of Commerce Parkway (formerly East Commerce Way). The land uses on the east side of the original road location increased in acreage, while those on the west side were slightly reduced (an overall exchange of approximately 11 acres). The most significant change is the realignment of the light rail route to curve westward at Club Center drive, curve through the northern portion of the employment center area and join Meister Way just before crossing over Highway 99. This realignment was initiated by City staff to relocate the rail line from a location between the Lot H park and the Lot 5 medium density area to a location south of the park. This was done so that the medium density area would not be severed from the park site by a rail line. Table 1 on the next page compares the planned and proposed land use acreages.

Buffers/Open Space: The Open Space element of the NNCP (text language in the

Plan) requires a 100 foot wide landscaped freeway buffer adjacent to I-5/Hwy 99 and a 250 foot wide agricultural buffer along the north (Elkhorn Boulevard) boundary of the plan area. These buffers have been provided as required. Therefore, although there is a discrepancy in acreage shown on Table 1, the performance standard is met, and the project is consistent with the buffer policy. The acreage discrepancy is probably due to inaccurate acreage estimates in the NNCP.

The NNCP also requires that 80% of residential units be located within 880 feet walking distance of some form of public or private open space, including parks, linear parkways, agricultural buffers, and drainage corridors. The proposed Natomas Creek small-lot subdivision exceeds this standard, with 100% compliance. Other residential areas in the Natomas Creek and Towne Center areas are likely to be able to meet this standard due to the proximity to various parks and the canal. When specific development proposals for these areas are reviewed, a more accurate determination will be made.

2. Rezone

The proposed zoning changes (Attachment 5) are consistent with the NNCP land use designations. Where several zones are consistent with individual NNCP designations, a variety of zones has been shown, such as in the medium density areas where the R-1A, R-2A, and R-2B zones are each consistent with medium density (7-21 dwelling units/net acre) and all three have been proposed at staff's recommendation to ensure a variety of densities and housing types in the medium density area. In the high density area, R-4 has been proposed to allow for increased density adjacent to the planned light rail station at Club Center Drive.

For the area designated Transit Commercial, C-2 zoning is proposed. At staff's recommendation, the range of uses normally allowed in the C-2 zone has been limited in the PUD Guidelines for the Towne Center PUD to exclude non-transit friendly uses, such as cabinet repair shops and mortuaries.

3. PUD Guidelines and Schematic Plans

Three PUDs have been proposed for the Schumacher property to conform with the boundaries of Neighborhoods 6 and 8. Neighborhood 6 is proposed to be called Natomas Creek (Attachments 6-7) and will have its own PUD guidelines and schematic plan, while Neighborhood 8 being subdivided into two PUDs, Commerce Station (Attachments 8-9) for the employment center area and Towne Center (Attachments 10-11) for the residential area. It is intended that the adjacent Ketscher property will annex into the Towne Center PUD.

Table1
Comparison of NNCP to Proposed Land Use Acreages
for Schumacher Property

Land Use	NNCP	Proposed	Difference
Low Density Residential	85.4	90.6	+5.2
Medium Density Residential	154.1	137.9	-16.2
High Density Residential	47.6	47.3	-0.3
Net change Residential:	**287.1**	**275.8**	**-11.3**
Transit Commercial	8.9	10.1	+1.2
EC-40	63.5	71.4	+7.9
EC-50	40.2	46.0	+5.8
EC-65	40.2	32.5	-7.7
EC-80	9.6	14.0	+4.4
Net change Commercial:	**162.4**	**174.0**	**+11.6**
Elementary School	9.8	14.6	+4.8
Junior High School	3.5	0	-3.5
Net change school:	**13.3**	**14.6**	**+1.3**
Park	26.9	27.8	+0.9
Open Space (Agricultural Buffer)	8.8	8.9	+0.1
Freeway Buffer	38.8	27.3	-11.5
Canal	10.6	16.6	+6.0
Net change open space:	**85.1**	**80.6**	**-4.5**
Major Roads	35.8	34.7	-1.1
Light Rail	n/a**	4.3	+4.3
Total*	583.7	584.0	0.3*

*Discrepancy due to inaccurate NNCP acreage estimates.
**Discrepancy due to lack of acreage figures for light rail in NNCP.

C. Proposed Tentative Master Parcel Map

1. Map Design

The applicant is proposing a Tentative Master Parcel Map (Exhibit 1B) to subdivide eighteen existing parcels into 76 master parcels. Master parcels are created so that portions of the project can be sold off to individual builders and so that the associated infrastructure improvements can be phased with individual lot development. Some of the master parcels (especially the residential lots) may be further subdivided into smaller buildable lots (as is the case with the Natomas Creek subdivision, to be discussed below).

The master parcels include: 16 parcels for low, medium, and high density residential uses; 1 transit commercial parcel; 41 employment center parcels; 5 parcels for parks; 5 freeway and agriculture buffer parcels; 3 canal parcels; and two parcels for elementary schools (one full 10.9 acre school and a 3.7 acre partial site to be added to acreage on the Ketscher property to the south for a complete site). The proposed master parcel configuration corresponds with the adopted land use designations, as proposed to be amended, and the proposed zoning.

2. Circulation

Major thoroughfares which provide east-west circulation for this project include the planned 6-lane Elkhorn Boulevard to the north and 6-lane Del Paso Road to the south. The proposed master parcel map includes one north-south major road connection (Commerce Parkway) between Elkhorn Boulevard and Del Paso Road. Principal east-west connections between Elkhorn and Del Paso include Club Center Drive, a 70 foot wide "2+" street which will include a landscaped median and one lane of traffic in each direction with bike lanes; El Centro Road, which crosses over Interstate 5 from the west and proceeds easterly to the Ketscher property as a 70 foot wide, 2+ street with bike lanes; and Meister Way, a 54 foot wide, 2 lane street with bike lanes which connects to the Metro Airpark development to the west in the unincorporated area. Several local streets are proposed to provide access to individual employment center and medium density residential lots.

3. Traffic Impact Analysis

A Traffic Impact Analysis was conducted for the project by DKS Associates, dated July 9, 1999. According to the traffic analysis, the project is largely consistent with the projected traffic levels previously analyzed in the Supplemental Environmental Impact Report for the NNCP and therefore no changes are required to the street sizes anticipated in the NNCP. The project will, however, trigger the need for traffic signals at several intersections, including the north and south bound freeway ramps at Interstate 5 and Del Paso Road. The phasing of street improvements and intersection signalization is contained in the Mitigation Monitoring Plan (Exhibit 1A).

4. Transit

The future Downtown-Natomas-Airport light rail alignment is proposed to be located on-site on the east side of Commerce Parkway. The applicant shows three 40 foot wide light rail parcels for the future alignment through the northern portion of the employment center on the Tentative Master Parcel Map. A light rail station is planned to be located on-site on Parcel 17, which is designated for Transit Commercial use and is themed "Main Street." Future bus service is planned along Del Paso Road to the south, Elkhorn Boulevard to the north, and Club Center Drive in between, and will provide direct links to other parts of the community.

5. Utilities

Stormwater drainage and flood protection in the North Natomas Community Plan area is three-tiered: 1) the Sacramento Area Flood Control Agency (SAFCA) Local Project which provides 100 year flood protection for the Natomas Basin; 2) construction of the North Natomas Comprehensive Drainage Plan (CDP) facilities to remove the area within the 100 year underlying floodplain; and 3) construction of the CDP facilities to provide stormwater drainage necessitated by urban development.

The project site is within the Detention Basin #1 watershed area of the North Natomas CDP. Drainage from the Schumacher property will be conveyed through the north-south canal which runs along the eastern property boundary eastward to the basin which is located in the regional park.

Water service to the site will be provided by the City. Sewer service to the site will be provided by County Sanitation District #1 (CSD-1). The sanitation district is planning to install a northwest sewer interceptor from their site along the north side of Interstate 80 to Elkhorn Boulevard and other points northeast of the Community Plan area. A decision regarding the interceptor alignment will likely not impact this site.

Sacramento Municipal Utilities District (SMUD) is planning an overhead 69 kv transmission line along the south side of Del Paso Road. No 69 kv lines or substations are proposed on this site. Also, the applicant should coordinate with SMUD New Construction Service staff during the design process for future development to improve the energy conservation design of the site.

Planning staff recommends approval of the proposed tentative master parcel map in that the proposed lot configuration is consistent with the adopted General Plan and 1994 NNCP land use designations, as proposed to be amended by this request; is consistent with the proposed zoning; access is provided to all proposed master parcels; and stormwater drainage and flood protection will be provided prior to development of the project area.

D. Natomas Creek Tentative Subdivision Map

The applicant is proposing a Tentative Subdivision Map to subdivide 10 proposed master parcels into 490 low density single family lots, two parks, an elementary school and 11 open space, landscape, buffer and canal parcels on 132.54 gross acres. Tentative maps for the other residential areas are not proposed at this time.

The proposed tentative map comprises a portion of Neighborhood 6 of the 1994 NNCP. The map area is located between immediately south of Elkhorn Boulevard and east of Highway 99. The area to the north and west of the map area is in the County unincorporated area, and is currently not planned for urbanization. To the east, the JMA property is designated on the NNCP as high density residential, but is planned to be re-designated for low density residential use to be compatible with the

Schumacher proposal. Also located on the JMA property is a small (2.5 acre) convenience commercial site along Commerce Parkway, which will also serve the future residents of Natomas Creek. To the south is Parcel 5 on the master map, which is designated for medium density residential and will probably be developed with small-lot single-family homes.

In response to staff comments, the revised Natomas Creek map has been improved in a number of ways, including: 1) long, straight streets which could promote speeding have been reconfigured by removing a few segments, creating loops along the freeway buffer area; 2) the cul-de-sacs that are adjacent to the agricultural buffer to the north now extend slightly into the buffer, providing access to the open space area and allowing police patrols to have better surveillance of the buffer area; 3) back-on lots have been eliminated from the Lot LL park site and have been limited to one side of the Lot KK park and Lot JJ school site, assuring that more homes with front-on orientation will provide better views of the park/school area; and 4) additional four-way intersections have been added throughout the map.

Typical lot sizes range from 65' x 100' (133 lots), and 55' x 100' (143 lots) to 45' x 100' (114 lots). The overall density of these lots is 6.99 dwelling units per net acre (du/na), almost exactly at the target density of 7 du/na. The lot sizes will provide a variety of housing sizes, as required by the community plan. The larger lot area is placed near the edge of the community plan area, along the agricultural buffer, while the smaller lot areas are located to the south, adjacent to the medium density area.

Staff recommends the Planning Commission approve the Tentative Map for Natomas Creek in that the map is consistent with the 1994 North Natomas Community Plan and General Plan, proposes a variety of housing densities and types, locates homes within close proximity to future convenience commercial areas, school, parks and other open spaces, and attempts to provide pleasant pedestrian/ bicycle linkages through the neighborhood to the activity centers and parks that do not require the use of an automobile.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address potential impacts to air, plant/animal life, noise, transportation/circulation, human health and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A).

B. Public/Neighborhood/Business Association Comments

The Schumacher project was routed to Natomas Community Association, Valley View Acres Neighborhood Association, North Natomas Community Association, and ECOS. The only comments received were from the North Natomas Community Association (NNCA), which are summarized below with staff responses.

1. *NNCA indicated that Truxel Road should be complete prior to issuance of building permits and that phasing of infrastructure should be addressed in the environmental document.*

   Truxel Road construction is underway and should be complete before any development begins in the project area. Infrastructure phasing is specified in the Negative Declaration and Mitigation Monitoring Plan (Exhibit 1A).

2. *A concern was raised about "long, circuitous cul-de-sacs" in the single family residential area which might impede use to mass transit.*

   Staff finds that the subdivision has relatively few cul-de-sacs and most of the cul-de-sacs open onto open space areas, not transit routes. At this time, detailed bus route plans are not available to determine where bus stops are likely to be, and the single family area is more than half a mile from the nearest planned light rail station.

3. *Landscaping needs to be provided on/along the light rail line consistent with the treatment near Natomas High School.*

   Landscaping along the rail route will be addressed as individual parcels are developed through the Special Permit process, as was done with the Natomas Marketplace project.

4. *Quimby requirements don't appear to have been met.*

   The map has been revised and now meets the parkland dedication requirements in the NNCP and will participate in the area-wide solution to Quimby acreage.

5. *Freeway buffers should not be counted as open space for the purposes of complying with the policy which requires that 80% of residential units be within 880 feet walking distance from open space (the 880 foot rule).*

   The 880 foot rule is met in the Natomas Creek subdivision even without counting the freeway buffers. Other projects will be analyzed at the time further subdivision occurs or when Special Permits are issued.

6. *Access to the agricultural buffer should be provided through the cul-de-sacs*

along Elkhorn Boulevard.

This change has been incorporated into the tentative map.

7. *Lots should face parks and schools, and open space areas.*

Changes have been made to ensure that most of the perimeter of park, school and open space areas have front or side-on lots, rather than back on lots. This issue will have to be monitored on future subdivisions or multifamily projects.

8. *Existing trees should be retained and more emphasis should be placed on native tree and plant species in landscaping.*

The City Arborist has reviewed the project and has determined that there are no Heritage Trees on the site which are protected by ordinance. Since the site is virtually treeless (only 25 trees on 584 acres) and the subject trees consist of 1 cottonwood and 24 willows, most of which were determined by Tree Care Incorporated (the Certified Arborist which surveyed the trees) to be in poor condition, it was determined by the City Arborist that the trees could be removed or retained at the applicant's discretion. Thousands of new trees will be planted in the project area, resulting in a superior urban forest environment.

9. *Bike trails should be provided in the agricultural buffer and along the canal.*

Provision has been made for these trails in the PUD Guidelines and will be constructed as development occurs on adjacent parcels.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Public Works, Development Services

Engineering comments on the project have indicated that there will be the need for numerous signalized intersections and that signal spacing shall be not less than 1000' to ensure smooth traffic flow. Additional right-of-way will likely be needed at intersections to allow room for left turn pockets. Off-site improvements will be required for Elkhorn Boulevard, Del Paso Road and portions of Commerce Parkway which are not on the Schumacher property. Special attention was paid to the effects of the light rail crossing diagonally through the intersection of Club Center Drive and Commerce Parkway, and engineering staff have concluded that the intersection can be designed to function acceptably. Public Works staff have also agreed to allow local residential streets to use the old 40 foot right-of-way standard rather than the new 41 foot standard because the project was submitted prior to the change

in standards. These comments have been incorporated in the form of changes to the maps and conditions of approval.

2. Landscape Architecture Section (LAS)

As a result of LAS comments, the northern (Lot LL) park in Natomas Creek has been enlarged to a full 2 acres and back-on lots have been eliminated, overall park acreage has been increased on the Master Parcel Map to meet the NNCP parkland dedication requirements, the overall balance of acreage has been improved to provide two community parks (Lots H and R) and three neighborhood parks (Lots C, D, and O). The Lot H park on the master map has been relocated westward to form a more square shape, rather than the long thin rectangle shown on the community plan map, and the Lot R park site has been relocated next to the canal so that it can be combined with another planned park on the other side of the canal on the JMA property.

3. Fire Department

To allow for adequate maneuvering room for large fire equipment, cul-de-sac radii are now required to be 45 feet, which is a change in policy from earlier North Natomas maps, some of which were approved with 38 foot radii. Fire staff have agreed to compromise on the shorter Natomas Creek cul-de-sacs ("D", "F," "H" and "Q" Courts) and allow 40 foot radii. All other cul-de-sacs will be constructed with 45 foot radii.

4. County Public Works Transportation Division

At the request of County staff, provision for the future construction of Meister Way (located north of Lots 18-20) has been made. This road is not currently indicated on the NNCP and is not required for traffic circulation in North Natomas, but is needed by the Metro Airpark development in the unincorporated area. The applicant has agreed to reserve the roadway parcel for future purchase and improvement.

5. Other departments' comments have been incorporated as conditions of approval or were indicated in the preceding discussion.

D. Subdivision Review Committee Recommendation

On July 21, 1999, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Notice of Decision and Findings of Fact (Attachment 1).

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A, B, I, and J. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning

Commission action. Items C-H below require City Council approval.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

A. Adopt the attached Notice of Decision and Findings of Fact ratifying the Negative Declaration;

B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;

C. Recommend approval of the Development Agreement between Kern Schumacher and the City of Sacramento;

D. Recommend approval of the Community Plan Amendment to realign the Light Rail route and make minor re-allocations of acreage among land use designations;

E. Recommend approval of the Rezone 584 acres from R-1A(PUD) (103.8 acres), R-2B(PUD) (79.2 acres), MRD-20(PUD) (357.4 acres), and A-OS(PUD) (43.6 acres) to A-OS(PUD) (86.8 acres), R-1(PUD) (74.3 acres), R-1A(PUD) (88.8 acres), R-2A(PUD) (23.4 acres), R-2B(PUD) (49.2 acres), R-4(PUD) (50.9 acres), C-2(PUD) (13.1 acres), EC-40(PUD) (78.5 acres), EC-50(PUD) (53.0 acres), EC-65(PUD) (36.2 acres), EC-80(PUD) (15.2 acres);

F. Recommend approval of the PUD Designation, Guidelines, and Schematic Plan for 216.9± vacant acres to be known as the Commerce Station PUD;

G. Recommend approval of the PUD Designation, Guidelines, and Schematic Plan for 290.0± vacant acres to be known as the Natomas Creek PUD;

H. Recommend approval of the PUD Designation, Guidelines, and Schematic Plan for 77.1± vacant acres to be known as the Towne Center PUD;

I. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Master Parcel Map to subdivide 584 vacant acres into 76 residential, commercial, employment center, park, open space, school, and canal parcels;

J. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Subdivision Map to subdivide 132.54 vacant acres into 490 single family lots, a 2.0 acre park, a 10.0 acre school, a 4.06 acre school/school park, 6 landscape corridor parcels, three canal parcels, a 8.91 acre agricultural buffer parcel, and a 6.1 acre freeway buffer parcel.

Report Prepared By,

Thomas Pace
Associate Planner

Report Reviewed By,

Scot Mende
Senior Planner

Attachments

Page		
16	Attachment 1	Notice of Decision & Findings of Fact
35	Exhibit 1-A	Mitigation Monitoring Plan
42	Exhibit 1-B	Tentative Master Parcel Map
43	Exhibit 1-C	Tentative Subdivision Map
44	Attachment 2	Vicinity Map
45	Attachment 3	Land Use & Zoning Map
46	Attachment 4	Community Plan Amendment Diagram
47	Attachment 5	Rezone Diagram
48	Attachment 6	Natomas Creek PUD Guidelines
49	Attachment 7	Natomas Creek Schematic Plan
50	Attachment 8	Towne Center PUD Guidelines
51	Attachment 9	Towne Center Schematic Plan
52	Attachment 10	Commerce Station PUD Guidelines
53	Attachment 11	Commerce Station Schematic Plan
54	Attachment 12	Development Agreement

Amended by Planning Commission 8/12/99 **Attachment 1**

NOTICE OF DECISION AND FINDINGS OF FACT FOR SCHUMACHER PUD, LOCATED AT NORTHEAST CORNER OF DEL PASO RD. & I-5, SACRAMENTO, CALIFORNIA IN THE NORTH NATOMAS COMMUNITY PLAN AREA. (P98-041)

At the regular meeting of August 12, 1999, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

A. **Ratified the Negative Declaration;**

B. **Approved the Mitigation Monitoring Plan;**

C. **Recommended approval of the Development Agreement between Kern Schumacher and the City of Sacramento;**

D. **Recommended approval of the Community Plan Amendment to realign the Light Rail route and make minor re-allocations of acreage among land use designations;**

E. **Recommended approval of the Rezone 584 acres from R-1A(PUD) (103.8 acres), R-2B(PUD) (79.2 acres), MRD-20(PUD) (357.4 acres), and A-OS(PUD) (43.6 acres) to A-OS(PUD) (86.8 acres), R-1(PUD) (74.3 acres), R-1A(PUD) (88.8 acres), R-2A(PUD) (23.4 acres), R-2B(PUD) (49.2 acres), R-4(PUD) (50.9 acres), C-2(PUD) (13.1 acres), EC-40(PUD) (78.5 acres), EC-50(PUD) (53.0 acres), EC-65(PUD) (36.2 acres), EC-80(PUD) (15.2 acres);**

F. **Recommended approval of the PUD Designation, Guidelines, and Schematic Plan for 216.9± vacant acres to be known as the Commerce Station PUD;**

G. **Recommended approval of the PUD Designation, Guidelines, and Schematic Plan for 290.0± vacant acres to be known as the Natomas Creek PUD;**

H. **Recommended approval of the PUD Designation, Guidelines, and Schematic Plan for 77.1± vacant acres to be known as the Towne Center PUD;**

I. **Approved the Tentative Master Parcel Map to subdivide 584 vacant acres into 76 residential, commercial, employment center, park, open space, school, and canal parcels;**

J. **Approved the Tentative Subdivision Map to subdivide 132.54 vacant acres into 490 single family lots, a 2.0 acre park, a 10.0 acre school, a 4.06 acre school/school park, 6 landscape corridor parcels, three canal parcels, a 8.91 acre agricultural buffer parcel, and a 6.1 acre freeway buffer parcel.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

A. Negative Declaration: The City Planning Commission approves the Negative Declaration (the Negative Declaration is approved), based upon the following findings:

1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;

2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;

3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.

B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is approved 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 1A;

3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.

4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.

I. Tentative Master Parcel Map: Tentative Master Parcel Map to subdivide 584 vacant acres into 76 residential, commercial, employment center, park, open space, school, and canal parcels is approved based upon 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.

2. The proposed subdivision, together with the provision for its design and improvement, is consistent with the City General Plan, North Natomas Community Plan, and the City Subdivision Ordinance;

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.

J. Tentative Subdivision Map: Tentative Subdivision Map to subdivide 132.54 vacant acres into 490 single family lots, a 2.0 acre park, a 10.0 acre school, a 4.06 acre school/school park, 6 landscape corridor parcels, three canal parcels, a 8.91 acre agricultural buffer parcel, and a 6.1 acre freeway buffer parcel is approved based upon 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.

2. The proposed subdivision, together with the provision for its design and improvement, is consistent with the City General Plan, North Natomas Community Plan, and the City Subdivision Ordinance;

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.

CONDITIONS OF APPROVAL

I. **Tentative Master Parcel Map:** The Tentative Master Parcel Map to subdivide 584 vacant acres into 76 residential, commercial, employment center, park, open space, school, and canal parcels is approved subject to the following conditions:

I1. In accordance with City Code Section 40.609(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments (if any), Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments (if any), Zoning changes, and the Development Agreement.

I2. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, as amended from time to time, and shall execute any and all agreements which may be required in order to implement this condition.

I3. Execute a Development Agreement to the satisfaction of the City of Sacramento and comply with and meet all the requirements of the Agreement.

I4. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P98-041) to the satisfaction of the Planning Director and Department of Public Works.

I5. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.

I6. These conditions shall supersede any contradictory provisions in the PUD guidelines approved for this project (P98-041). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to currently existing City Standards.

I7. Place the following note prominently on the final master parcel map: **"THIS MASTER PARCEL MAP DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENT ON THE LAND SUBJECT TO THE MAP; PRIOR TO ANY IMPROVEMENT OR CONSTRUCTION, ALL REQUIRED LAND USE ENTITLEMENTS, INCLUDING BUT NOT LIMITED TO A SPECIAL PERMIT, MUST BE APPLIED FOR AND APPROVED, AND ALL APPLICABLE CONDITIONS OF APPROVAL MUST BE SATISFIED."**

I8. Show all existing public easements on the Final Master Parcel Map.

I9. Provide, without cost to the City, in the form of an IOD, all public land covered in the North Natomas Financing Plan Land Acquisition Program.

STREETS

I10. Streets shall be sized, dedicated, and constructed as follows (the PUD Guidelines shall be revised to be consistent with these requirements):

Street	*from*	*to*	*Lanes*	*R/W*	*Min. Face Face/curb*
Commerce Parkway	Del Paso Road	Club Center Drive	6	136'	108'
Commerce Parkway	Club Center Drive	Elkhorn Boulevard	4	100'	74'
El Centro Road	Commerce Parkway	Site boundary(west)	2+	70'	44'
Club Center Drive	Commerce Parkway	Canal(east)	2+	70'	44'

***NOTES**: Dedication and construction of all streets shall be as required elsewhere in these conditions. Sidewalks may be omitted adjacent to parks and schools, as determined by the City. The minimum right-of-way for any street not mentioned above shall be 40'. The City will determine off-site improvement requirements prior to filing each subsequent map or phase. The 70' street section is a ("2+" Street) section unique to North Natomas and must have a center turn lane and bike lanes. The face/curb distance for the 70' street is 44' without parking and 59' with parking. All roadways may require additional dedication at intersections for turn lanes. On street bike lanes shall be provided along both sides of Club Center Drive, and Del Paso Road.*

I11. The applicant shall dedicate the 68' of right-of-way for Commerce Parkway between

Del paso Road and Club Center Drive to the satisfaction of the Department of Public Works. The applicant shall use best efforts obtain easements from the adjacent property owner(Ketcher) for the remaining 68' of right-of-way for Commerce Parkway between Del Paso Road and Club Center Drive. To the extent necessary and at its discretion, the City may use its eminent domain authority as provided by Government Code Section 66462.5 to acquire the easement at the applicants expense. This condition must be satisfied prior to the recordation of any phase of the Master Parcel Map.

Note: There is a segment of Commerce Parkway between AA Circle and Club Center Drive that is completely on the applicant's site and the full dedication of 136' of right-of-way is required in this segment.

I12. The applicant shall dedicate the100' of right-of-way for Commerce Parkway between Club Center Drive and the Site boundary(Canal on the western property line) to the satisfaction of the Department of Public Works. The applicant shall use best efforts to obtain an easement from the adjacent property owner(JMA) for the remaining 100' of right-of-way for Commerce Parkway between the Site Boundary and Elkhorn Boulevard. To the extent necessary and at its discretion, the City may use its eminent domain authority as provided by Government Code Section 66462.5 to acquire the easement at the applicants expense. This condition must be satisfied prior to the recordation of any phase of the Master Parcel Map.

I13. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P98-041). The MMP requires certain improvements for phased development as follows:

Note: Unless otherwise approved by the Department of Public Works, one of the following phasing plans shall be followed for this project:

Phasing Plan N-S (Assumes that Development of the subject site occurs concurrently south from Elkhorn Boulevard and north from Del Paso Road. In this scenario, Commerce Parkway shall be, at a minimum, a two-lane facility from Elkhorn Boulevard to Del Paso Road when 15% the site develops north of Club Center Drive or 42 % of the site develops south of Club Center Drive. (Percentages based on project trips.)

Percent of total project trips	***Required improvements***
At or before 25%	Signalize the intersection of Commerce Parkway/Del Paso Road
At or Before 65%	Signalize the intersection of Commerce Parkway/DD Drive.

At or Before 70%	Widen Commerce Parkway to 6 Lanes from Del Paso Road to Club Center Drive. Widen Commerce parkway to 4 lanes from Club Center Drive to Elkhorn Boulevard. Signalize the intersection of Commerce Parkway/EE Drive. Signalize the intersection of Commerce Parkway/FF Drive. Signalize the intersection of Commerce Parkway/AA Circle. Signalize the intersection of Del Paso Road and the I-5 Northbound Ramps.
At or Before 75%	Signalize the intersection of Del Paso Road and the I-5 Southbound Ramps.
At or Before 80%	Signalize the intersection of Commerce Parkway and Club Center Drive.
At or Before 90%	Signalize the intersection of Commerce Parkway and AA Place.

Phasing Plan N (Assumes development occurs first in the northern half of the subject site. Commerce Parkway shall be constructed as a two-lane facility from Elkhorn Boulevard to the south boundary of the phase to be recorded.

Percent of total project trips	***Required improvements***
At or before 15%	Switch to Phasing Plan N -S

Phasing Plan S (Assumes development occurs first in the southern half of the subject site. Commerce Parkway shall be constructed as a two-lane facility from Del Paso Road to the north boundary of the phase to be recorded.

Percent of total project trips	***Required improvements***
At or before 15%	Signalize the intersection of Commerce Parkway/Del Paso Road.
At or before 25%	Signalize the intersection of Commerce Parkway/EE Street.
At or Before 30%	Signalize the intersection of Del Paso Road and the I-5 Southbound Ramps.
At or Before 40%	Signalize the intersection of Commerce Parkway/DD Drive. Signalize the intersection of Commerce Parkway/FF Drive. Signalize the intersection of Commerce Parkway/AA Circle.
At or Before 42%	Switch to Phasing Plan N -S.

The current phased development plan requires Commerce parkway to be constructed as a two-lane facility from Del Paso Road to Elkhorn Boulevard when 15% of the total project trips are generated and development is occurring in the northern area of the Master Parcel Map or if 42% of the total project trips are generated and development is occurring in the southern area of the Master Parcel Map. If either of these trigger points is reached and the applicant does not desire to construct Commerce Parkway, then additional traffic analysis must be done at the applicant's expense to determine what modifications (if any) to the phasing plan can be done with the consideration of alternate points of connection.

I14. Obtain and comply with abandonment clearance letters for the abandonments on the

Final Map. Letters shall be provided to the Public Works Department.

I15. The design of walls and fences near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 38.02.022 (25' sight triangle). Walls shall be set back up to 3' behind point needed for sight distance to allow sufficient room for pilasters.

I16. Provide additional right-of-way for expanded intersections where specified by the Department of Public Works.

I17. The Department of Public Works shall determine the need for signals, based on the Mitigation Monitoring Plan and total project development, prior to the recordation of each phase of the Final Master Parcel Map or the submission of a Special Permit application (at the discretion of the Department of Public Works). If warranted, signals shall be constructed as part of the public improvements for that phase of the Final Master Parcel Map or Special Permit. Signal design and construction shall be to the satisfaction of the Department of Public Works and may be subject to reimbursement as set forth in the Development Agreement. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances.

I18. Prior to recordation of any phase of the Final Master Parcel Map the applicant shall dedicate and construct those internal streets necessary for the given phase to function independently, as determined by the Department of Public Works. These internal streets shall be dedicated and constructed to a City Standard 54' cross section. Any deviation from City Standards must be approved by the Department of Public Works.

I19. Multiple access points will be required for all phases of the Final Parcel Map to the satisfaction of the Department of Public Works. Dead end streets must be less than 500' in length and must include a turn-around approved by the Public Works and Fire Departments. Certain exceptions may be considered by Public Works and the Fire Departments on a case-by-case basis.

I20. All cul-de-sac's shall have a radius of 45 feet to the back of walk. The openings of cul-de-sac's shall be to City Standards unless an alternative design that meets City drainage requirements is approved by the Departments of Public Works and Utilities.

I21. 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 Department of Public Works. The center lines of such streets shall be aligned.

I22. City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Division requirements.

I23. Developer is required to install permanent street signs to the satisfaction of the Public Works Department.

I24. Provide slope easements and additional right-of-way, if necessary, for the El Centro Road overcrossing, to the satisfaction of the Departments of Public Works.

I25. Unless otherwise specified in these conditions or in the Development Agreement for this project, improvements shall be designed and constructed to City standards in place at the time that each subsequent final map is recorded. Improvements required for subsequent maps will be determined by the City for each of those maps.

I26. IOD's adjacent to schools and parks shall have a minimum 54' right-of-way, as determined by the Department of Public Works, with the exception of the IOD adjacent to Lot C which shall be 40'.

I27. Provide a minimum 40 foot wide Irrevocable Offer of Dedication (IOD) or other appropriate mechanism along the East side of Commerce Parkway, crossing the intersection of Commerce Parkway and Club Center Drive and proceeding West to the Site Boundary for future light rail track right-of-way, to the satisfaction of Regional Transit. Interim uses within the right-of-way should be limited to landscaping and subject to the review and approval of Regional Transit. The developer shall be required to remove any improvements prior to light rail construction.

I28. Conveyance of title for the open space parcels south of Elkhorn Boulevard (Agriculture Buffer) and for the open space parcels east of Interstate 5/99 (Freeway Buffer) shall occur upon recordation of any phase of the Final Master Parcel Map that includes the buffer. The buffer may be designated as an I.O.D. City and developer may agree to conveyance at an earlier time.

I29. Provide easements or right-of-way for turnouts bus stops, shelters, transit centers, turn-arounds, etc. to the satisfaction of Regional Transit and the Department of Public Works.

I30. Submit a soils test prepared by a registered engineer to be used in street design.

I31. In accordance with Article 4 of the Subdivision Map Act, the applicant shall reserve the land necessary to provide a 56' of right-of-way and appropriate slope easements needed for the dedication and construction of Meister Way.

~~I32. Provide the required right-of-way dedication for the future widening of the interchange at SR-99 and Elkhorn Boulevard. Dedications shall be as required by the Department of Public Works and shall be shown on the Master Parcel Map and all subsequent maps and phases. (All necessary slopes shall be included in the right-of-way.) Subject to the provisions of the "North Natomas Finance Plan," and related ordinances and resolutions, dedications shall qualify for credit or reimbursement.~~ ***(Deleted by Planning Commission)***

~~I33. Provide the required right-of-way for future purchase by Cal-Trans for future additional lane(s) along I-5 and SR-99. The right-of way for future purchase by Caltrans shall be reflected by a dashed line and "Note: Area for Future Acquisition by Caltrans" clearly identified on the master parcel map and all future subsequent phases and maps. Reservations shall be as required by the Department of Public Works.~~ ***(Deleted by Planning Commission)***

PUBLIC UTILITIES

I34. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all street right-of-ways.

I35. Drainage infrastructure shall be designed in accordance with the City's North Natomas Drainage Design and Procedures Manual.

CITY UTILITIES

I36. An assessment district, community facilities district or other financing mechanism approved in writing by the City must be formed for the purpose of constructing all common drainage facilities within Drainage Basin 1 and any additional drainage capacity or facilities required to accommodate development of the subject area in accordance with the drainage master plan for Drainage Basin 1 and other applicable drainage plans and criteria for North Natomas. For this purpose, "other financing mechanism" includes but is not limited to a fully executed agreement approved as to form by the City Attorney, which provides for funding and construction of the said facilities, and which provides for posting or depositing with the City unconditional security for performance of the landowner's obligations, which security is adequate in the sole and exclusive discretion of the City, and which is in a form acceptable to the City Attorney.

I37. The applicant and/or any successor shall fully participate in any financing mechanism, including but not limited to assessment districts, or community facilities districts formed for the purpose of financing the facilities specified in the previous condition, and any such mechanism formed for the purpose of financing the drainage facilities required under the North Natomas Comprehensive Drainage Plan. For this purpose, "fully participate" requires that the applicant and/or any successor shall, notwithstanding the provisions of Articles XIIIC and/or XIIID of the California Constitution, or any other applicable federal or state law, rule or regulation, waive and relinquish any right to protest or vote against the formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; actively participate in a positive manner in the proceedings for formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; and pay all taxes, assessments and/or fees levied pursuant thereto.

I38. A drainage master plan for this site and the entire Drainage Basin 1 area must be completed and approved by the Department of Utilities. This plan is required to show

the sizes of all trunklines in the major right-of-ways (as depicted in the North Natomas Community Land Use Plan). All drainage channels, detention basins and pump stations shall also be shown. A phasing plan for drainage infrastructure, if appropriate, shall be approved by the Department of Utilities and included in the final master drainage plan report. The master drainage plan shall incorporate existing off-site run-off.

I39. A water master plan for this entire area must be completed and approved by the Department of Utilities prior to recordation of the final master parcel map. This study shall also determine if the existing water distribution infrastructure is adequate to supply fire flow demands resulting from developing this project. All water mains shall be placed within the asphalt section of public street right-of-ways as per the City's Design Procedures Manual, unless otherwise approved by the Department of Utilities.

I40. A sanitary sewer master plan for this entire area must be completed and approved by Sacramento County Sanitation District No. 1 (CSD-1) and Sacramento Regional County Sanitation District (SRCSD) prior to recordation of the final master parcel map. The sewer master plan shall be provided to the Department of Utilities to assure that no conflicts with water or drainage facilities exist within the streets or easements. All sewer lines shall be placed within the asphalt section of public street right-of-ways as per the City's Design Procedures Manual, unless otherwise approved by the Department of Utilities and CSD-1 and SRCSD.

I41. Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property prior to recordation of the final map.

I42. Final design of the drainage canal, including a planned bikeway along the canal's western bank south of the point where the canal crosses Commerce Parkway, shall be coordinated with the Landscape Architecture Section of the Neighborhood Services Department, and approved by the Departments of Utilities and Public Works. The design shall provide bikeway connections to other intersecting bikeways.

I43. All public easements and right-of-ways for drainage and water shall be shown on the Final Master Parcel Map. No public water or storm drainage easements shall be abandoned on this map without the written approval of the Department of Utilities.

I44. Dedicate all necessary easements, right-of-way, for or fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements.

PARKS/PLANNING

I45. Enter into an agreement to dedicate Landscape Architecture Section (LAS) approved, designated park sites to satisfy City Code Section 40.16.1601 (Parkland Dedication);

or as determined by LAS, submit to the City an appraisal of the property to be subdivided and pay the required Parkland dedication in-lieu fees.

I46. With each phase of the Final Master Parcel Map, dedicate to the City those areas identified on that phase of the Tentative Master Parcel Map as Landscape Corridors, Freeway Buffers, and Open Space areas. Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping and irrigation in dedicated easements or rights of way, to the satisfaction of the Public Works Department, Landscape Architecture Section (LAS), and the Planning Division. Acceptance of the required landscaping and irrigation by the City into the Landscape Maintenance District shall be coordinated with the Department of Public Works (Special Districts and Development Services) and LAS. The Developer shall maintain the landscaping and irrigation for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping and irrigation.

I47. Prior to approval of improvement plans, the applicant shall submit to the Planning Director landscape plans for landscape corridors, open space areas and other public landscape areas (including designs for walls and fences) for review and approval by the Planning Director. Landscape plans shall comply with the PUD Guidelines. Final landscape plans for landscape areas shall be reviewed and approved by the Planning Director.

I48. Park sites shall be provided with utility stubs to the back of walk.

ADVISORY NOTES:

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

I49. Comply with Ch. 40.08.850 of the City Code regarding Master Parcel Map, Ordinance No.95-013, Dated March 1995.

I50. Prior to the issuance of any building permits, provide the City with a copy of the certificate of payment of school fees for the applicable school district(s).

I51. Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.

I52. Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water and flood control improvements shall be in place, fully functioning, and a notice of completion shall be issued by Public Works.

I53. If required by the Department of Utilities, show on subsequent tentative subdivision

maps cross sections for the proposed water, sewer, drainage and SMUD utilities to assure that adequate separation is maintained.

I54. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff caused by development of the area. Since the project is in an area served by a regional water quality control facility only source control measures are required. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures" dated January 23, 1995, for appropriate source control measures.

I55. Subject property must complete annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to issuance of building permits.

I56. This project is 584 ± acres, 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 from the Department of Utilities by calling 433-6318.

I57. 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.

I58. Depending upon project phasing and the construction pace of surrounding development, developers in North Natomas may be required to construct water transmission mains (pipes greater than 12"). In such cases, reimbursement agreements between the City and developers will be negotiated.

I59. Prior to recordation of the Final Master Parcel Map, Natomas Central Mutual Water Company shall be notified of map processing. Also, all assessments due on the property shall be paid and if the land use is other than agricultural, severance from the company is required. Pursuant to Company by-laws, severance from the Company requires execution of a stock cancellation agreement with Natomas Central Mutual Water Company, and severance fees must be paid.

J. Tentative Subdivision Map: Tentative Subdivision Map to subdivide 132.54 vacant acres into 490 single family lots, a 2.0 acre park, a 10.0 acre school, a 4.06 acre school/school park, 6 landscape corridor parcels, three canal parcels, a 8.91 acre agricultural buffer parcel, and a 6.1 acre freeway buffer parcel is approved subject to the following conditions:

GENERAL

The applicant shall satisfy each of the following conditions prior to recordation of the Final Map unless a different time for compliance is specifically stated in the condition. ***Note: These conditions shall supersede any conflicting information shown on the Tentative Subdivision Map and Planned Unit Development guidelines for this project (P98-041). The Planned Unit Development guidelines shall be revised to be consistent with these requirements.***

J1. In accordance with City Code Section 40.609(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments (if any), Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments (if any), Zoning changes, and the Development Agreement.

J2. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, as amended from time to time, and shall execute any and all agreements which may be required in order to implement this condition.

J3. Execute a Development Agreement to the satisfaction of the City of Sacramento and comply with and meet all the requirements of the Agreement.

J4. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P98-041) to the satisfaction of the Planning Director and Department of Public Works.

J5. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P98-041).

J6. Show all existing public easements on the Final Map.

J7. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.

J8. Pursuant to City Code Section 40.10.1019, 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 Department of Public Works after consultation with the U.S. Postal Service.

J9. If the applicant processes the Final Map in phases then the appropriate phase(s) of the Final Master Parcel Map shall be filed and recorded prior to filing each phase of the Final Subdivision Map.

J10. Provide proof of compliance with Code Section 40.16.1601 (Parkland Dedication).

J11. Any and all landscaping that is not in the City right-of-way and is to be maintained through a public funding mechanism (e.g. assessment district) shall be in a separate lot or in a landscaped easement, subject to the approval of the Departments of Neighborhood Services and Public Works.

STREETS

J12. Construct standard subdivision improvements as noted in these conditions pursuant to section 40.12.1211 of the city code and standards adopted in and for the *North Natomas Community Plan*. Improvements required shall be determined by the city, but at a minimum, streets shall include half-streets and at least one travel lane in each direction. Costs associated with offsite or over-width improvements may be subject to reimbursement, per the development agreement.

J13. Construct Commerce Parkway as a 50' half Street in accordance with the North Natomas Community Plan. In addition, the applicant shall construct a 12' travel lane and 2' of shoulder on the east side of Commerce Parkway between Elkhorn Boulevard and the southern leg of A Circle to the satisfaction of the Department of Public Works prior to the recordation of any phase of the Final Map. The applicant shall use best efforts to obtain an easement from the adjacent property owner (JMA) for the 100' of right-of-way for Commerce Parkway between the southern leg of A Circle and Elkhorn Boulevard. To the extent necessary and at its discretion, the City may use its eminent domain authority as provided by Government Code Section 66462.5 to acquire the easement at the applicant's expense.

J14. The applicant shall provide two points of connection to the proposed subdivision to the satisfaction of the Departments of Fire and Public Works prior to the recordation of any phase of the Final Map. In lieu of two points of connection, the applicant may (at the discretion of the Departments of Fire and Public Works) construct Commerce Parkway between Elkhorn Boulevard and the southern leg of "A" Circle to its ultimate cross-section prior to the recordation of any phase of the Final Map to the satisfaction of the Departments of Fire and Public Works.

J15. All residential streets shall have a minimum right-of-way of 40 feet and shall be dedicated and constructed to the satisfaction of the Department of Public Works.

J16. Residential streets adjacent to a park or school will have a minimum face/curb width of 40', excepting the streets adjacent to Lot LL (small park) which shall have a minimum right-of-way of 40'.

J17. The design of walls and fences near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 38.02.022 (25' sight triangle). Walls shall be set back up to 3' behind point needed for sight distance to allow sufficient room for pilasters.

J18. City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Division requirements.

J19. All cul-de-sacs shall have a radius of 45 feet to the back of walk with the exception of cul-de-sacs D, F, H, and Q which shall be 40'. The openings of cul-de-sacs shall be to City Standards unless an alternative design that meets City drainage requirements is approved by the Departments of Public Works and Utilities.

J20. Submit a soils test prepared by a registered engineer to be used in street design.

J21. The City may, at its discretion require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, traffic circles, intersection portals, chicanes, undulations, etc.

J22. Construct vertical curb, to the satisfaction of the Department of Public Work, along all streets adjacent to parks, schools and/or detention basin.

J23. Developer is required to install permanent street signs to the satisfaction of the Public Works Department.

~~J24. Provide the required right-of-way dedication for the future widening of the interchange at SR-99 and Elkhorn Boulevard. Dedications shall be as required by the Department of Public Works and shall be shown on the Master Parcel Map and all subsequent maps and phases. (All necessary slopes shall be included in the right-of-way.) Subject to the provisions of the "North Natomas Finance Plan," and related ordinances and resolutions, dedications shall qualify for credit or reimbursement.~~ ***(Deleted by Planning Commission)***

~~J25. Provide the required right-of-way for future purchase by Cal-Trans for future additional lane(s) along I-5 and SR-99. The right of way for future purchase by Caltrans shall be reflected by a dashed line and "Note: Area for Future Acquisition by Caltrans" clearly identified on the master parcel map and all future subsequent phases and maps. Reservations shall be as required by the Department of Public Works.~~ ***(Deleted by Planning Commission)***

PUBLIC UTILITIES

J26. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public ways.

J27. Dedicate any Landscape Corridors as a public utility easement for underground facilities and appurtenances.

J28. Drainage infrastructure shall be designed in accordance with the City's North Natomas Drainage Design and Procedures manual.

CITY UTILITIES

J29. Prior to or concurrent with the submittal of improvement plans, a project specific drainage study as described in section 11.7 of the City Design and Procedures Manual shall be approved by the Department of Utilities. The 10-year and 100-year HGL's developed using the Sacramento City/County Drainage Manual Volume 2 Hydrology Standards, dated December 1996, or amendments thereto shall be shown on the improvement plans. Drain inlets shall be a minimum of 6 inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.00 foot above the 100-year HGL and approved by the Department of Utilities. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City's Design Procedures Manual, unless otherwise approved by the Department of Utilities.

J30. Prior to or concurrent with the submittal of improvement plans, a project specific water study shall be approved by the Department of Utilities.

J31. The water distribution system shall be designed to satisfy the more critical of the two following conditions:

a. At peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch.

b. 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.

Two points of service for the water distribution system for this subdivision or any phase of this subdivision are also required. All water lines shall be placed within the asphalt section of public-right-of-ways as per the City's Design Procedures Manual, unless otherwise approved by the Department of Utilities.

J32. Meet all applicable existing County Sanitation District requirements pertaining to the development of this property.

J33. Per Sacramento City Code, section 40.07.710, "no final map shall be certified [by the Director of Public Works] until the required improvements have been installed or agreed to be installed in accordance with Chapter 40.12 (Subdivision Improvements)."

J34. Paragraphs (a), (b), (c), (d), (f), (n) and (q) of Section 40.12.1211 of the City Code shall be required for this development. Off-site water and drainage main extensions may be required.

J35. Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property prior to recordation of the final map.

J36. 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.

J37. This project is 584 +/- acres, 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 from the Department of Utilities by calling 433-6318.

J38. 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.

J39. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff caused by development of the area. Since the project is in an area that has a proposed regional water quality control facility, only source control measures are required. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures" dated January 23, 1995, for appropriate source control measures.

J40. All existing public easements and all existing public right-of-ways for drainage and water shall be shown on the Final Map. No public water or storm drainage easements shall be abandoned on this map without the written approval of the Department of Utilities.

PARKS/PLANNING

J41. With each phase of the map, dedicate to the City those areas identified on that phase of the Tentative Subdivision Map as Landscape Corridors, Freeway Buffers, and Open Space areas. Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping, irrigation and masonry walls or wood fences in dedicated easements or rights of way, to the satisfaction of the Public Works Department, Landscape Architecture Section (LAS), and the Planning Division. Acceptance of the required landscaping, irrigation and walls or fences by the City into the Landscape Maintenance District shall be coordinated with the Department of Public Works (Special Districts and Development Services) and LAS. The Developer shall maintain the landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls or fences.

J42. Prior to approval of improvement plans, the applicant shall submit to the Planning Director landscape plans for landscape corridors, open space areas and other public landscape areas (including designs for walls and fences) for review and approval by the Planning Director. Landscape plans shall comply with the PUD Guidelines. Final landscape plans for landscape areas shall be reviewed and approved by the Planning Director.

J43. Park sites shall be provided with utility stubs to the back of walk.

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

J44. Prior to the issuance of any building permits, provide the City with a copy of the certificate of payment of school fees for the applicable school district(s).

J45. Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.

J46. Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water and flood control improvements shall be in place, fully functioning, and a notice of completion shall be issued by Public Works.

J47. Subject property must complete annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to issuance of building permits.

J48. Depending upon project phasing and the construction pace of surrounding development, developers in North Natomas may be required to construct water transmission mains (pipes greater than 12"). In such cases, reimbursement agreements between the City and developers will be negotiated.

J49. Prior to recordation of the Final Map, Natomas Central Mutual Water Company shall be notified of map processing. Also, all assessments due on the property shall be paid and if the land use is other than agricultural, severance from the company is required. Pursuant to Company by-laws, severance from the Company requires execution of a stock cancellation agreement with Natomas Central Mutual Water Company, and severance fees must be paid.

J50. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Department of Public Works, Development Services Section to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

CHAIRPERSON

ATTEST:

_____
SECRETARY TO CITY PLANNING COMMISSION

_____
DATE (P98-041)

Exhibits

Exhibit 1-A	Mitigation Monitoring Plan
Exhibit 1-B	Tentative Master Parcel Map
Exhibit 1-C	Tentative Subdivision Map

Exhibit 1-A Mitigation Monitoring Plan

Recording
Not
Required

-
-
-
-

MITIGATION MONITORING PLAN

FOR

Schumacher PUD/ P98-041

Type of Environmental Document:
Negative Declaration

Prepared By:
City of Sacramento Environmental Services Division

Date:
July 9, 1999

Adopted By:
City of Sacramento, Planning Commission

Date:

_____

Attest:

_____
Secretary

CITY OF SACRAMENTO
MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Neighborhoods, Planning and Development Services Department, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-5381, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: Schumacher PUD, P98-041
Applicant - Name: Law Offices of Gregory D. Thatch
Address: 1730 I Street, Sacramento 95814
Project Location / Legal description of Property (if recorded):

East of Interstate 5/Hwy 99, between Del Paso Road and Elkhorn Boulevard (APNs: 201-0300-016, -017, -018, -026, -027, -028, -029, -061, 225-0030-026, -027, -028, -029, -030, -031, 225-0040-017, -029, -030, -032) Sacramento, California

SECTION 2: GENERAL INFORMATION

The project as approved includes eight mitigation measures placed on **air, animal life, noise, transportation/circulation, human health 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 Attachment A of the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded owner/developer.

The applicant is requesting first stage entitlements for the 584 acre project area. First Stage entitlements include: a Development Agreement between the applicant and the City; a North Natomas Community Plan Amendment to make minor a minor reallocation of acreage among the land uses designated for the site and to realign the Light Rail route; rezoning to bring the site's zoning into consistency with the North Natomas Community Plan (NNCP); establishment of three Planned Unit Developments (PUDs) with PUD Guidelines and Schematic Plans which will determine the development standards for the project area and establish land uses for each parcel; and a Tentative Master Parcel Map to create large lots which may be further subdivided in the future. The applicant is also proposing a Tentative Subdivision Map to subdivide the Low Density Residential area into single-family residential lots (a second-stage entitlement). Future entitlements include Special Permits, which are required on each parcel for individual site development proposals.

SECTION 3: PLAN COMPONENTS

Air

Mitigation Measure #1: Comply with the NNCP's requirement to prepare an Air Quality Mitigation Strategy that reduces ROG emissions by 20 percent for residential uses and 50 percent for non-residential uses.

Entity Responsible for Ensuring Compliance:
City of Sacramento, Neighborhoods, Planning, and Development Services Department, City of Sacramento, Public Works Department

Monitoring Program:

Concurrent with the submittal of any residential Special Permit application, the applicant shall prepare and submit an Air Quality Mitigation Strategy that reduces ROG emissions by 20 percent for residential uses. Prior to issuance of any non-residential Building Permit, the applicant shall prepare and submit an Air Quality Mitigation Strategy that reduces ROG emissions by 50 percent for non-residential uses.

Animal Life

Mitigation Measure #2: The applicant shall participate in the Natomas Basin Habitat Conservation Plan (HCP). At the time of grading permit, the applicant shall pay the HCP fee, Adopted by City Council on August 7, 1997 - Ordinance No. 97-046 and Resolution No. 97-459, and as updated periodically.

Mitigation Measure #3: The applicant shall comply with the following short term construction mitigation:

1. All sites shall be graded such that the new topography makes a smooth transition to existing adjacent topography.

2. Dust and soil erosion control measures shall be implemented during the construction phases of all projects. These measures are intended to minimize soil erosion and fugitive dust emissions. Suggested measures include:

    a. watering exposed soils;
    b. covering exposed soils with straw or other materials;
    c. adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways;
    d. covering trucks containing loose and dry soil; and
    e. providing interim drainage measures during the construction period.

3. In non-pavement areas, any vegetation covered or removed during grading or construction (including slope protection) should be replanted following the construction activities.

Entity Responsible for Ensuring Compliance:

City of Sacramento, Neighborhoods, Planning, and Development Services Department
City of Sacramento, Public Works Department

Monitoring Program:

The applicant shall participate in the Natomas Basin Habitat Conservation Plan. At the time of grading permit, the applicant shall pay the HCP fee, Adopted by City Council on August 7, 1997 - Ordinance No. 97-046 and Resolution No. 97-459. The requirements of Mitigation Measure #3 shall be incorporated into the approved grading plans. Periodic site inspections shall be conducted to ensure compliance with grading requirements.

Noise

Mitigation Measure #4: The applicant shall construct noise barriers six feet in height at the side-yard areas between residences which front on to the freeway buffer along Highway 99, effectively forming a continuous wall along these lots in conjunction with the residences. If gates are provided, they shall be designed similarly to doors, with heavy-duty solid-core wood construction and no gaps in the gate itself or between the gate and the noise barrier. Lots which side-on to the freeway buffer area shall have six foot high noise barriers along the street side yard up to the front yard setback line.

Mitigation Measure #5: The applicant shall construct an eight foot high noise barrier along the rear yards of lots 1-5 and the street side yard of lot 1 up to the front yard setback line.

Mitigation Measure #6: The applicant shall provide air conditioning for all houses to be constructed on the lots which require noise barrier protection.

Mitigation Measure #7: For residential projects outside Natomas Creek Tentative Map area, the applicant shall prepare and submit a detailed acoustical study which analyzes potential noise impacts and provides mitigation measures to reduce the impacts to a less than significant level.

Entity Responsible for Ensuring Compliance:
City of Sacramento, Neighborhoods, Planning, and Development Services Department (Planning Division)

Monitoring Program:

During the review of any Special Permit application for a residential use in Natomas Creek, Planning Division staff shall ensure that the submitted plans incorporate the above-mentioned mitigation measures. The Building Division shall inspect the project during construction and shall ensure that the mitigation measures are implemented prior to issuance of final building permit.

For other residential uses outside the Natomas Creek Tentative Map area, at the time of Special Permit application, the applicant shall prepare and submit a detailed acoustical study which analyzes potential noise impacts and provides mitigation measures to reduce the impacts to a less than significant level. The resulting mitigation measures shall be incorporated into the Special Permit's Mitigation Monitoring Plan.

Transportation/Circulation

Mitigation Measure #8: The applicant shall comply with the following mitigation measures, as applicable:

a. If the project follows Phasing Plan N-S, the applicant shall install traffic signals at the northbound ramps of I-5 and Del Paso Road upon development of 70 percent of the project (based on total daily trip generation). The applicant shall install traffic signals of the southbound ramps of I-5 and Del Paso Road upon development of 75 percent of the project (based on total daily trip generation).

b. If the project follows Phasing Plan N, the applicant shall complete Commerce Parkway as a two-lane facility between Elkhorn Boulevard and Del Paso Road upon development of 15% of the project (based on total daily trip generation). The applicant shall install traffic signals at the northbound ramps of I-5 and Del Paso Road upon development of 70 percent of the project (based on total daily trip generation). The applicant shall install traffic signals of the southbound ramps of I-5 and Del Paso Road upon development of 75 percent of the project (based on total daily trip generation).

c. If the project follows Phasing Plan S, the applicant shall install traffic signals at the southbound ramps of I-5 and Del Paso Road upon development of 30 percent of the project (based on total daily trip generation). Beyond 42% of trips, Phasing Plan N-S shall be triggered.

d. If either trigger point "b" or "c" above is reached and the applicant does not desire to construct Commerce Parkway then additional traffic analysis must be done at the applicant's expense to determine what modifications (if any) to the phasing plan can be done with the consideration of alternate points of connection.

Entity Responsible for Ensuring Compliance:
City of Sacramento, Public Works Department

Monitoring Program:

During the review of any Special Permit application, Public Works staff shall determine whether the appropriate percentage of trips is triggered to require construction of a traffic signal at one of the I-5/Del Paso Road ramps, and shall ensure that the above-mentioned measures are incorporated as conditions of approval to be imposed on such Special Permit. In addition, Public Works staff shall ensure that improvement plans for the appropriate phases of development incorporate such traffic signal(s) in their design, and shall ensure that construction of the projects conforms to the approved improvement plans.

Human Health

Mitigation Measure #9: The applicant shall participate in the Mosquito Abatement Control Program Assessment District to be established by the Sacramento Yolo Mosquito Abatement

District in order to provide urban standards of mosquito control in the project area.

Entity Responsible for Ensuring Compliance:
City of Sacramento, Neighborhoods, Planning, and Development Services Department
City of Sacramento, Public Works Department

Monitoring Program:

Prior to recordation of any Final Map, the applicant shall commence proceedings with the Sacramento Yolo Mosquito Abatement District to form a Mosquito Abatement Control Program Assessment District, or shall annex the project into any such existing district.

Cultural resources

Mitigation Measure #10: If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work 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.

Entity Responsible for Ensuring Compliance:
City of Sacramento, Neighborhoods, Planning, and Development Services Department
City of Sacramento, Department of Public Works

Monitoring Program:

Both the Public Improvement Plans and the Building Plans shall include notes stating that if subsurface archaeological or historical remains(including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, all work within 50 meters of the affected area shall stop immediately. The construction plans for the project shall include the phone number of the City inspector to be contacted in the event of such a discovery. The plans shall note that a qualified archaeologists and a representative of the Native American Heritage Commission shall be consulted in the event that any archaeological materials are found.

Site inspections by the Building Division and the Department of Public Works shall inspect for any potential archeological resources during site visits. The Site Conditions Unit staff person/resident engineer in the Building Division/Public Works Department and a representative of the Environmental Services Division shall be notified in case of an archaeological discovery. The Building Division shall include this measure as a random inspection item on the Special Conditions Attachment.

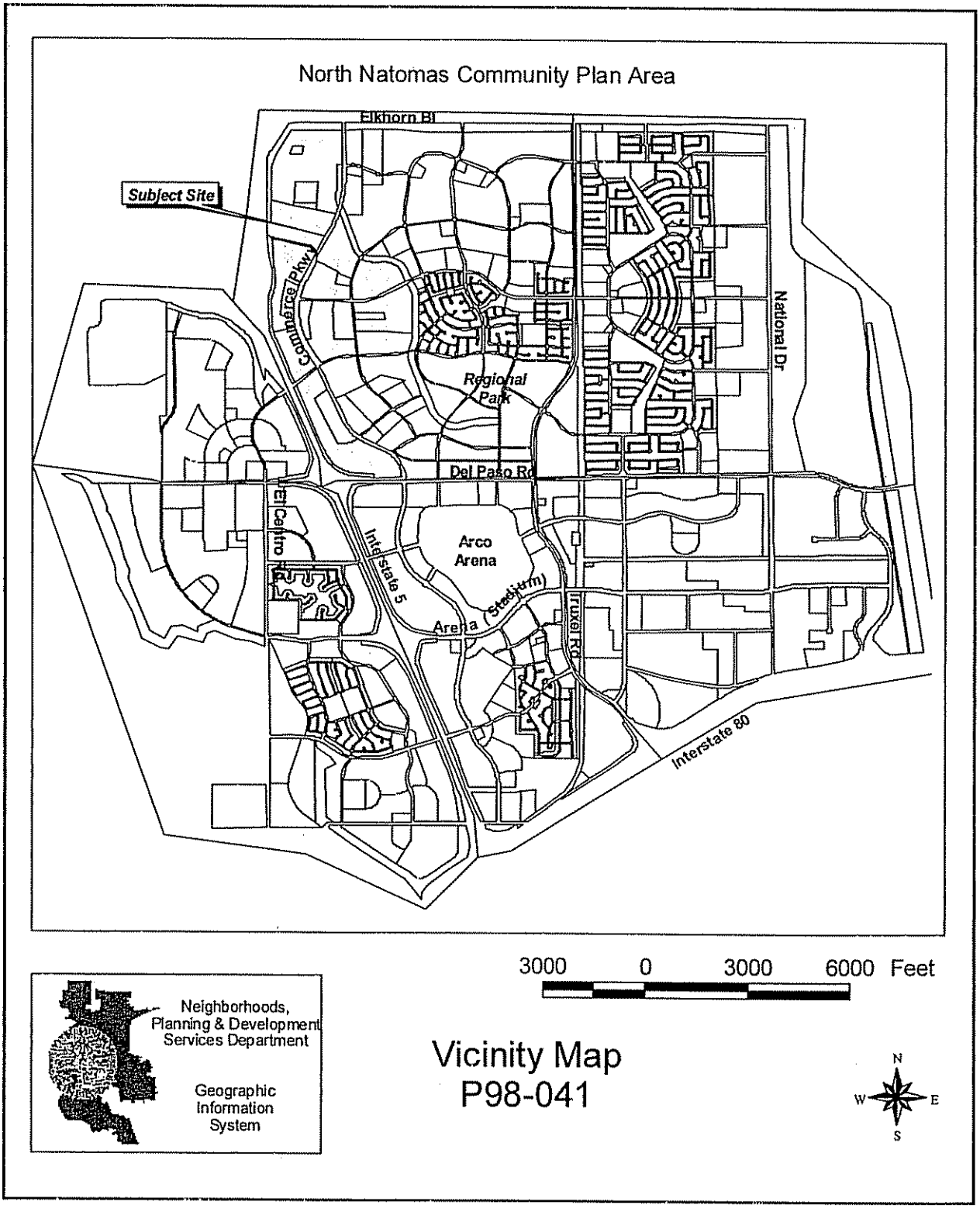
If subsurface archaeological of historical remains (including unusual amount of bones, stones, or shells) are discovered during excavation or construction of the site, work within 50 meters of the affected area shall stop immediately. The developer shall contact a qualified archaeologist and a representative of the Native American Heritage Commission to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction within the affected area continues. The City department

responsible for inspection and approval of the construction project shall verify the adequacy of the proposed mitigation measures by referring the mitigation plans to the Planning Division for approval.

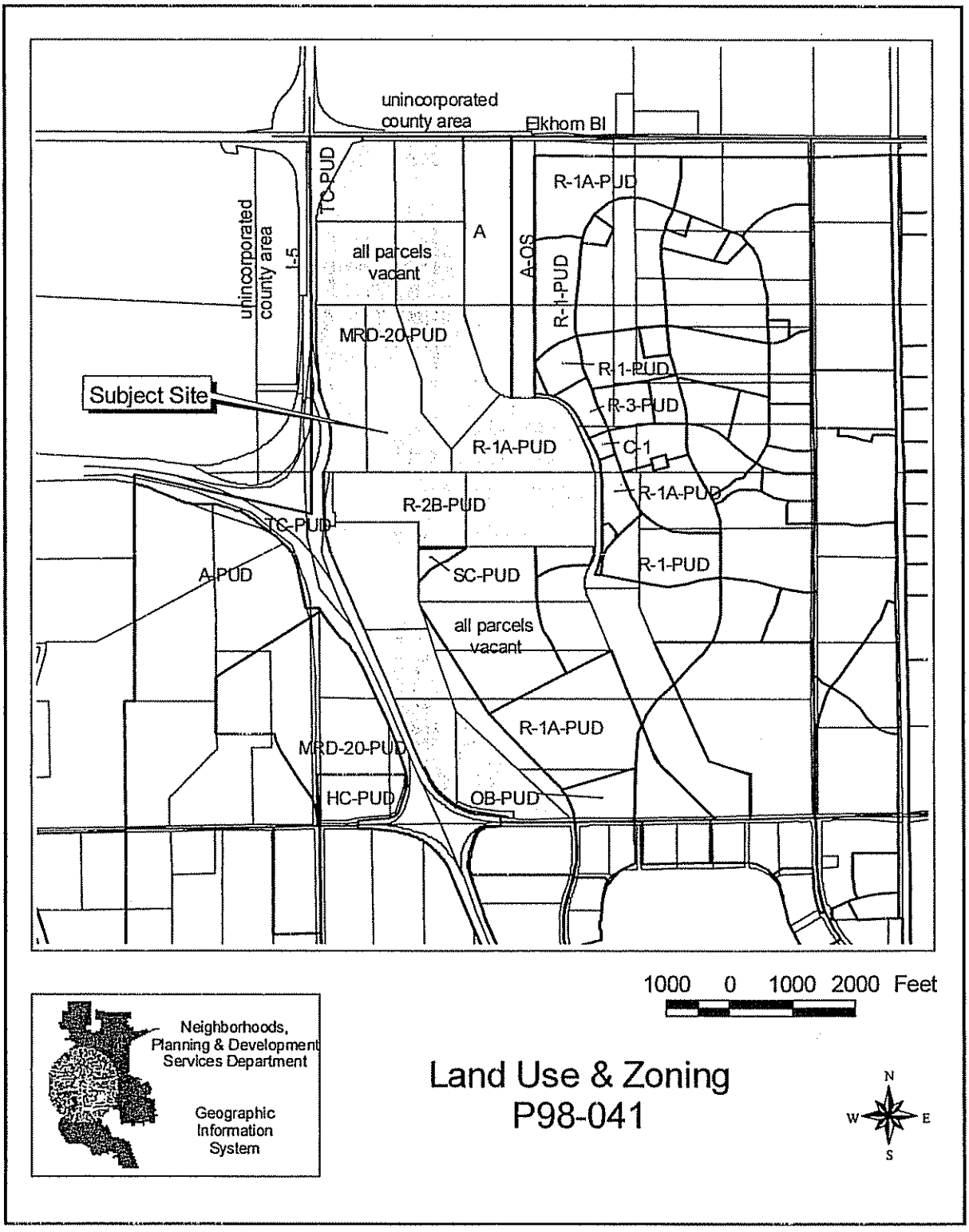
Exhibit 1-B Tentative Master Parcel Map

Exhibit 1-C Tentative Subdivision Map

Attachment 2 Vicinity Map



Attachment 3 Land Use & Zoning Map



6

REPORT TO COUNCIL
City of Sacramento

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

CONSENT
August 30, 2005

Honorable Mayor and
Members of the City Council

Subject: APPEAL OF VILLAGE GREENS (P04-121)

Location/Council District: Southeast and southwest of the intersection of Bayou Road and Callison Drive

APN: 225-1480-055, 225-1740-001, and 225-1750-001

Council District 1

Recommendation:

1) Review an ordinance relating to the amendment of the official zoning maps, for the Village Greens proposal, 2) Pass for Publication, as required by Sacramento City Charter 32(c), an Ordinance amending the districts established by the Comprehensive Zoning Ordinance Title 17 of the Sacramento City Code, relating to the Village Greens proposal, and 3) Continue to September 6, 2005.

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

Summary:

The applicant, Winncrest Natomas II, is requesting the necessary entitlements to allow development of 25.3± acres, known as Village Greens, comprised of 183± single-family detached medium density lots. The proposal also includes two private park lots, three landscape lots, and twelve private drive/alley lots. A General Plan Amendment, Community Plan Amendment, Rezone, and PUD Schematic Plan Amendment are being requested in order to make the plan consistent with the proposal."

Pursuant to City Charter, Section 32, prior to publication of an item in a local paper to meet legal advertising requirement, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and advertising the meeting date.

Committee/Commission Action:

On August 11, 2005, by a vote of 3 ayes, 3 noes, and 0 abstentions, the Planning Commission forwarded, with no recommendation, the Inclusionary Housing Plan, General Plan Amendment, Community Plan Amendment, Rezone, and PUD Schematic Plan Amendment to City Council. Also, in the same action, the Planning Commission denied following entitlements due to a lack of majority: the Tentative Subdivision Map to subdivide 25.3± acres into 183± residential lots, 2± private park lots, 3± landscape lots, and 12± private drive lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone; the Subdivision Modification to allow non-standard elbow design, non-standard intersection, and non-standard tangent length between curves; the Planned Unit Development (PUD) Special Permit to allow the development of four (4) house plans on 78± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone; and the Planned Unit Development (PUD) Special Permit to allow the development of three (3) house plans on 104± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone. The applicant has since appealed the Planning Commissions decision.

Background Information:

- The Westborough Planned Unit Development (PUD), an area in which this project is located, was originally approved by City Council on October 26, 1999 (P98-112). Minor adjustments to the PUD Schematic Plan, North Natomas Community Plan, General Plan, and zoning, together with a Post Subdivision Modification, were subsequently approved by City Council on May 2, 2000 (P00-001).
- On May 3, 2001, the City Council approved General Plan Amendments, Community Plan Amendments, and Rezones (P00-036) of a portion of the Westborough Planned Unit Development (PUD). Also approved were amendments to the PUD Schematic Plan and PUD Development Guidelines. On March 22, 2001, the Planning Commission approved the following entitlements: a Tentative Subdivision Map to create 114 single-family residential cluster housing type lots and 111 single-family residential lots, five (5) non-residential lots, and five (5) landscape/open space lots; Subdivision Modifications to eliminate sidewalks and planters along one side of Bayou Road and to allow non-standard street sections; and a Lot Line Adjustment and Lot Merger of eleven (11) parcels into nine (9) parcels. The Planning Commission denied a Special Permit to gate Village 7 of that proposal. These amendments resulted in minor amendments to land use and zoning designations, allowed front-on lots on Westlake Parkway, reduced and relocated an institutional lot, removed 2 acres of parks acreage, made minor boundary line amendments, and subdivided 34.7± gross acres for single-family residential development.

Financial Considerations:

This project has no fiscal considerations.

Environmental Considerations:

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address Air Quality, Biological Resources, Noise, and Cultural Resources impacts.

The Mitigated Negative Declaration was available for public review during the period of Wednesday, June 8, 2005 through Monday, June 27, 2005. Several public comments were received.

Policy Considerations:

Land Use: The proposed General Plan and Community Plan land uses amendments will provide land use consistency for the proposed project. Staff evaluated a number of General and Community Plan policies for the overall project. Staff finds that overall this project is consistent with the General Plan and North Natomas Community Plan.

Mixed Income Housing Ordinance: This proposal is required to provide an Inclusionary Housing Plan, which has been provided with the overall provided.

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 following Smart Growth principles apply to the proposed project:

- Create a range of housing opportunities and choices with a diversity of affordable housing near employment centers;
- Foster a walkable close-knit communities;
- Promote distinctive, attractive communities
- Provide a variety of transportation choices
- Design streets to accommodate a variety of activities. Calm traffic.
- Plan and coordinate projects between jurisdictions and stakeholders.

The proposed project has been designed to incorporate many of the Smart Growth Principles listed above.

Strategic Plan Implementation: The recommended action conforms with the City of Sacramento Strategic Plan, specifically by advancing 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: _____

Carol Shearly
Interim Planning Director
Planning Division

Recommendation Approved:

_____ For

ROBERT P. THOMAS
City Manager

Table of Contents:

Pg 1- 4 Report
Pg 5 - 6 Rezone Ordinance
Pg 7 Rezone Exhbit

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE (TITLE 17 OF THE CITY CODE), BY REZONING 24.0± ACRES FROM 6.8± ACRES OF LIGHT INDUSTRIAL PLANNED UNIT DEVELOPMENT (M-1S-PUD) ZONE AND 17.2± ACRES OF EMPLOYMENT CENTER PLANNED UNIT DEVELOPMENT (EC-50-PUD) ZONE TO 24.0± ACRES OF SINGLE-FAMILY ALTERNATIVE PLANNED UNIT DEVELOPMENT (R-1A-PUD) ZONE LOCATED SOUTHEAST AND SOUTHWEST OF THE INTERSECTION OF BAYOU ROAD AND CALLISON DRIVE. (P04-121) (APN: 225-1480-055, 225-1740-001, AND 225-1750-001)

BACKGROUND

A. The Westborough Planned Unit Development (PUD) was approved by the City Council on October 26, 1999 (P99-112). Minor adjustments to the PUD Schematic Plan, North Natomas Community Plan, General Plan, and zoning, together with a Post Subdivision Modification, were subsequently approved by City Council on May 2, 2000 (P00-001).

B. The Planning Commission reviewed this proposal on August 11, 2005 and voted to forward the rezone to City Council with no recommendation (the Planning Commission vote was 3 ayes, 3 noes, and 0 abstentions).

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION I

The Properties generally described and referred to as APN: 225-1480-055, 225-1740-001, and 225-1750-001 and which are shown on the attached Exhibit 1. This exhibit describes the properties and both their current zoning and the zones for which they are to be placed pursuant to this amendment.

The zoning designation for the following properties which constitute from 6.8± acres of Light Industrial Planned Unit Development (M-1S-PUD) zone and 17.2± acres of Employment Center Planned Unit Development (EC-50-PUD) zone, are hereby removed and placed into the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone for:

APNs: 225-1480-055, 225-1740-001, and 225-1750-001

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps which are a part of said Ordinance to conform to the provisions of this Ordinance.

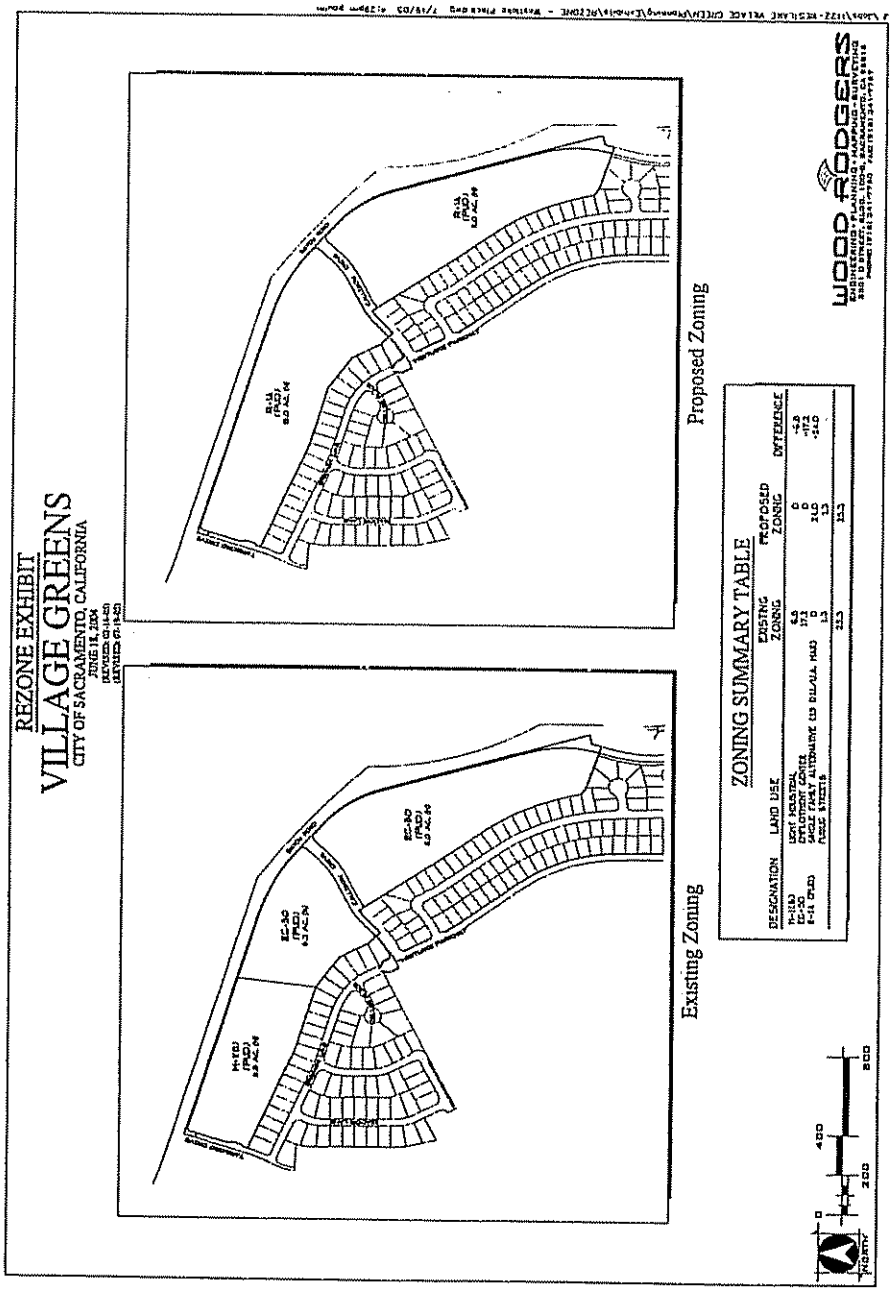
Mayor Heather Fargo

Attest:

Shirley Concolino, City Clerk

Table of Contents
Exhibit 1 – Rezone Exhibit – 1 page

EXHIBIT 1 – REZONE EXHIBIT



P04-173 – NATOMAS CENTRAL

REQUEST:

A. **Environmental Determination:** Mitigated Negative Declaration;

B. **Mitigation Monitoring Plan;**

C. **Development Agreement** between the City of Sacramento and K. Hovnanian Forecast Homes, Inc.;

D. **Inclusionary Housing Plan;**

E. **General Plan Amendment** to redesignate 397.9+/- vacant acres consisting of 244.4+/- acres of Low Density Residential (4-15 du/na), 29.2+/- acres of Medium Density Residential (16-29 du/na), 54.8+/- acres of Parks-Recreation-Open Space, 23.8+/- acres of Public/Quasi-Public Miscellaneous, 40.3+/- acres of Mixed Use, and 5.4+/- acres of Community/Neighborhood Commercial & Office **to** 233.5+/- acres of Low Density Residential (4-15 du/na), 71.9+/- acres of Medium Density Residential (16-29 du/na), 66.6+/- acres of Parks-Recreation-Open Space, and 25.9+/- acres of Water;

F. **Community Plan Amendment** to redesignate 101.7+/- acres of Low Density Residential (3-10 du/na), 128.4+/- acres of Medium Density Residential (7-21 du/na), 25.8+/- acres of High Density Residential (11-29 du/na), 52.9+/- acres of Parks/Open Space, 5+/- acres of Community Commercial, 33.4+/- acres of Employment Center-50, 2.3+/- acres of Institution, and 19+/- acres of General Public Facilities **to** 129.9+/- acres of Low Density Residential (3-10 du/na), 110.8+/- acres of Medium Density Residential (7-21 du/na), 29.5+/- acres of High Density Residential (11-29 du/na), 91.6+/- acres of Parks/Open Space, 2+/- acres of Institution, 8.0+/- acres of General Public Facilities, and 25.9+/- acres of major and secondary roadways;

G. **Rezone** 397.9+/- vacant acres consisting of 122.3+/- acres of Manufacturing-Industrial Park Planned Unit Development (MIP-PUD), 3.0+/- acres of Shopping Center PUD (SC-PUD), and 272.6+/- acres of Agriculture-Open Space PUD (A-OS-PUD) **to** 147.3+/- acres of

Standard Single Family PUD (R-1-PUD), 93.2+/- acres of Single Family Alternative PUD (R-1A-PUD), 33.6+/- acres of Multi-Family PUD (R-2B-PUD), 38.3+/- acres of Multi-Family PUD (R-3-PUD), and 85.5+/- acres of Agriculture-Open Space PUD (A-OS-PUD);

H. **Establish PUD Guidelines and Schematic Plan** for the 397.9+/- acres to be known as the Natomas Central Planned Unit Development (PUD);

I. **Tentative Master Parcel Map** to subdivide 397.9+/- acres into residential, park, open space, and school parcels;

J. **Tentative Map** to subdivide 397.9+/- gross acres into 1,693+/- single family lots, four (4) parcels for multi-family development, a 6.0+/- acre park, a 5.0+/- net acre park, an 13.0+/- net acre joint park/school site, a 7.0+/- net acre private recreation center, a 25.9+/- net acre detention basin/lake, a 2.0+/- net acre fire station site, and 27.7+/- acres of open space;

K. **Special Permit** for a gated development;

L. **Subdivision Modification** to create private streets;

M. **Subdivision Modification** to allow alleys in single-family development;

N. **Subdivision Modification** to allow non-standard elbows and non-standard intersection spacing;

O. **Subdivision Modification** to allow residential parcels less than 52' wide in the R-1 zone;

P. **Subdivision Modification** to allow residential corner parcels less than 62' wide in the R-1 zone.

LOCATION: Southwest of the intersection of Del Paso Road and El Centro Road
APN: 225-0080-002, -003, -004, -015 thru -018, -062 & -064
North Natomas Community Plan Area
Natomas Unified School District
Council District 1

APPLICANT:	Law Office of Gregory D. Thatch, Contact: Greg Thatch, (916) 443-6956 1730 I Street, Suite 220, Sacramento, CA 95814
OWNER:	Forecast Homes, Contact: Bob Howse 1796 Tribute Road, Suite 100, Sacramento, CA 95815
	George and Drosoula Tsakopoulos, as Trustees of the Tsakopoulos Family Trust 7423 Fair Oaks Boulevard, Suite 10, Sacramento, CA 95608
PLANS BY:	Paul Meuser/Tim Crush, Wood-Rodgers, Inc. 3301 C Street, Bldg. 100B, Sacramento, CA 95816
APPLICATION FILED:	September 2, 2004
STAFF CONTACT:	Stacia Cosgrove, Associate Planner, (916) 808-7110 Greg Bitter, Senior Planner, (916) 808-7816

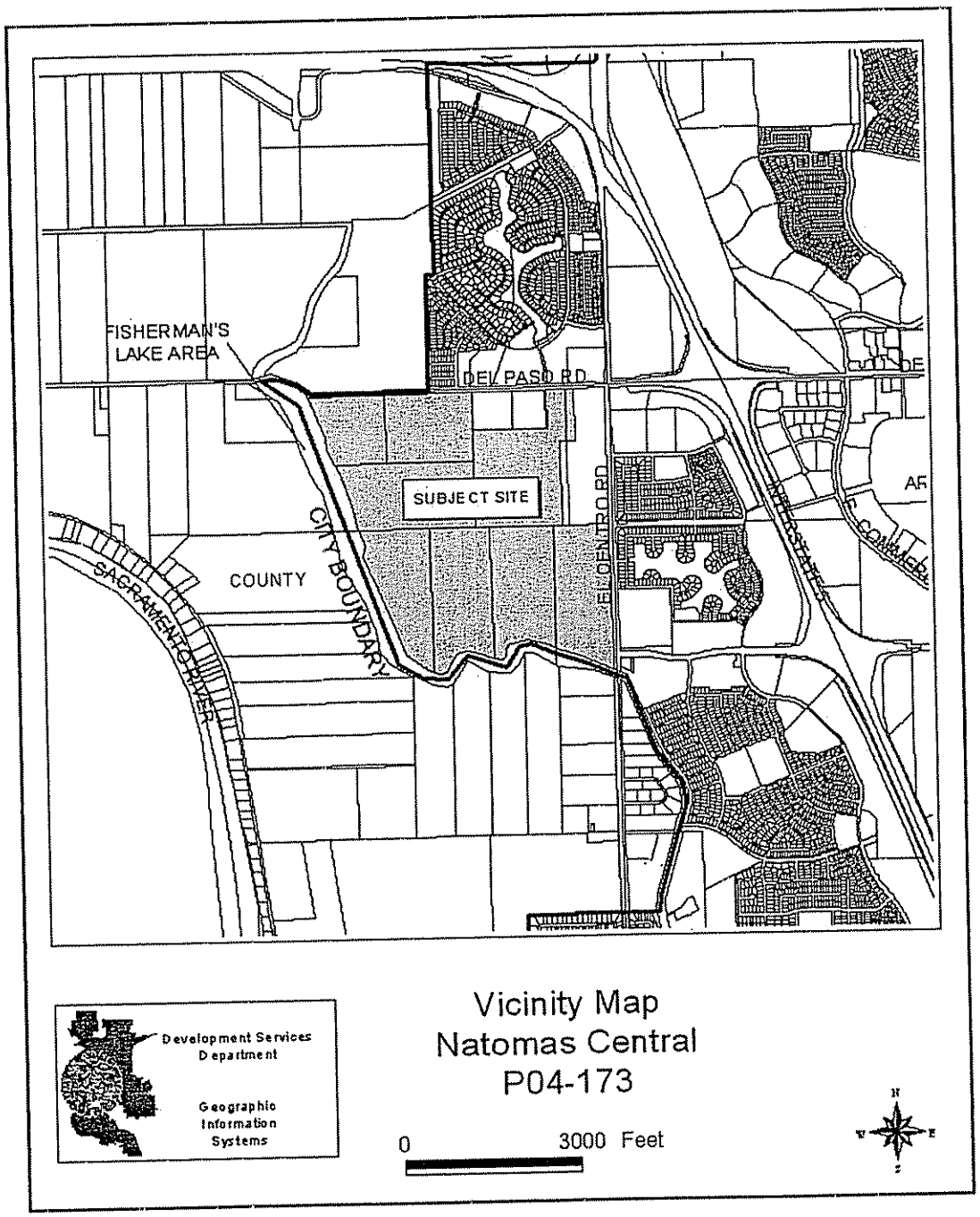
SUMMARY: The applicant is requesting the necessary entitlements to allow the development of 397.9+/- vacant acres, comprised of 1,693+/- single family lots, four parcels for multi-family development, parks and open space, a school site, detention basin/lake, and a fire station site. A portion of the single family development is proposed to be age-restricted and gated, and served by a private recreation center.

The site is located directly adjacent to Fisherman's Lake, a natural slough and portion of the West Drain that is home to many animal species, including the Swainson's Hawk and the Giant Garter Snake. As a portion of the West Drain, Fisherman's Lake is owned by Reclamation District 1000 (RD 1000) and serves as a part of the flood protection/drainage/water delivery system in the Natomas Basin. It also serves as a part of the buffer between the urbanized part of North Natomas and the agricultural land and the Sacramento River to the west. Earlier this year, the City Council determined that the width of the buffer area between Fisherman's Lake and future residential development is to be 300-feet along the western edge of the project area (oriented generally north-south) and 200-feet along the south edge of the site (oriented generally west-east). The proposed tentative map is designed to comply with these requirements.

The Natomas Central project site is proposed to be designated as a Planned Unit Development (PUD) called the Natomas Central PUD. A Schematic Plan to depict the proposed land uses for the area is proposed for adoption along with PUD Guidelines that will establish development standards within the PUD.

There are numerous lot sizes for residential development being offered, ranging in size from standard single family (60' x 105' typ.) to the cottage lots (34' x 46'), surrounded by common lot open space. Please see a more detailed discussion of lot sizes and housing types in the Tentative Map section of this staff report. The applicant has provided typical plot plans and house plans that demonstrate that houses that meet the City's Single Family Design Guidelines can be constructed on the proposed lots, however no Special Permits for the residential development are being processed with this request for entitlements. All house plans will be processed at a later date with a Planning Director Special Permit.

There are several issues that remain unresolved as of the writing of this staff report. First, the applicant is proposing to satisfy the project's Inclusionary Housing requirements in two rental apartment projects. Staff recommends that 10-15% of the low income units (the equivalent of 19 units) be dispersed throughout the Natomas Central community as for-sale units. Staff also has and interest in reorienting some of the residential lots to face High Density Residential sites and open space features. Both issues are discussed within the staff report.



RECOMMENDATION: Staff recommends approval of the project, subject to conditions. This recommendation is based upon the proposal's consistency with General Plan, Community Plan, and the proposed Natomas Central PUD Guidelines. Staff also recommends approval of the project based upon the favorable mix of housing types and densities offered within the project site.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na), Medium Density Residential (16-29 du/na), Parks-Recreation-Open Space, Public/Quasi-Public Miscellaneous, Mixed Use, and Community/Neighborhood Commercial & Office
Community Plan Designation:	Low Density Residential (3-10 du/na), Medium Density Residential (7-21 du/na), High Density Residential (11-29 du/na), Parks/Open Space, Community Commercial, Employment Center-50, Institution, General Public Facilities
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Manufacturing-Industrial Park Planned Unit Development (MIP-PUD), Shopping Center PUD (SC-PUD), and Agriculture-Open Space PUD (A-OS-PUD)

Surrounding Land Use and Zoning:

- North: Single-Family Residential, Junior High School, Agriculture (County), Shopping Center; Standard Single-Family Planned Unit Development (R-1-PUD), Single-Family Alternative PUD (R-1A-PUD), Shopping Center (SC-PUD), Multi-Family (R-3-PUD)
- South: City Boundary line, 200' buffer from Fisherman's Lake, Agriculture (County); Agriculture (A)
- East: Employment Center, Multi-Family and Single Family Residential, Mobile Home Park; Employment Center-65 (EC-65-PUD), R-3-PUD, R-1-PUD
- West: Fisherman's Lake (300-foot buffer), City Boundary line; ZONE

Property Dimensions:	Irregular
Property Area:	397.9± gross acres
Density of Development:	Varies
Number of Units Proposed	1,693 single family units, 29.5 acres of multi-family development (at target 22 du/na = 649 units)
Typical Lot Size:	See summary below
Topography:	Flat
Street Improvements:	To be constructed
Utilities:	To be constructed

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

Permit	Agency
Planning Director Special Permits	Planning Division
Final Master Parcel Map	Development Engineering & Finance
Final Map	Development Engineering & Finance
Driveway Permit	Development Engineering & Finance
Building Permit	Building Division
Public Improvements Plans	Development Engineering & Finance

BACKGROUND INFORMATION:

As one of the largest remaining pieces of undeveloped and unentitled land in the North Natomas Community Plan area, the Natomas Central project area has been the subject of three Preliminary Review applications, including IR90-079, IR00-063, and IR04-038. All three Preliminary Review applications examined the feasibility of a litany of first stage entitlements. On May 21, 1987, the City Council approved a rezone of 143± acres of the subject site from Agriculture (A) to Manufacturing- Industrial Park (MIP) and Agriculture-Open Space (A-OS). The Council also designated the entire Tsakopoulos property as a Planned Unit Development (PUD), but did not adopt a Schematic Plan or Development Guidelines at that time. A Development Agreement was put forward for the entire 451± acres of the Tsakopoulos property, but a records search indicates that the agreement was never signed; there is no Development Agreement currently in place on the subject site.

No additional entitlements have been sought for the subject parcels since 1987, with the exception of a request for a Special Permit to operate a natural gas facility at the northeast corner of Parcel 225-0080-008 (P96-031). The site is relatively flat and currently vacant. The proposed residential development would be adjacent to the existing Natomas Middle School, located at 3700 Del Paso Road. The commercial site at the southwest corner of Del Paso Road and El Centro Road is not a part of this application.

Fisherman's Lake Buffer: In December 1997, the United States Fish and Wildlife Service (FWS) and the California Department of Fish and Game (DFG) issued incidental-take permits to the City based on the 1997 Natomas Basin Habitat Conservation Plan. The incidental-take permits were challenged in both federal and state court. The parties in both cases negotiated an Agreement to Settle Litigation that allowed limited development to occur under certain conditions. One of the conditions required the City to initiate and consider an amendment to the NNCP that widened the buffer along Fisherman's Lake from 200 to 800 feet.

On May 13, 2003, the City Council adopted the revised 2003 Natomas Basin Habitat Conservation Plan (2003 HCP). The HCP is the conservation plan upon which the FWS relied to issue the City an incidental-take permit on June 27, 2003, and upon which the DFG relied to issue the City an amended incidental-take permit on July 10, 2003. The HCP defines the operating conservation plan to which the City has agreed to comply, and it includes protections for Fisherman's Lake. According to FWS and DFG, the east-side protections provided for Fisherman's Lake in the 2003 HCP include a minimum 250-feet-wide buffer measured from the east shore of the lake. This buffer is essentially the same as the NNCP's 200-feet-wide buffer measured from the eastern boundary of RD1000.

On February 24, 2005, the Planning Commission voted seven to two to approve the 800-foot wide buffer and forward the recommendation to City Council.

On June 28, 2005, the City Council adopted a resolution defining the location and size of the Fisherman's Lake Buffer. The goal of the Council action was to optimize the buffer area along Fisherman's Lake to protect habitat values. Generally, the buffer has been determined to be a minimum of 300 feet wide measured from the RD 1000 property line from Del Paso Road to the southern Swainson's hawk nesting tree and is a minimum of 200 feet wide measured from the RD 100 property line from the southern Swainson's hawk nesting tree to El Centro Road. Pursuant to the Natomas Basin Habitat Conservation Plan (HCP), the minimum buffer width must be 250 feet wide measured from the edge of the lake.

On August 9, 2005, staff reported back to City Council on the following items: 1) funding options, 2) closure of Del Paso Road, 3) buffer protection measures, and 4) buffer restoration and management plan. The City Council also agreed that a maximum of one-third of the cost to widen the buffer may be paid for using the General Fund.

Uses Within the Buffer: As a result of Council's action, the following uses were deemed appropriate within the 300-foot wide section of the buffer: 1) a nature park, 2) detention basin, 3) pedestrian and bikeways subject to closure during critical nesting season, and 4) other non-urban open space uses. Within the 200-foot wide buffer area, south and east of the southernmost nesting tree, the following uses are allowed: 1) all those uses allowed in the nesting tree buffer area, 2) pedestrian and bikeways not subject to closure, 3) public and maintenance roadways.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

Development Agreement: The standard Development Agreement format, approved by the City Council on August 9, 1994, (Resolution No. 94-494), has been used by the applicant and the exhibits have been provided for the specific project. The Ordinance and Development Agreement for this project are included with this staff report (Attachment 4). The applicant coordinated with the City Attorney's Office to complete the Development Agreement. Planning staff recommends the Planning Commission recommend approval of the Development Agreement and forward it to the City Council.

Inclusionary Housing Plan: The Natomas Central project is located in North Natomas, which is identified in the City of Sacramento General Plan as a new growth area subject to the requirements of the Mixed Income Housing Ordinance. In coordination with the Sacramento Housing and Redevelopment Agency, the applicant has prepared an Inclusionary Housing Plan covering the 397.9+/- acres of the project site. (Attachment 5) Based upon the current project proposal of 2,533 residential units (single family and high density residential calculated at the target density of 22 du/na), the project's inclusionary obligation is 380 units. Five percent of the project's units must be at a price affordable to low income families (127 units) and 10% of the units must be affordable to very low income families (253 units). The applicant proposes to partner with a builder that specializes in affordable housing projects

and to provide all of the inclusionary units as rental units, located within two apartment sites. The first site is on Del Paso Road (Exhibit 1C, Lot C) and would be for low and very low income families. The second site would be on El Centro Road, south of Snowy Egret Boulevard on Lot D (Exhibit 1D) and would be reserved for low and very low income seniors.

While the applicant's proposal technically meets the requirements of the ordinance, Planning and Redevelopment Agency staff have encouraged the applicant to provide a minimum of 10-15% of the low income units as for-sale units to meet the intent of the Mixed Income Housing Ordinance. Staff and the applicant disagree on this point and the applicant has not provided any for-sale units within the community. Staff supports the Inclusionary Housing Plan as proposed because it technically meets the ordinance's requirements.

General Plan: The General Plan depicts a number of different existing designations for this site, including Low Density Residential (4-15 du/na), Medium Density Residential (16-29 du/na), Parks-Recreation-Open Space, Mixed Use, Public/Quasi-Public-Miscellaneous, and Community/Neighborhood Commercial & Offices. (Attachment 6, Exhibit A) The General Plan map will need to be amended to reflect the project as currently proposed. Table 1 shows the current and proposed General Plan land use designations:

Table 1
General Plan Land Uses

Designation	Existing (ac)	Proposed (ac)	Difference (ac)
Low Density Residential (4-15 du/na)	244.4	233.5	-10.9
Medium Density Residential (16-29 du/na)	29.2	71.9	+42.7
Parks-Rec-Open Space	54.8	66.6	+11.8
Public/Quasi-Public Misc	23.8	0	-23.8
Mixed Use	40.3	0	-40.3
Community/Neighborhood Commercial &Office	5.4	0	-5.4
Water	0	25.9	+25.9
TOTAL	**397.9 acres**	**397.9 acres**	

Typical development in the Low Density Residential category includes single-family detached units, duplexes, halfplexes, townhouses, condominiums, zero lot-line units, and cluster houses. In the Medium Density Residential category, typical development includes condominiums, garden apartments, and light density apartment uses. Mixed Use includes a mixture of office, commercial, open space, and medium and high density residential uses. Community/Neighborhood Commercial & Offices typically includes shopping centers, commercial strips, and smaller office developments.

The project is consistent with the following General Plan policies:

- It is the policy of the City that adequate housing opportunities be provided for all income households and that projected housing needs are accommodated. (p. 1-35)

- A valuable asset for each community is the open space and parks that are provided for recreational purposes. Adequate land and funding for improvements and maintenance will be necessary in newly developed areas to ensure the provision of this asset. (p. 1-34)

- It is the policy of the City to approve development in the City's new growth areas that promotes efficient growth patterns and public service extensions, and is compatible with adjacent developments. (p. 1-36)

- It is the policy of the City to conserve and protect natural resources and planned open space areas, and to phase the conversion of agricultural lands to planned urban uses. (p. 1-40) The City will protect planned open space areas that support wildlife habitat and work with the County in protecting unique physical features. The City will establish development standards to enhance the visual amenities of open space areas.

- It is the policy of the City to promote sustainable and balanced development that makes efficient and effective use of land resources and existing infrastructure by using the... Smart Growth Principles. (p. 1-41)

- Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources. (p. 2-15)

- Identify areas where increased densities, land use changes or mixed uses would help support existing services, transportation facilities, transit, and light rail. (p. 2-15)

- Achieve and maintain a balance among the conservation, development and utilization of planned open space and natural resources. (p. 6-1)

North Natomas Community Plan: The North Natomas Community Plan (NNCP) designation for the project site includes the following: Low Density Residential (3-10 du/na, target density = 10 du/na), Medium Density Residential (7-21 du/na, target density = 12 du/na), High Density Residential (11-29 du/na, target density = 22 du/na), Parks/Open Space, General Public Facilities, Community Commercial, Institution, and Employment Center 50/acre. (Attachment 7, Exhibit A) Table 2 shows the current and proposed North Natomas Community Plan land use designations for the project site:

Table 2
Community Plan Land Uses

Designation	Land Use	Existing Community Plan (Acre)	Proposed Community Plan (Acre)	Difference (Acres)
LDR	Low Density Residential (3-10 du/na)	101.7	129.9	+28.2
MDR	Medium Density Residential (7-21 du/na)	128.4	110.8	-17.6
HDR	High Density Residential (11-29 du/na)	25.8	29.5	+3.7
P/OS	Parks	13.3	38.0	+24.7
	Open Space Buffer	39.6	53.6	+14.0
GPF	General Public Facilities	19.0	10.0	-11.0
CC	Community Commercial	5.0	--	-5.0
I	Institution	2.3	--	-2.3
EC-50	Employment Center: 50/acre	33.4	--	-33.4
	Roadways	29.4	25.9	-3.5
TOTAL		**397.9+/-**	**397.7+/-**	

The proposal is consistent with the following goals and policies of the NNCP:

- 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. (NNCP, p. 13)

- Each neighborhood shall have an elementary school as its focal point located near the center of the area. (NNCP, p. 13)

- At least 80 percent of the dwelling units shall be within 880 feet of open space. Open space includes accessible public and private parks and parkways, drainage corridors, agricultural buffers, golf course, lakes, and other open space opportunities. (NNCP, p. 13)

- Each dwelling should have convenient access to a commercial center. Convenient access should be provided along a local connection, such as a local street or ped/bike path, or residential collector, rather than on an arterial street. (NNCP, p. 13)

- Connect, don't isolate, neighborhoods and activity centers with a well-designed circulation system. (NNCP, p. 38)

- Provide multiple routes and connections to adjacent developments. (NNCP, p. 38)

Staff believes the project meets the overall goals and policies of the North Natomas Community Plan (NNCP).

Table 3 shows the difference between the housing units anticipated by the existing and the proposed Community Plan designations:

Table 3
Comparison of Residential Intensities

Land Use	Number of Net Acres *	Community Plan Target Density	Anticipated Number of Dwelling Units	Difference +/- dwelling units
Low Density Residential (LDR)				
Existing	101.7	7 du/na	711.9	+197.4 du (+22%)
Proposed	129.9	7 du/na	909.3	
Medium Density Residential (MDR)				
Existing	128.4	12 du/na	1,540.8	-211.2 du (-16%)
Proposed	110.8	12 du/na	1,329.6	
High Density Residential (HDR)				
Existing	25.8	22 du/na	567.6	+81.4 du (+13%)
Proposed	29.5	22 du/na	649	
TOTAL	**255.9**		**2,820.3**	+67.6 du (+2%)
	270.2		**2,887.9**	

Table 3 demonstrates that there is not a large difference in the number of housing units anticipated with the existing community plan versus the proposed community plan designations. The proposal contains more low and high density residential, and 16% less medium density residential. While Table 2 shows that the proposal contains significantly more park and open space (including a lake feature/detention basin) than on the existing community plan, the number of units lost because of park, open space and drainage requirements are being recovered by the conversion of Employment Center, Institution and Community Commercial land.

Jobs/Housing Balance: The Natomas Central project proposes to eliminate 33.4+/- acres of Employment Center-50 designated land in favor of providing additional residential uses. The North Natomas Community Plan (NNCP) includes a policy to maintain a jobs/housing ratio of 66 percent for the City portion of the Community Plan area. This ratio is a tool used to gauge the relative balance of jobs and housing units within the community, measured over the community as a whole, not on a project-by-project basis.

The following Community Plan policies address this issue:

- Residential Policy F (page 13, NNCP)- Maintain a minimum jobs housing ratio of 58 percent for the Community plan area and 66 percent for the city portion of the Community Plan area.
- Employment Center Policy F (page 19, NNCP)- Maintain or improve the 1986 jobs/housing ratio of 66 percent in the City portion of the North Natomas Community Plan area.
- Employment Center Policy G (Page 19, NNCP)- Improve the jobs/housing link by permitting residential uses in close proximity to the major employers.

The Community Plan states on page 21, "The jobs/housing ratio shall be maintained or improved by the amended Community Plan." Improving the jobs/housing ratio can be accomplished by increasing the number of residences, thereby increasing the number of housed workers (calculated in the Community Plan as1.35 housed workers per household). Conversely, the jobs/housing balance may also be improved by decreasing the land inventory available for employment uses. The jobs/housing policies seek to ensure adequate housing is available to house the workforce of North Natomas and not to ensure there are adequate jobs to employ the residents of North Natomas. A conversion of Employment Center land use to residential uses improves the jobs/housing ratio by over the entire NNCP area.

In 2002 the Sedway Group was commissioned by the City of Sacramento, Office of the City Treasurer, to develop forecasts for the future absorption of the land in the North Natomas Community Plan Area for a five-year period, from calendar year 2003 through 2007. This Study concluded that there is "too much land set aside for Employment Center use within the NNCP area" (Sedway Study, page 32). This study has not, however, provided any conclusions regarding the proper amount and location of office uses within North Natomas. The City's General Plan update process is being used as the next step to assist with determining the viability and appropriate amount of employment center designated land for North Natomas. The General Plan Update process is expected to be a two year process and is anticipated to provide further recommendations for the development of the remaining approximately 900-1,000 acres of employment center designated land.

Given the goals of the North Natomas Community Plan to improve the jobs/housing ratio and the conclusion of the Sedway Study that there is an over-abundance of Employment Center land in the Community Plan area, Staff supports this particular project and associated land use change.

Habitat Conservation Plan (HCP): The 1994 North Natomas Community Plan required the development and implementation of a Habitat Conservation Plan as mitigation for development in North Natomas and portions of South Natomas. In 1997, the NBHCP was approved by the City of Sacramento, USFWS, and CDFG.

The NBHCP is a conservation plan supporting application for incidental take permits (ITP's) under Section 10(a)(1)(B) of the Endangered Species Act and under Section 2081 of the California Fish and Game Code. The purpose of the NBHCP is to promote biological

conservation while allowing urban development and continuation of agriculture within the Natomas Basin. The NBHCP establishes a multi-species conservation program to mitigate the expected loss of habitat values and incidental take of protected species that would result from urban development, operation of irrigation and drainage systems, and rice farming. The goal of the NBHCP is to preserve, restore, and enhance habitat values found in the Natomas Basin.

The Sacramento City Council adopted the revised NBHCP and EIR/EIS on May 13, 2003. On June 27, 2003 the USFWS issued a new Incidental Take Permit for the NBHCP for development within the Natomas Basin.

Regarding the currently proposed project site: The current site has not yet been graded. The applicant has purchased mitigation land and donated it to the Natomas Basin Conservancy as well as paid any required HCP fees to the City. The proposed project will be required to comply with all HCP requirements.

Smart Growth Planning Principles: Sacramento City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth that is economically sound, environmentally friendly, and supportive of community livability. The Smart Growth Principles encourage:

- Providing a mix of land uses;
- Create a range of housing opportunities and choices with a diversity of affordable housing near employment centers;
- Concentrating new development and targeting infrastructure investments within the urban core of the region;
- Fostering a walkable community;
- Multi-modal transportation and land use patterns that support walking, cycling, and public transit.

The proposed project is designed to incorporate many elements of the Smart Growth Principles listed above. The subdivision will be located in an area designated for urban development. There are a range of housing types and lot sizes available that will accommodate many different type of buyers and renters. The streets are designed to provide adequate connections for multi-modal transportation and the house plans will contribute to a pedestrian friendly streetscape. The streets in the conventional community will be constructed according to the City's Pedestrian Friendly street standards. An off-street bikeway/pedestrian pathway is planned the length of the buffer area on the west and south sides of the project, providing a safe travel route for pedestrians and cyclists through the community.

B. Rezone

The subject property consists of 397.9+/- acres and is currently zoned a combination of Manufacturing-Industrial Park (MIP-PUD), Shopping Center (SC-PUD), and Agriculture-Open Space (A-OS-PUD). The applicant is proposing to rezone the project site to Standard Single

Family PUD (R-1-PUD), Single Family Alternative PUD (R-1A-PUD), Multi-Family PUD (R-2B-PUD), Multi-Family PUD (R-3-PUD), and Agriculture-Open Space PUD (A-OS-PUD). (Attachment 8, Exhibit A)

The R-1 zone is the Standard Single Family zone. Typical development in the R-1 zone is low density residential composed of single-family detached residences on lots a minimum of fifty-two (52) feet by one hundred (100) feet in size. A duplex or halfplex is allowed on a corner lot subject to compliance with specific restrictions. The approximate density in the R-1 zone is 6-8 dwelling units per net acre. 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. The approximate density for the R-1A zone is 10 dwelling units per net acre. The maximum density allowed in the R-1A zone is 15 du/na. The R-2B zone offers broader density flexibility and a maximum density of 21 dwelling units per net acre. The R-3 zone is a multi-family residential zone intended for more traditional types of apartments. This zone is located outside the central city serving as a buffer along major streets and shopping centers. Maximum density for the R-3 zone is twenty-nine (29) dwelling units per acre.

Table 3 shows the current and proposed zoning designations for the project site:

Table 4
Zoning Summary

Designation	Existing (+/- ac)	Proposed (+/- ac)	Difference (+/- ac)
Manufacturing-Industrial Park (MIP-PUD)	122.3	0	-122.3
Shopping Center (SC-PUD)	3.0	0	-3.0
Standard Single Family (R-1-PUD)	0	147.3	+147.3
Single Family Alternative (R-1A-PUD)	0	93.2	+93.2
Multi-Family (R-2B-PUD)	0	33.6	+33.6
Multi-Family (R-3-PUD)	0	38.3	+38.3
Agriculture-Open Space	272.6	85.5	-187.1
TOTAL	397.9	397.9	

The Natomas Central project proposes a number of different traditional single family lots sizes and halfplex development within the standard single family areas. There are also different housing types offered, consistent with the Single Family Alternative and Multi-Family zones. The different alternative housing types include alley units, cluster-style units, cottages, and numerous alternative lot sizes. Staff is supportive of the rezone request in that there is range of housing types offered with the Natomas Central project and that the project is consistent with the number of housing units on the existing North Natomas Community Plan (see Table 3). The rezone request is consistent with the proposed General Plan designations and the proposed Community Plan designations for this site.

C. PUD Guidelines Amendment and Schematic Plan Amendment

The applicant is proposing to establish a Schematic Plan and Development Guidelines for the Natomas Central Planned Unit Development (PUD). The PUD Guidelines establish standards for development with the PUD, including setbacks, lot coverage, height, fencing, landscaping, and open space features (Attachment 9, Exhibit A). The Schematic Plan depicts the proposed land uses and density with the PUD (Attachment 9, Exhibit B).

The applicant has submitted plot plan exhibits and house plan exhibits that demonstrate that there are house plans that will be proposed that can comply with the prescribed setback and lot coverage requirements established by the PUD Guidelines and that meet the City's Single Family Design Standards. The PUD Guidelines allow that single family homes may be approved with a Planning Director Special Permit. No Special Permits for house plans are being proposed with this review of entitlements.

D. Tentative Master Parcel Map

The applicant is requesting a Tentative Master Parcel Map to subdivide 397.7+/- gross acres into forty-four (44) master parcels (Exhibit 1B). The majority of the master parcels are proposed to be further subdivided by the proposed Tentative Map.

E. Tentative Map

The applicant proposes to subdivide the Natomas Central area into 1,693 single family lots, four (4) parcels for multi-family development, a 6.0+/- net acre park, a 5.0+/- net acre park, a 13.0+/- net acre joint park/school site, a 7.0+/- net acre private recreation center, a 25.9+/- net acre detention basin/lake, a 2.0+/- net acre fire station site, and 27.7+/- acres of open space. (Exhibit C-D) Based upon the target densities anticipated in the Community Plan for low, medium, and high density, the total number of units within the development is anticipated to be 2,533 units.

The project site is currently vacant. City services will be constructed to serve all of the proposed parcels and standard subdivision improvements (i.e. curbs, gutters, sidewalks, streetlights) will be constructed.

The project area is divided into an Active Adult community and a conventional residential community with no age restrictions. The Active Adult community is located in the northwest quadrant of the Natomas Central area and is proposed to be gated.

The developer proposes to locate some local public roads within the buffer, specifically the extension of Arena Boulevard at the east end of the buffer and some subdivision streets. Allowing the homes to front on the buffer rather than be designed to back-on to the buffer is positive because it promotes "eyes on the buffer" discouraging nefarious activities and it allows "lot premiums" for homes overlooking the buffer. None of the roads are located within the Swainson's hawk nesting buffer

area. Roads are allowable uses in the agricultural buffer in the North Natomas Community Plan and in preserve sites in the Natomas Basin HCP. Also, the road would provide a non-vegetated fire-break between urban uses and the buffer.

Residential Lots: Table 5 shows the different residential lots and proposed density of development being offered within the area:

Table 5
Single Family Residential Lot Size and Density

		Typical Lot Size	Housing Type	Number of Units	Density (du/na)
Active Adult	Village 1	34' x 46'	Cottage	60	10.5
	Village 2	34' x 46'	Cottage	92	10.6
	Village 3	41' x 90'	Alley	50	11.1
	Village 4	41' x 90'	Alley	62	11.1
	Village 5	52' x 105'	Traditional	31	7.6
	Village 6	52', 55', 60' x 105'	Traditional	50	7.1
	Village 7	55' x 105'	Traditional	56	6.8
	Village 8	52' x 105'	Traditional	50	7.4
	Village 9	52', 55' x 105'	Traditional	48	7.1
	Village 10	60' x 105'	Traditional	57	5.9
Subtotal				**556**	**8.3**
Conventional Community	Village 11	34' x 46'	Cottage	82	9.8
	Village 12	Various	Courtyard	27	12.9
	Village 13	Various 48' x 60'	Courtyard Small Lot	65	12.5
	Village 14	Various 48' x 60'	Courtyard Small Lot	36	12.9
	Village 15	30' x 76'	Alley	64	17.8
	Village 16	30' x 76'	Alley	64	17.8
	Village 17	30' x 76'	Alley	60	17.1
	Village 18	30' x 76'	Alley	54	16.9
	Village 19	30' x 70'	Alley	64	18.3
	Village 20	43' x 72'	Small Lot	105	12.4
	Village 21	48' x 60' 43' x 72'	Small Lot	57	13.6
	Village 22	48' x 60' 43' x 72'	Small Lot	46	13.5
	Village 23	50' x 105' Various	Traditional Halfplex	52	8.2
	Village 24	50' x 105' Various	Traditional Halfplex	57	8.1
	Village 25	50' x 105' Various	Traditional Halfplex	58	7.8

	Village 26	55' x 105' Various x 105'	Traditional Halfplex	51	7.0
	Village 27	55' x 105' Various x 105'	Traditional Halfplex	46	7.2
	Village 28	55' x 105' Various	Traditional Halfplex	50	7.1
	Village 29	60' x 105' Various	Traditional Halfplex	39	6.7
	Village 30	60' x 105' Various	Traditional Halfplex	60	6.3
Subtotal				**1,137**	**10.5**
Grand Total				**1,693**	

As Table 5 demonstrates, there are a variety of residential lot sizes and types available within the Natomas Central project, including various size lots for traditional/small lot residential, alley lots, and halfplex development. Courtyard style development consists of residences with garages accessed from a private drive, with the primary entryway of the homes facing one another across a green "courtyard".

The cottage residences will have detached garages with units organized around a common green area. Units are accessed via private drives. Extra parking spaces are provided. The cottage units along Del Paso Road are within the gated Active Adult community.

Staff has encouraged the applicant to front residential lots onto parks, open space, commercial sites, and multi-family sites as much as possible to contribute to the safety of the area by providing "eyes on" the feature and to contribute to a pedestrian friendly streetscape. While the applicant has made an effort to accommodate the request, staff does not believe that the proposal goes far enough toward minimizing potential conflicts between land uses through appropriate subdivision design. Planning staff and the applicant have discussed the following concerns:

1. Residential units on Lots 41-56 in Village 7 of the Active Adult community should face the detention basin to take advantage of the natural views to the Fisherman's Lake area and provided added visual safety to the off-street bike trail located within the buffer area. Residential lots in Village 30 in the conventional community also back-on to the open space/buffer;
2. Residential Lots 37-41 and 40-50 are proposed to back-on to Lot B, the high density residential site located within the Active Adult community. In order to reduce conflicts between the single family homeowners and the high density site (typically with buildings 2-3 stories in height), the lots should be reoriented to face the high density site, separated by a roadway;
3. Similar to comment #2 above, there are residential lots that back directly onto Lot D, the northernmost high density residential site on El Centro Road. The applicant is in the process of designing both High Density sites on El Centro and is confident that the buildings will be two-story and that adequate

landscaping and building setbacks can be provided so that conflicts can be minimized.

Street Standards: Within the conventional community, the development will employ the City's "pedestrian friendly" street standards, consisting of a 53' wide right of way on residential streets to provide a 6' planter and 5' separated sidewalk. All streets within the conventional community will be public streets. With the construction of an off-street bike trail in the buffer on the southern edge of the project, the applicant may be able to eliminate the sidewalk on the south edge of the street in favor of additional landscaping.

Both Del Paso Road and El Centro Road will be widened and improved adjacent to the project site. Both street cross-sections include two travel lanes in either direction, a landscaped center median, on-street bike lanes, and separated sidewalks with extensive landscaping. Roadway improvements on Del Paso and El Centro Roads will be phased with the Natomas Central development.

There is a primary collector roadway through the subdivision. The cross-section for the collector is depicted on the Tentative Map exhibit and includes a 5-foot sidewalk, 6'-6" planting street, on-street parking, striped on-street bike lanes, a landscaped center median, and one travel lane in either direction.

Within the active adult area (gated) the streets are proposed to be private and have a 41-foot cross section. The private streets will have varied cross-sections, 1) 5' sidewalks on both sides of the street, on-street parking, but no planting strip, 2) sidewalk on only one side of the street.

Alleys within the conventional community are proposed to be public alleys. Alleys will be paved with concrete, per City Code. A number of the alleys will be physically blocked by landscape areas along the collector roadway in order to improve operations on the collector. The driveway access for the cluster homes will be private drives paved with concrete, and will be privately maintained by a Homeowners Association.

Sound Walls: To the extent possible, the applicant has attempted to minimize the need for sound walls through subdivision design. There are no sound walls along the project's two collector streets and no walls proposed along El Centro Road. The walls of the gated community are internalized as the rear fence of homes fronting on the public collector street so that there will be no walls on the public street.

However, the homes along Del Paso Road are proposed to back up to the roadway and the applicant proposes to construct a 6-foot masonry wall the length of the Del Paso Road frontage. Staff encourages the applicant to explore how those houses might be reoriented to face Del Paso Road and reduce the need for sound walls in this area.

Buffer Area and Parks/Bicycle Trails: There are several park sites proposed within the Natomas Central community. They include a 10.0 net acre community park site adjacent to the existing Natomas Middle School on Del Paso Road, and two 5.0 net acre park sites, one of which is proposed to be a joint use facility with the proposed elementary school. There is also a 10.0 net acre park site proposed within the buffer area adjacent to Fisherman's lake which will be a nature park site that will be open to the public during certain months of the year for passive recreational uses (September 1st through March 30th). Forecast Homes is currently considering developing one or more of the park sites themselves as turn-key parks.

The buffer area between the residential development and Fisherman's Lake will have restrictions in terms of public access. The area will remain in a natural state but for the construction of an off-street bike/pedestrian trail and possible wildlife viewing areas. Perimeter fencing is proposed to restrict public access into the Fisherman's lake buffer area.

The Bikeway Master Plan depicts an off-street bike trail within the buffer area and one will be constructed with the proposed project. The trail will begin at Arena Boulevard on the southeast corner of the project site and continue west and then north to Del Paso Road. The trail will be 12-feet wide with a 2-foot shoulder area on either side and will be located adjacent to the roadway, separated by a landscape strip (exact width yet to be determined). The trail will skirt the edge of the detention basin/lake. Once reaching Del Paso Road, cyclists will have the option of riding on-street on Del Paso Road or remaining on the wide sidewalk on the south side of Del Paso Road.

Once reaching the portion of the buffer area where it is required to widen to 300 feet (this requirement coincides with the location of known Swainson's Hawk nesting sites) the off-street bike/pedestrian trail will have seasonal restrictions and will only be open between September 1st and March 30th. There will be fencing in place to close off the area.

During the time that the off-street trail is closed, signs will be posted alerting cyclists that the path is closed and that an on-street diversion is available. Commuting cyclists (school or work) will be directed to use the collector street with it's striped on-street bikeway as the most expedient route through the area. A second route will be posted with signs that will direct cyclists through the residential areas, eventually meeting with the collector roadway. It is expected that recreational cyclists will use the more circuitous signed bike route and commuting cyclists will use the collector street.

Detention Basin/Lake: The detention basin/lake will serve as a water quality feature as well as a recreational amenity. The applicant proposes to construct a pathway around the detention basin/lake as an amenity for residents that will join together the school/park site (Lot G and Lot J), the Lot K park site, and the off-street trail in the buffer area.

The pathway is proposed to be contained within a 15-foot easement, consisting of the following: a vertical headwall that comes up out of the detention basin/lake, a 5-foot sidewalk, and a rise in elevation to the rear yards of the lake lots. There will be rear yard fencing between the residences and the pathway. There is no fencing proposed between the pathway and the lake.

Access to the pathway that is adjacent to the gated community (the north side of the basin) will be restricted to residents of that community. The rest of the path is open to the public.

The City of Sacramento will have maintenance responsibilities in terms of the storm drain functions of the lake. The remainder of the maintenance requirements will be the responsibility of the Homeowner's Association, including debris clean-up, algae control, and maintenance of water quality.

Elementary School: A public school site is proposed within the Natomas Central subdivision that would be a part of the Natomas Unified School District. The site is proposed to be 8.0 net acres adjacent to a 5.0 net acre park site. The park and school will be joint use facilities. The school is currently proposed to be a K-5 school, but the applicant is in discussions with the School District to make the school site a K-8 school and to build it as a turn-key school.

880' Walking Distance: Exhibit 1E is an 880' walking map that depicts the walking distance from each of the housing units to the nearest park or open space amenity. The North Natomas Community Plan guiding policies instruct that at least 80% of the dwelling units in any project must be within 880 feet of open space, including accessible public and private parks and parkways, and drainage corridors. The proposed project is compliant with this policy because 90% of the proposed units are within an 880' walking distance of parks or open space.

Staff recommends the Planning Commission approve the Tentative Map for Natomas Central, in that the map is consistent with the proposed General Plan, proposed North Natomas Community Plan amendment, the State Subdivision Map Act, the proposed PUD Guidelines and Schematic plan, and the City's Subdivision Ordinance. It proposes a variety of housing types, locates homes within close proximity of recreational amenities, schools and attempts to provide safe and attractive pedestrian/bicycle linkages through the neighborhood to activity centers.

E. Subdivision Modifications

The applicant is requesting a Subdivision Modification to create private streets, to allow alleys in a single-family development and to allow non-standard elbows and non-standard intersection spacing. A Subdivision Modification is also being requested to allow residential parcels in the R-1 zone that are less than 52-feet wide (interior lots) and less than 62-feet wide (corner lots).

Development Engineering & Finance staff have reviewed the requested modifications and found the modifications acceptable, subject to the conditions contained in this staff report.

F. Special Permit for Vehicular Gates

The applicant is proposing to construct gates to restrict public access to the Active Adult community, located as the northwest portion of the Natomas Central community. While Planning Staff typically does not support gated single family development, active adult communities are treated differently than conventional communities and staff supported gates for the Heritage subdivision south of Elkhorn Boulevard in North Natomas. All of the roadways within the gated portion of Natomas Central would be private and maintained by the Homeowner's Association. The gates will not block public access to any existing or proposed park, waterway, school, community center, or any public facility. The recreation center within the gated area will be for the use of the active adult residents only.

The applicant has worked with staff to minimize the impact of the gates and walls on the surrounding community by reorienting the houses along the collector roadway so that the residences face the street and the "walls" of the active adult community will actually be the rear yard fences of those homes. This minimizes the prominence of the gates and presents a more open and pedestrian friendly face to the street, eliminating the need for walls along the roadway. Due to the Active Adult nature of the area proposed to be gated and the use of subdivision design to minimize the need for walls on the public roadway, staff supports the request for gates.

PROJECT REVIEW PROCESS:

A. Environmental Determination

Environmental Planning Services has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act (CEQA) Guidelines, the Applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address air quality, transportation and circulation, biological resources, noise, utilities and services systems, and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A).

The Mitigated Negative Declaration was available for public review during the period of Thursday, August 19, 2005 through Wednesday, September 7, 2005. Any letters or correspondence related to the environmental document will be provided to the Planning Commission. At the time of the writing of this staff report, no correspondence has been received.

B. Public/Neighborhood/Business Association Comments

The project was routed to the following neighborhood groups: Environmental Council of Sacramento (ECOS), Gardenland-Northgate Neighborhood Association (GNNA), Natomas Chamber of Commerce, Natomas Community Association (NCA), Natomas Crossing Homeowners Association (NC HOA), Natomas Crossing Community Vision (NCCV), Natomas Journal, North Natomas Alliance (NNA), North Natomas Community Association (NNCA), North Natomas Study Group (NNSG), River Oaks Community Association (ROCA), Sundance Lake Homeowners Association (SLHA), Walk Sacramento, West Natomas Community Association (WNCA), Westlake Group, Westside Community Association (WCA), Witter Ranch, Sacramento Tree Foundation, Friends of the Swainson's Hawk, Sacramento Area Bicycle Advocates (SABA), and several other individuals who requested to be placed on the routing list for this project.

Walk Sacramento submitted comments on 2/8/05 expressing concerns related to the following issues: long blocks, wide sidewalks and bike lanes adjacent to schools, additional lakeside access, safety at park sites, the bike/ped trail along the Fisherman's Lake Buffer area, and housing design/layouts. A copy of the comments are included as Attachment 10. (It should be noted that these comments are in response to a previous iteration of the Natomas Central map.)

Staff Response:

The North Natomas Alliance (NNA) had the following comments (10/26/04):

1. Overall, we support this proposal.
2. We are concerned at the lack of a collector street to serve the 600 homes south of the lake and west of Street 2. We are concerned that too many homes will be served by local residential streets.

The NNA submitted additional comments on 01/04/05:

1. We have serious concerns regarding traffic circulation. We previously noted that over 600 homes were served by one collector street and the revised plan has made the situation worse.
2. Pedestrian access to the lake pedestrian path has been reduced and very limited, making access to the community asset too restrictive.
3. We are reserving comment on the cottage lots until we receive more information on their design.

The NNA submitted additional comments on 08/25/05:

1. We are pleased to see that the collector road system has been changed back to its original configuration, restoring the fourth connection to Del Paso and El Centro, and restoring the collector road system to full width for its entire length. We also appreciate the addition of a (narrower) collector road part way into the

southwest quadrant of the project. However, we remain concerned that neighborhoods otherwise lack internal collector roads and this will result in excessive traffic loads and congestion on some of the residential roads that connect to the collector roads (in some cases, a single narrow residential road provides the only access for 200-300 residential units).

2. We are concerned that pedestrian access to the lakefront in some locations remains inadequate, making it difficult for residents to reach this valuable amenity.
3. We will reserve comment on other issues until more detailed plans are provided.

Staff Response: The proposed street network, with its hierarchy of local residential streets, collector streets, and widened streets around park and school sites, has been reviewed by the City's Development Engineering & Finance Division. Staff believes that the street network can appropriately serve the proposed residential units and that the redundancy of residential streets in the south part of the map will provide residents with a multitude of routes to bring vehicles to the primary collector roadway. Staff believes that adequate public access is provided to the pathway around the detention basin/lake feature.

The Natomas Community Association (NCA) submitted the following comments (01/20/05):

1. Buffer along Fisherman's Lake should be wide enough to comply with NNHCP and accommodate bike/ped trail.
2. Elimination of General Public Facility (GPF) acreage is a benefit to developer when rezoned for residential. Loss of potential community/church sites is troublesome. Developer should provide comparable acreage for GPF elsewhere in the NNCP area.
3. Parks should be surrounded by streets- not walls.
4. Long blocks should be broken up to reduce traffic impacts.
5. Improve public ped/bike access to open space and retail.
6. EIR should address airport noise issue.
7. Community commercial and bus transit uses on Del Paso should be retained.
8. Maintain variety and density of housing per NNCP.

Staff Response: Please see discussion on bike trail and Fisherman's Lake Buffer area above. The applicant is not proposing to provide GPF acreage elsewhere in the North Natomas Community Plan area. Church uses may locate within many different commercial and residential zones with a Special Permit. The proposed park and school sites are not surrounded by walls, but rather to the extent possible have been designed to have homes facing them to increase safety and visibility. Staff believes that adequate access is provided to both the open space and to the retail sites. The Natomas Central project site is located outside of the 60 CNEL (Community Noise Equivalent Level) contour. As such, the project site is not expected to be affected by

over flight noise associated with air traffic from the Sacramento International Airport. Community Commercial designated property at the southwest corner of Del Paso Road and El Centro Road will remain. Staff believes that the variety and density of housing that would be envisioned for the existing community plan designations is maintained with the proposed project.

The River Oaks Community Association (ROCA) submitted the following comments (01-21-05):

"We strongly recommend the lake have a public lakeside walkway around it similar to that of Laguna in Elk Grove. This adds a key amenity for homeowners not living directly on the lake. Compare Sundance project on El Centro with Laguna to see importance. Also, request project ensure safe bike/ped access to bike trails. Need to further ensure lake water circulation prevents "dead areas" filled with debris/algae as one sees in areas of Sundance Lake's inlets. Overall, project looks good- a plus for community."

Staff Response: There is a 5-foot wide public walkway along the south edge of the detention basin/lake that will be open to the public and a similar pathway on the north side that will serve as an amenity for those individuals in the gated community. The Homeowners Association will take responsibility for maintenance of water quality in the detention basin/lake.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Comments were submitted and have been incorporated as conditions of approval and/or advisory notes from the following: Building Division, County Sanitation District 1 (CSD-1), Development Engineering & Finance Division, Fire Department, Engineering Services Division- Electrical Section, Natomas Unified School District (NUSD), Parks Department, Sacramento Municipal Utility District (SMUD), Solid Waste Division, Utilities Department, and Reclamation District 1000 (RD 1000).

2. Sacramento Area Council of Governments (SACOG) Airport Land Use Commission- The site is not located in any of the Sacramento International Airport's safety, noise or height-restricted zones and therefore is not subject to that airport's Comprehensive Land Use Plan.

3. Sacramento Metropolitan Air Quality Management District (SMAQMD)- Submitted comments were reviewed by Environmental Services staff and used when preparing the environmental review and mitigation measures for this project.

4. State of California, Department of Transportation (Caltrans)- Comments submitted have been considered by Development Engineering & Finance staff as part of the evaluation of this project. The proposed project is less intense than the development intensity considered with the adoption of the North Natomas Community Plan, therefore a separate Traffic Impact Study (TIS) was not required with this project. Any potential environmental impacts caused by the proposed project were considered with the project's environmental analysis and can be mitigated to a less than significant level.

D. Subdivision Review Committee Recommendation

On August 17, 2005, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed Tentative Map subject to the conditions of approval in the attached Notice of Decision. Due to the size of the project site, staff and the applicant agreed to meet twice more to confirm map conditions related to alley design and intersection spacing, parks, and on and off-street bikeways.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the (I) Tentative Master Parcel Map, (J) Tentative Map, (K) Special Permit, and (L-P) Subdivision Modifications. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action. Items (C) Development Agreement, (D) Inclusionary Housing Plan, (E) General Plan Amendment, (F) Community Plan Amendment, (G) Rezone, (H) PUD Establishment below, require City Council approval.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

A. Adopt the attached Notice of Decision and Findings of Fact approving the Negative Declaration;

B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;

C. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the Development Agreement;

D. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the Inclusionary Housing Plan;

E. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the General Plan Amendment to redesignate 397.9+/- vacant acres consisting of 244.4+/- acres of Low Density Residential (4-15 du/na), 29.2+/- acres of Medium Density Residential (16-29 du/na), 54.8+/- acres of Parks-Recreation-Open Space, 23.8+/- acres of Public/Quasi-Public Miscellaneous, 40.3+/- acres of Mixed Use, and 5.4+/- acres of Community/Neighborhood Commercial & Office **to** 233.5+/- acres of Low Density Residential (4-15 du/na),

71.9+/- acres of Medium Density Residential (16-29 du/na), 66.6+/- acres of Parks-Recreation-Open Space, and 25.9+/- acres of Water;

F. Adopt the Notice of Decision and Findings of Fact recommending approval of the Community Plan Amendment to redesignate 101.7+/- acres of Low Density Residential (3-10 du/na), 128.4+/- acres of Medium Density Residential (7-21 du/na), 25.8+/- acres of High Density Residential (11-29 du/na), 52.9+/- acres of Parks/Open Space, 5+/- acres of Community Commercial, 33.4+/- acres of Employment Center-50, 2.3+/- acres of Institution, and 19+/- acres of General Public Facilities **to** 129.9+/- acres of Low Density Residential (3-10 du/na), 110.8+/- acres of Medium Density Residential (7-21 du/na), 29.5+/- acres of High Density Residential (11-29 du/na), 91.6+/- acres of Parks/Open Space, 2+/- acres of Institution, 8.0+/- acres of General Public Facilities, and 25.9+/- acres of major and secondary roadways;

G. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the Rezone to redesignate 397.9+/- vacant acres consisting of 122.3+/- acres of Manufacturing-Industrial Park Planned Unit Development (MIP-PUD), 3.0+/- acres of Shopping Center PUD (SC-PUD), and 272.6+/- acres of Agriculture-Open Space PUD (A-OS-PUD) **to** 147.3+/- acres of Standard Single Family PUD (R-1-PUD), 93.2+/- acres of Single Family Alternative PUD (R-1A-PUD), 33.6+/- acres of Multi-Family PUD (R-2B-PUD), 38.3+/- acres of Multi-Family PUD (R-3-PUD), and 85.5+/- acres of Agriculture-Open Space PUD (A-OS-PUD);

H. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the establishment of PUD Guidelines and Schematic Plan for the 397.9+/- acres to be known as the Natomas Central Planned Unit Development (PUD);

I. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Master Parcel Map to subdivide 397.9+/- acres into residential, park, open space, and school parcels;

J. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to subdivide 397.9+/- gross acres into 1,693+/- single family lots, four (4) parcels for multi-family development, a 6.0+/- acre park, a 5.0+/- net acre park, an 13.0+/- net acre joint park/school site, a 7.0+/- net acre private recreation center, a 25.9+/- net acre detention basin/lake, a 2.0+/- net acre fire station site, and 27.7+/- acres of open space;

K. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit for a gated development;

L. Adopt the attached Notice of Decision and Findings of Fact approving the Subdivision Modification to create private streets;

M. Adopt the attached Notice of Decision and Findings of Fact approving the Subdivision Modification to allow alleys in single-family development;

N. Adopt the attached Notice of Decision and Findings of Fact approving the Subdivision Modification to allow non-standard elbows and non-standard intersection spacing;

O. Adopt the attached Notice of Decision and Findings of Fact approving the Subdivision Modification to allow residential parcels less than 52' wide in the R-1 zone; and

P. Adopt the attached Notice of Decision and Findings of Fact approving the Subdivision Modification to allow residential corner parcels less than 62' wide in the R-1 zone.

Report Prepared By,

Stacia Cosgrove, Associate Planner

Report Reviewed By,

Greg Bitter, Senior Planner

Attachments

Attachment 1 Notice of Decision & Findings of Fact
Exhibit 1A Mitigation Monitoring Plan
Exhibit 1B Tentative Master Parcel Map Exhibit
Exhibit 1C Tentative Map Exhibit (Page 1, North)
Exhibit 1D Tentative Map Exhibit (Page 2, South)
Exhibit 1E 880' Walking Map Exhibit
Attachment 2 Vicinity Map
Attachment 3 Land Use & Zoning Map
Attachment 4 Draft Development Agreement Ordinance
Exhibit A- Development Agreement Exhibit
Attachment 5 Draft Inclusionary Housing Plan Resolution
Exhibit A- Inclusionary Housing Plan Exhibit
Attachment 6 Draft General Plan Amendment Resolution
Exhibit A- General Plan Amendment Exhibit
Attachment 7 Draft Community Plan Amendment Resolution
Exhibit A- Community Plan Amendment Exhibit
Attachment 8 Draft Rezone Resolution
Exhibit A- Rezone Exhibit
Attachment 9 Draft Resolution to Approve the Establishment of the Natomas Central PUD
Exhibit A- PUD Guideline Amendment
Exhibit B- Schematic Plan Exhibit
Attachment 10 Walk Sacramento Comments

NOTICE OF DECISION AND FINDINGS OF FACT FOR NATOMAS CENTRAL, LOCATED SOUTHWEST OF THE INTERSECTION DEL PASO ROAD AND EL CENTRO ROAD, SACRAMENTO, CALIFORNIA, IN THE STANDARD SINGLE FAMILY PUD (R-1-PUD), SINGLE FAMILY ALTERNATIVE PUD (R-1A-PUD), MULTI-FAMILY PUD (R-2B-PUD AND R-3-PUD), AND AGRICULTURE-OPEN SPACE PUD (A-OS-PUD) ZONE. (P04-173)

At the regular meeting of September 8, 2005, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

A. **Environmental Determination: Mitigated Negative Declaration;**

B. **Approved the Mitigation Monitoring Plan;**

C. **Recommended approval of the Development Agreement between the City of Sacramento and K. Hovnanian Forecast Homes, Inc.;**

D. **Recommended approval of the Inclusionary Housing Plan;**

E. **Recommended approval of the General Plan Amendment to redesignate 397.9+/- vacant acres consisting of 244.4+/- acres of Low Density Residential (4-15 du/na), 29.2+/- acres of Medium Density Residential (16-29 du/na), 54.8+/- acres of Parks-Recreation-Open Space, 23.8+/- acres of Public/Quasi-Public Miscellaneous, 40.3+/- acres of Mixed Use, and 5.4+/- acres of Community/Neighborhood Commercial & Office to 233.5+/- acres of Low Density Residential (4-15 du/na), 71.9+/- acres of Medium Density Residential (16-29 du/na), 66.6+/- acres of Parks-Recreation-Open Space, and 25.9+/- acres of Water;**

F. **Recommended approval of the Community Plan Amendment to redesignate 101.7+/- acres of Low Density Residential (3-10 du/na), 128.4+/- acres of Medium Density Residential (7-21 du/na), 25.8+/- acres of High Density Residential (11-29 du/na), 52.9+/- acres of Parks/Open Space, 5+/- acres of Community Commercial, 33.4+/- acres of Employment Center-50, 2.3+/- acres of Institution, and 19+/- acres of General Public Facilities to 129.9+/- acres of Low Density Residential (3-10 du/na), 110.8+/- acres of Medium Density Residential (7-21 du/na), 29.5+/- acres of High Density Residential (11-29 du/na), 91.6+/- acres of Parks/Open Space, 2+/- acres of Institution, 8.0+/- acres of General Public Facilities, and 25.9+/- acres of major and secondary roadways;**

G. Recommended approval of the Rezone to redesignate 397.9+/- vacant acres from 122.3+/- acres of Manufacturing-Industrial Park Planned Unit Development (MIP-PUD), 3.0+/- acres of Shopping Center PUD (SC-PUD), and 272.6+/- acres of Agriculture-Open Space PUD (A-OS-PUD) to 147.3+/- acres of Standard Single Family PUD (R-1-PUD), 93.2+/- acres of Single Family Alternative PUD (R-1A-PUD), 33.6+/- acres of Multi-Family PUD (R-2B-PUD), 38.3+/- acres of Multi-Family PUD (R-3-PUD), and 85.5+/- acres of Agriculture-Open Space PUD (A-OS-PUD);

H. Recommended approval of the Establishment of PUD Guidelines and Schematic Plan for the 397.9+/- acres to be known as the Natomas Central Planned Unit Development (PUD);

I. Approved the Tentative Master Parcel Map to subdivide 397.9+/- acres into residential, park, open space, and school parcels;

J. Approved the Tentative Map to subdivide 397.9+/- gross acres into 1,693+/- single family lots, four (4) parcels for multi-family development, a 6.0+/- acre park, a 5.0+/- net acre park, an 13.0+/- net acre joint park/school site, a 7.0+/- net acre private recreation center, a 25.9+/- net acre detention basin/lake, a 2.0+/- net acre fire station site, and 27.7+/- acres of open space;

K. Approved the Special Permit for a gated development;

L. Approved the Subdivision Modification to create private streets;

M. Approved the Subdivision Modification to allow alleys in single-family development;

N. Approved the Subdivision Modification to allow non-standard elbows and non-standard intersection spacing;

O. Approved the Subdivision Modification to allow residential parcels less than 52' wide in the R-1 zone; and

P. Approved the Subdivision Modification to allow residential corner parcels less than 62' wide in the R-1 zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

A. Environmental Determination: The City Planning Commission approved the Negative Declaration, based upon the following findings of fact:

1. The Negative Declaration was prepared and circulated for the above identified project pursuant to the requirements of CEQA;

2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;

3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.

B. Mitigation Monitoring Plan: The **Mitigation Monitoring Plan** (Exhibit 1A) is approved based upon the following findings of fact:

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 1A;

3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6; and

4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.

I. Tentative Master Parcel Map: The **Tentative Master Parcel Map** to subdivide 397.9+/- acres into residential, park, open space, and school parcels is hereby **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;

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City. The proposed City General Plan designation for the subject site is Low Density Residential (4-15 du/na), Medium Density Residential (16-29 du/na), Parks-Recreation-Open Space, and Water;

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; and

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

J. Tentative Map: The **Tentative Map** to subdivide 397.9+/- gross acres into 1,693+/- single family lots, four (4) parcels for multi-family development, a 6.0+/- acre park, a 5.0+/- net acre park, an 13.0+/- net acre joint park/school site, a 7.0+/- net acre private recreation center, a 25.9+/- net acre detention basin/lake, a 2.0+/- net acre fire station site, and 27.7+/- acres of open space is hereby **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;

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City. The proposed City General Plan designation for the subject site is Low Density Residential (4-15 du/na), Medium Density Residential (16-29 du/na), Parks-Recreation-Open Space, and Water;

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; and

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

K. Special Permit: The **Special Permit** for a gated development is **hereby** approved based upon the following findings of fact:

1. Granting the Special Permits is based upon sound principles of land use in that the proposed use will not adversely affect the peace and general welfare of the surrounding neighborhood;

2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance; and

3. The proposed project is consistent with the proposed City of Sacramento General Plan, the North Natomas Community Plan, and the proposed Natomas Central PUD Guidelines.

L-P. Subdivision Modifications: The **Subdivision Modifications** to create private streets, to allow alleys in single-family development, to allow non-standard elbows and non-standard intersection spacing, and to allow R-1 zoned residential parcels less than 52-

feet wide and to allow corner parcels less than 62-feet wide are hereby **approved** based on the following findings of fact:

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

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

4. 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.

CONDITIONS OF APPROVAL

I. The **Tentative Master Parcel Map** to subdivide 397.9+/- acres into residential, park, open space, and school parcels is hereby **approved** subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Master Parcel Map or any contradictory provisions in the PUD guidelines approved for this project (P04-173). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Final Master Parcel 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:

GENERAL: All Projects

I1. In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments (if any), Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments (if any), Zoning changes, and the Development Agreement.

I2. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated by Resolution No. 2002-373 on June 11, 2002, and shall execute any and all agreements, which may be required in order to implement this condition.

I3. Execute a Development Agreement to the satisfaction of the City of Sacramento and comply with and meet all the requirements of the Agreement.

I4. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P04-173) to the satisfaction of the Planning Director and Development Engineering and Finance.

I5. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P04-173).

I6. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.

I7. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.

I8. Place the following note prominently on the master parcel map:

"THIS MASTER PARCEL MAP DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENT ON THE LAND SUBJECT TO THE MAP; PRIOR TO ANY IMPROVEMENT OR CONSTRUCTION, ALL REQUIRED LAND USE ENTITLEMENTS, INCLUDING BUT NOT LIMITED TO A SPECIAL PERMIT, MUST BE APPLIED FOR AND APPROVED, AND ALL APPLICABLE CONDITIONS OF APPROVAL MUST BE SATISFIED"

I9. Show all existing and proposed/required easements on the Final Master Parcel Map.

I10. 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, Planning, and Public Works.

I11. Obtain and comply with abandonment clearance letters for the abandonment's on the Final Map. Letters shall be provided to the Development Engineering and Finance.

Development Engineering and Finance: Streets

I12. Streets shall be sized, dedicated, and constructed as follows (the PUD Guidelines shall be revised to be consistent with these requirements):

Street	*from*	*to*	*Lanes*	*R/W*	*Min. Face Face/curb*
Del Paso Road	City Limits east	El Centro Road	4	100'	74'
El Centro Road	Snowy Egret south	Property Line	4	100'	74'

NOTES: Dedication and construction of all streets shall be as required elsewhere in these conditions. Sidewalks may be omitted adjacent to parks and schools, as determined by the City. The minimum right-of-way for any street not mentioned above shall be 53'. The City will determine off-site improvement requirements prior to filing each subsequent map or phase. The 70' street section is a ("2+" Street) section unique to North Natomas and must have a center turn lane and bike lanes. The face/curb distance for the 70' street is 44' without parking and 59' with parking. All roadways may require additional dedication at intersections for turn lanes. On street bike lanes shall be provided along both sides of El Centro and, Del Paso Road.

I13. Multiple access points will be required for all phases of the Final Parcel Map to the satisfaction of the Development Engineering and Finance. Dead end streets must be less than 500' in length and must include a turn-around approved by the Development Engineering and Finance and Fire Departments. Certain exceptions may be considered by Development Engineering and Finance and the Fire Departments on a case-by-case basis.

I14. Street shall be dedicated upon filing the first phase of the Final Master Parcel Map. Provide an Irrevocable Offer of Dedication (I.O.D.) for El Centro and Del Paso Roads.

I15. 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 and Finance. The center lines of such streets shall be aligned.

I16. 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 and Finance.

I17. Streets adjacent to schools and parks shall provide additional right-of-way for on street parking, and vertical curb as determined by the Development Engineering and Finance.

I18. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit.

I19. 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 and Finance Division.

FINANCE PLAN:

I20. Provide, without cost to the City, in the form of an Irrevocable Offer of Dedication (IOD), all public land covered in the North Natomas Financing Plan Land Acquisition Program;

PRIVATE/PUBLIC UTILITIES:

I21. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all street rights of ways.

I22. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all Irrevocable Offers of Dedication.

I23. Prior to recordation of the Final Map, Natomas Central Mutual Water Company shall be notified of map processing. Also, all assessments due on the property shall be paid and if the land use is other than agricultural, severance from the company is required. Pursuant to Company by-laws, severance from the Company requires execution of a stock cancellation agreement with Natomas Central Mutual Water Company, and severance fees must be paid.

CITY UTILITIES:

I24. An assessment district, community facilities district or other financing mechanism approved in writing by the City must be formed for the purpose of construction of all common drainage facilities within the project area and any additional drainage capacity or facilities required to accommodate development of the subject area in accordance with the drainage master plan for the project area and other applicable drainage plans and criteria for North Natomas. For this purpose, "other financing mechanism" includes but is not limited to a fully executed agreement approved as to form by the City Attorney, which provides for funding and construction of the said facilities, and which provides for posting or depositing with the City unconditional security for performance of the landowner's obligations, which security is adequate in the sole and exclusive discretion of the City, and which is in a form acceptable to the City Attorney.

I25. The applicant and/or any successor shall fully participate in any financing mechanism, including but not limited to assessment districts, or community facilities districts formed for the purpose of financing the facilities specified in the previous condition, and any such mechanism formed for the purpose of financing the drainage facilities required under the North Natomas Comprehensive Drainage Plan. For this purpose, "fully participate" requires that the applicant and/or any successor shall, notwithstanding the provisions of Articles XIIIC and/or XIIID of the California Constitution, or any other applicable federal or state law, rule or regulation, waive and relinquish any right to protest or vote against the formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; actively participate in a positive manner in the proceedings for formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; and pay all taxes, assessments and/or fees levied pursuant thereto.

I26. Execute a drainage agreement with the City for the construction of common drainage facilities per the approved drainage plan. The drainage agreement shall be to the satisfaction of the Department of Utilities and the City Attorney. Common drainage facilities shall include, but are not limited to, storm drain pipes serving all master parcels or Villages including Lots M and N, drainage facilities within Lots M and N, pump station and discharge pipes, lake, detention basin, outfall structures and weir structure.

I27. A drainage master plan for this site must be completed by the applicant and approved by the Department of Utilities (DOU). The 10-year and 100-year HGL=s for this study shall be calculated using the City's SWMMM model. Drain inlets shall be 6- inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the local controlling overland flow release elevation, whichever is higher. Or, finished floor and finished garage elevations shall be a minimum of 1.50 feet above the 100-year HGL and shall be a minimum of 1.80 feet above the local controlling

overland flow release elevation, whichever is higher. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City=s Design Procedures Manual, unless otherwise approved by the DOU. The drainage master plan is required to show the sizes of all common trunk lines in the street right-of-ways. A phasing plan for drainage infrastructure, if appropriate, shall be approved by the Department of Utilities and included in the final master drainage plan report.

I28. A water master plan for this entire area must be competed by the applicant and approved by the Department of Utilities. This study shall also determine if the existing water distribution system infrastructure is adequate to supply fire flow demands resulting from developing this project. All water mains shall be placed within the asphalt section of public street right-off-ways as per the City's Design and Procedures Manual, unless otherwise approved the DOU.

I29. A sanitary sewer master plan for this project must be completed by applicant and approved by Sacramento County Sanitation District No. 1 prior to recordation of the final master parcel map. The sewer master plan shall be provided to the Department of Utilities to assure that no conflicts with water or drainage facilities exist within the streets or easements. All sewer lines shall be placed within the asphalt section of public street right-of-ways as per the City's Design and Procedures Manual, unless otherwise approved by the Department of Utilities and Sacramento County Sanitation District No. 1.

I30. Properly abandon under permit, from the County Environmental Health Division, any well or septic system located on the property.

I31. All existing easements and all existing right-of-ways shall be shown on the Final Master Parcel Map.

I32. Dedicate all necessary easements, right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements. Easements shall be dedicated for off-site water and storm drain main extensions. Street right-of-way shall be dedicated for common drainage pipes identified in the master drainage plan. All dedications shall be at no cost to the City and shall be to the satisfaction of the DOU.

I33. The proposed development is located within the Reclamation District 1000 (RD 1000). The applicant shall comply with all RD 1000 requirements and pay all required fees.

I34. Obtain approval from RD 1000 (or other governing agencies) for the abandonment and/or relocation of the existing canals.

I35. The applicant is responsible for obtaining all necessary permits, easements and approvals from federal, state and local agencies for the construction of this project.

I36. All dedications of property to the City for water or storm drainage facilities shall be in IOD fee/title on a City-approved form, or at the discretion of the DOU in fee/title and shall be free and clear of all encumbrances and liens.

I37. The applicant shall develop a lake management plan subject to approval by the Department of Utilities. This management plans will address the operation and maintenance of flood control, water quality and other items directly related to the drainage system.

I38. The Homeowners Association (HOA) shall be responsible for maintaining the water quality, landscaping and aesthetics of the lake. The Department of Utilities shall be responsible for maintaining the outfall structures, weir structure, and pump station and discharge pipes. The lake water surface shall be maintained at an elevation determined solely by the Department of Utilities. Cleanup after a storm event is the responsibility of the HOA and property owners. The applicant shall execute an agreement with the City, which delineates the maintenance responsibilities of the HOA. This agreement shall include a provision, which, in the event of the HOA's failure to adequately perform their maintenance responsibilities, allows the Department of Utilities to perform maintenance and be reimbursed for such maintenance by the HOA. The agreement shall be to the satisfaction of the Department of Utilities and the City Attorney.

I39. Dedicate Parcel 42 (Park), Parcel 43 (Open Space) and Parcel 44 (Lake) to the City. An easement shall be dedicated to the HOA for maintenance and access per the lake management plan.

I40. The applicant shall provide for the grading, drainage, landscaping and irrigation of Parcels 42 and 43. The construction shall be to the satisfaction of the DOU and Parks.

SPECIAL DISTRICTS: Assessment Districts

I41. With each phase of the Final Master Parcel Map dedicate to the City those areas identified on that phase of the Tentative Master Parcel Map as Landscape Corridors, Freeway Buffers, and Open Space areas. Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping and irrigation in dedicated easements or rights of way, to the satisfaction of the Public Works Department, Parks Planning, Design and Development (PPDD), and the Planning Division. Acceptance of the required landscaping and irrigation by the City into the

Landscape Maintenance District shall be coordinated with the Department of Public Works (Special Districts and Development Services) and PPDD. The Developer shall maintain the landscaping and irrigation for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping and irrigation.

ADVISORY NOTES:

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

A. Comply with Ch. 16.32.160 of the City Code regarding Master Parcel Map, Ordinance No.95-013, Dated March 1995.

J. The **Tentative Map** to subdivide 397.9+/- gross acres into 1,693+/- single family lots, four (4) parcels for multi-family development, a 6.0+/- acre park, a 5.0+/- net acre park, an 13.0+/- net acre joint park/school site, a 7.0+/- net acre private recreation center, a 25.9+/- net acre detention basin/lake, a 2.0+/- net acre fire station site, and 27.7+/- acres of open space is hereby **approved** subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P04-173). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

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:

GENERAL: All Projects

J1. In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments (if any), Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments (if any), Zoning changes, and the Development Agreement.

J2. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated by Resolution No. 2002-373 on June 11, 2002, and shall execute any and all agreements, which may be required in order to implement this condition.

J3. Execute a Development Agreement to the satisfaction of the City of Sacramento. Comply with and meet all requirements of said agreement.

J4. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P04-173) to the satisfaction of the Planning Director and Development Engineering and Finance Division.

J5. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P04-173).

J6. The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

J7. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.

J8. Show all existing and proposed/required easements on the Final Map.

J9. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to and reserved from all appropriate parcels at no cost, at the time of sale or other conveyance of any parcel.

J10. Obtain and comply with abandonment clearance letters for any abandonment proposed on the Tentative Map. Only letters executed by the appropriate recipients are acceptable. Letters shall be provided to the Development Engineering and Finance Division.

J11. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.

J12. 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 and Finance Division after consultation with the U.S. Postal Service.

J13. 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.

Note: The applicant has already met with Development Engineering and Finance and a tentative improvement phasing plan has been worked out.

J14. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Development Engineering and Finance Division, Plan Check Engineer at 808-7915 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

Development Engineering and Finance Division: Streets

J15. 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;

J16. 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 and Finance Division. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. 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 and Finance Division.

J17. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements.

These devices may include, but are not limited to, traffic circles, intersection portals, chicanes, undulations, etc. All traffic calming devices shall be reviewed and approved by the Department of Transportation.

J18. The public alleys associated with this map require a subdivision modification and shall have 5' public utility easements (PUE) dedicated adjacent to both sides. A Street lighting system shall be installed within the PUE. Said alleys must be constructed out of concrete to the satisfaction of Development Engineering and finance. If the applicant desires the alleys can be private and an additional Post Subdivision Modification to vary the material type can be requested.

J19. The private streets must be shown as individual lots on the Final Map. A Homeowners Association must be formed to maintain the private streets.

J20. Provide in the form of an Irrevocable Offer of Dedication an additional 5' of right-of-way adjacent to the 36' wide private streets. In the event that the Homeowners Association fails the City will accept the IOD and the streets will meet minimum City Standard.

J21. Dedicate and construct Del Paso Road between El Centro west to the City Limits as a North Natomas 100' 4-lane standard. The applicant shall use best efforts to obtain an easement from the adjacent property owner(s) for right-of-way along Del Paso Road if not already dedicated. To the extent necessary and at its discretion, the City may use its eminent domain authority as provided by Government Code Section 66462.5 to acquire the easement at the applicants expense.

J22. Dedicate and construct El Centro between Snowy Egret south to property boundary as a North Natomas 100' 4-lane standard.

J23. Streets adjacent to schools and parks shall provide additional right-of-way for on street parking, and vertical curb as determined by the Development Engineering and Finance.

J24. Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Development Engineering and Finance Division 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 Finance Division and Fire Department. Certain exceptions may be considered by the Development Engineering and Finance Division and the Fire Department on a case-by-case basis.

Note: Dead ends less then 150' in length do not require a turnaround.

J25. 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 and Finance Division.

J26. Provide additional right-of-way for expanded intersections at intersections to be signalized or where roundabouts are to be installed to the satisfaction of Development Engineering and Finance Division.

J27. Developer is required to install permanent street signs to the satisfaction of the Development Engineering and Finance Division.

J28. 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 and Finance Division. The center lines of such streets shall be aligned.

J29. Sidewalk may be waived on the south side of street 2 and street 32 where they abut the open space lots in favor of an off-street bike trail within the open space lots. DEF and PPDD approval required.

J30. Any residential street (53' or lower) that intersects with a collector or arterial street must meet one of the following requirements:

a. The residential street must be posted no parking for 100' prior to the intersection.

b. The residential street must be widened to allow parking without narrowing the traveled way for 100' prior to the intersection.

J31. Construct traffic signal or a Round-about at the following intersections if not already in place. If signal/round-about is in place the applicant must make all appropriate modifications to the existing signal/round-about to the satisfaction of Development Engineering and Finance.

a. Arena Boulevard/Street 2/El Centro Road

b. Snowy Egret/Street 3/El Centro Road

c. Street 2 and Del Paso Road

d. Street 1 and Del Paso Road

NOTE: The Development Engineering and Finance Division shall determine the need for signals, based on CalTrans signal warrants and known pending development projects prior to the Issuance of any building permit. If required, signals shall be constructed as part of the public improvements. Signal design and construction shall be to the satisfaction of the Development Engineering and Finance Division and may be subject to reimbursement as set forth in the Development Agreement. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of the Department of Transportation.

J32. The applicant shall submit a signal design concept report (SCDR) per section 15.18 of the Cities Design and Procedures Manual to the Development Engineering and Finance Division for review and approval prior to the submittal of any improvement plans involving traffic signal work. The SCDR provides crucial geometric information for signal design and should be started as early as possible to avoid delays during the plan check process.

J33. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit.

J34. 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 and Finance Division.

PRIVATE/PUBLIC UTILITIES:

J35. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all street right of ways excepting where buildings are located or to the satisfaction of SMUD's facilities coordinator.

Qualification: When street right-of-way is adjacent to an established/proposed park site, location of appurtenances shall be coordinated with the PPDD and must be approved by the City Parks Director.

J36. Dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication and 12.5 feet adjacent thereto as a public utility easement (PUE) for underground facilities and appurtenances excepting where buildings are located or to the satisfaction of SMUD's facilities coordinator.

J37. Dedicate a 5 foot public utility easement for underground facilities and appurtenances adjacent to all public alley rights of way.

J38. Dedicate the private driveways and 5.00 feet adjacent thereto as a public utility easement for underground facilities and appurtenances.

J39. The owner/developer must disclose to future/potential owners the existing 69kV electrical facilities. SMUD has existing 69kV overhead facilities on the north side of Del Paso Road and on the east side of El Centro Road.

J40. Connection to the public sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.

J41. Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.

J42. CSD-1 shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to CSD-1, which ever comes first.

J43. In order to obtain sewer service, construction of CSD-1 sewer infrastructure is expected to be required.

J44. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.

J45. Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes, but is not limited to landscaping and water control infrastructure. CSD-1 is specifically concerned with a proposed sewer line between the lake and the RD-1000 drainage canal.

J46. Provide a minimum 12-foot wide access road over all sewer easements not within a public or private roadway.

J47. Gates across CSD-1 easements shall meet CSD-1 standards for accessibility.

J48. The Homeowners Association By-Laws of the subject project shall include a provision to repair and/or replace all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations.

J49. CSD-1 requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

J50. All structures along private drives shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer services.

J51. Private drives shall have structural street sections that meet City of Sacramento Improvement Standards. This will prevent pavement damage by CSD-1 maintenance and repair operations.

J52. Prior to recordation of the Final Map, Natomas Central Mutual Water Company shall be notified of map processing. Also, all assessments due on the property shall be paid and if the land use is other than agricultural, severance from the company is required. Pursuant to Company by-laws, severance from the Company requires execution of a stock cancellation agreement with Natomas Central Mutual Water Company, and severance fees must be paid.

CITY UTILITIES:

J53. If all phases of the Master Parcel Map have not been recorded then an assessment district, community facilities district or other financing mechanism approved in writing by the City must be formed for the purpose of construction of all common drainage facilities within the project area and any additional drainage capacity or facilities required to accommodate development of the subject area in accordance with the drainage master plan for the project area and other applicable drainage plans and criteria for North Natomas. For this purpose, "other financing mechanism" includes but is not limited to a fully executed agreement approved as to form by the City Attorney, which provides for funding and construction of the said facilities, and which provides for posting or depositing with the City unconditional security for performance of the landowner's obligations, which security is adequate in the sole and exclusive discretion of the City, and which is in a form acceptable to the City Attorney.

J54. If all phases of the Master Parcel Map have not been recorded then the applicant and/or any successor shall fully participate in any financing mechanism, including but not limited to assessment districts, or community facilities districts formed for the purpose of financing the facilities specified in the previous condition, and any such mechanism formed for the purpose of financing the drainage facilities required under the North Natomas Comprehensive Drainage Plan. For this purpose, "fully participate" requires that the applicant and/or any successor shall, notwithstanding the provisions of Articles XIIIC and/or XIIID of the California Constitution, or any other applicable federal or state law, rule or regulation, waive and relinquish any right to protest or vote against the formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; actively participate in a positive manner in

the proceedings for formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; and pay all taxes, assessments and/or fees levied pursuant thereto.

J55. If all phases of the Master Parcel Map have not been recorded then execute a drainage agreement with the City for the construction of common drainage facilities per the approved drainage plan. The drainage agreement shall be to the satisfaction of the Department of Utilities and the City Attorney. Common drainage facilities shall include, but are not limited to, storm drain pipes serving all master parcels or Villages including Lots M and N, drainage facilities within Lots M and N, pump station and discharge pipes (if required), lake, detention basin, outfall structures and weir structure.

J56. Prior to submittal of improvement plans, prepare a project specific drainage study for review and approval by the Department of Utilities (DOU). The 10-year and 100-year HGL=s for this study shall be calculated using the City's SWMMM model. Drain inlets shall be 6-inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the local controlling overland flow release elevation, whichever is higher. Or, finished floor and finished garage elevations shall be a minimum of 1.50 feet above the 100-year HGL and shall be a minimum of 1.80 feet above the local controlling overland flow release elevation, whichever is higher. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City=s Design Procedures Manual, unless otherwise approved by the DOU. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage which crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the Department of Utilities. 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. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project.

J57. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.

J58. Street and gutter flow line elevations shall be designed so that runoff from the development overland releases to the proposed lake.

J59. Prior to the submittal of improvement plans, prepare a project specific water study for review and approval by the Department of Utilities. The water distribution system shall be designed to satisfy the more critical of the two

following conditions: (1) 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, (2) 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 water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. Contact the Department of Utilities for the pressure boundary conditions to be used in the water study.

J60. Two or more points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.

J61. All water connections shall comply with the City of Sacramento's Cross connection Control Policy.

J62. Construct 36-inch water transmission main in El Centro Road from River View Villages 3 and 4 to Arena Boulevard (aka Stadium Boulevard). The construction shall be to the satisfaction of the Department of Utilities. The construction is subject to reimbursement credits by the Department of Utilities.

J63. Construct water pipes and appurtenances, construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in Del Paso Road, El Centro Road, Streets 1-41 and the Private Drives in Villages 1, 2 and 11. The construction shall be to the satisfaction of the DOU and County Sanitation District 1 (CSD1).

J64. Construct detention/water quality basin (proposed lake), construct pump station and discharge pipes (if required by the DOU), and construct inlet and outlet structures for the detention/water quality basin. The construction shall be to the satisfaction of the DOU. The applicant is responsible for obtaining all necessary permits, easements and approvals from federal, state and local agencies, and private land owners for the construction of these facilities. The easements shall be granted to the City, at no cost to the City, and shall be to the satisfaction of the DOU.

J65. Construct storm drain and sanitary sewer stubs and water taps, meters and RP's for all Park Lots. The construction shall be to the satisfaction of the Department of Utilities and Parks Department.

J66. The proposed development is located within Reclamation District 1000 (RD 1000). The applicant shall comply with all RD 1000 requirements and pay all required fees. The applicant shall contact RD 1000 to determine what facilities

need to be constructed, e.g., access roads (along the toe of the levee) and access ramps.

J67. Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks or the back of curb where no sidewalk is constructed.

J68. Place a 2-inch (minimum) sleeve under the sidewalks for each single family lot along all streets with separated curb and sidewalk for irrigation of the landscape planter. Sleeves shall be placed prior to construction of sidewalks.

J69. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities.

J70. Residential water taps and meters shall be sized per the City's Building Department onsite plumbing requirements (water taps and meters may need to be larger the 1-inch depending on the length of the house service, number of fixtures units, etc.).

J71. Public and private streets with City maintained water, City maintained drainage facilities or CSD1 maintained sewer facilities shall have a minimum paved width of 25-feet from lip of gutter to lip of gutter. Water mains shall not be located in the Alleys.

J72. Surface and subsurface drainage facilities located within the Alleys shall be private facilities maintained by a homeowners association (HOA) or a privately funded maintenance district. Private easements shall be dedicated for these facilities. The responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the Department of Utilities and the City Attorney.

J73. Within Lots 12A-12E, 13A-13G and 14A-14D dedicate private easements for water, sanitary sewer and drainage.

J74. The proposed development is located within County Sanitation District No. 1 (CSD1). Satisfy all CSD1 requirements.

J75. Provide standard subdivision improvements per Section 16.48.110 of the City Code. Construct water, sewer, and drainage facilities to the satisfaction of the Department of Utilities. Off-site main extensions may be required.

J76. Properly abandon under permit, from the County Environmental Health Division, any well or septic system located on the property.

J77. 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.

J78. Post construction, storm water quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area that is served by a regional water quality control facility (proposed lake), only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. 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 edition of the "Guidance Manual for On Site Stormwater Quality Control Measures", for appropriate source control measures.

J79. This project is greater than 1 acre, 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 from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items, but not limited to, shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

J80. 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.

J81. Dedicate all necessary easements, right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements. Easements shall be dedicated for off-site water and storm drain main extensions. All dedications shall be at no cost to the City and shall be to the satisfaction of the DOU.

J82. The applicant shall enter into and record a Hold Harmless Agreement, in a form acceptable to the City Attorney, for all lots within the subdivision regarding the placement of water meters within driveways, walkways, hardscape and concrete or asphalt concrete (AC) flat work.

J83. If required by the Department of Utilities, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage, water and sanitary sewer at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book____, Page___)."

J84. The applicant is responsible for obtaining all necessary permits, easements and approvals from federal, state and local agencies for the construction of this project.

J85. Drainage outfall structures shall be located where streets are adjacent to the lake or in lots (outfall lot) dedicated to the City in IOD/fee title on a City approved form. The width and location of outfall lots shall be to the satisfaction of the Department of Utilities. The minimum width of outfall lots measured perpendicular to the storm drain pipe shall be 30-feet. The Homeowners Association (HOA) shall be responsible for maintaining the landscaping, irrigation system and paved surfaces within the outfall lots. The applicant shall execute a hold harmless agreement for improvements placed within the outfall lots. The agreement shall be to the satisfaction of the DOU and the City Attorney.

J86. Construct access roads for outfall structures, weir structure, and pump station and discharge pipes (if required) from the public or private street to the facility. The minimum width of the access road shall be 12-feet and shall be constructed to the satisfaction of the DOU. Access roads shall be located in outfall lots, parks and open space lots.

J87. If required by the DOU for 100 year flood plain, storage dedicate an easement into the rear of the lake frontage lots for the storage of storm water runoff and access for maintenance of outfall structures and weir structure. The easement shall be to the satisfaction of the Department of Utilities.

J88. If all phases of the Master Parcel Map have not been recorded then the applicant shall develop a lake management plan subject to approval by the Department of Utilities. This management plans will address the operation and maintenance of flood control, water quality and other items directly related to the drainage system.

J89. If all phases of the Master Parcel Map have not been recorded then the Homeowners Association (HOA) shall be responsible for maintaining the water quality, landscaping and aesthetics of the lake. The Department of Utilities shall be responsible for maintaining the outfall structures, weir structure, and pump station and discharge pipes (if required). The lake water surface shall be maintained at an elevation determined solely by the Department of Utilities. Cleanup after a storm event is the responsibility of the HOA and property owners. The applicant shall execute an agreement with the City, which delineates the maintenance responsibilities of the HOA. This agreement shall include a provision, which, in the event of the HOA's failure to adequately perform their maintenance responsibilities, allows the Department of Utilities to perform maintenance and be reimbursed for such maintenance by the HOA. The agreement shall be to the satisfaction of the Department of Utilities and the City Attorney.

J90. If all phases of the Master Parcel Map have not been recorded then the applicant shall provide for the grading, drainage, landscaping and irrigation of Lots L and M. The construction shall be to the satisfaction of the DOU and Parks.

J91. If all phases of the Master Parcel Map have not been recorded then dedicate Lot L (Park), Lot M (Open Space) and Lot N (Lake) to the City in IOD/fee title on a City approved form. An easement shall be dedicated to the HOA for maintenance and access per the lake management plan.

J92. Private drives in Villages 1, 2 and 11 with City water mains, City storm drain mains and CSD1 sanitary sewers mains shall have a minimum paved (asphalt concrete – AC) width of 25-feet from lip of gutter to lip of gutter. Curb, gutter and storm drain inlets shall be constructed to City standards for residential streets. Private drives in Villages 1, 2 and 11 with City water mains, CSD1 sanitary sewers mains and surface drainage systems shall have a minimum paved (asphalt concrete – AC) width of 22-feet from lip of gutter to lip of gutter. Water, storm drain and sanitary sewer systems located in the common areas in Villages 1, 2, and 11 shall be private facilities maintained by the HOA. Private easements shall be dedicated for these facilities. The applicant shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the Department of Utilities and the City Attorney.

J93. Obtain approval from RD 1000 (or other governing agencies) for the abandonment and/or relocation of the existing canals.

J94. Landscape/EVA lots which contain City maintained water or storm drain facilities shall be dedicated to the City in IOD/fee title on a City approved form. Or, at the discretion of the DOU an easement shall be granted for these facilities. The applicant shall execute a hold harmless agreement for private

improvements placed within the lot or easement. The easement shall be to the satisfaction of the DOU.

PPDD: Parks

J95. The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate the park sites identified as Lot I, Lot J, Lot K and Lot L on the Tentative Subdivision Map for Natomas Central; and/or, as determined by PPDD, request the City have prepared, at the applicants expense, a fair market value appraisal of the property to be subdivided and pay the required parkland dedication in lieu fees or, as an alternative to the appraisal process, pay the required parkland dedication in lieu fees based on the Community Planning Area "fixed market value " per acre of land as adopted by Sacramento City Council.

J96. Prior to the recordation of a Final Subdivision Map which creates a park parcel (s) the applicant shall enter into an Agreement (Standard Public Improvement Agreement) for Construction of Public Improvements with the City stating that the developer shall construct all public improvements deemed necessary for the City's acceptance of the park site. The Developer shall maintain (weed abatement) on said park site for two years after the acceptance by the City of the public improvements or until construction of said park site is complete (whichever is less). The two-year period shall begin following the issuance of a notice of completion by the City for the public improvements.

J97. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final (Parcel) Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager).

J98. When parkland is dedicated the applicant must submit a site plan and electronic file showing the location of all utilities on site to the PPDD for review and approval.

J99. As per City Code, the Applicant shall provide the following on a dedicated park site: Full street improvements including but not limited to curbs, gutters, accessible ramps, street paving, street lights, and sidewalks; and improved surface drainage through the site.

J100. The Applicant shall install a four foot high tubular steel fence, or an acceptable alternative as approved by City PPDD, TNBC and DSD, adjacent to the east boundary of Lot L and Lot M, the west side of Lot J and the north side of Lot K on the property lines separating the public parks and designated open space areas from the adjacent lake.

The applicant shall install a 6' tubular steel fence, or an acceptable alternative as approved by City PPDD, TNBC and DSD, on the west boundary of all residential lots contiguous to Lot L and Lot M.

The applicant will install an 6-foot high masonry wall or acceptable alternative adjacent to the west boundary of park site Lot I. The applicant shall install a stepped down masonry wall and landscaping on the south boundary of Lot 1 and 39 contiguous to park site Lot K. The masonry wall shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as otherwise approved by PPDD.

J101. The Applicant shall install post-and-cable fencing between a designated park and any adjacent open space area as approved by PPDD. Refer to PPDD Post and Cable detail and specification.

J102. The Applicant shall, at his expense and as per City Code, install a concrete walkway and vertical curb along all street frontages that open onto a park. The sidewalk shall be contiguous to the curb unless otherwise approved by DOT and PPDD.

J103. The Applicant shall provide a storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at the proposed park site at a location approved by PPDD for future service. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location. Requirements may be modified for Lot L at the discretion of PPDD.

J104. The Applicant shall install water taps for irrigation, water taps for drinking fountains, and electrical and telephone service to the proposed park site, quantity, size and location as approved by PPDD. Requirements may be modified for Lot L at the discretion of PPDD.

Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.

J105. The Applicant shall install a 10'-12' wide driveways (at the discretion of PPDD) into the park at a location approved by PPDD. The driveway is to provide future maintenance access to the park.

J106. The Applicant shall rough grade a proposed park as required by City Code to provide positive drainage as approved by PPDD.

J107. The Applicant shall ensure all dedicated park sites J, K, and I are free and clear of any wetland mitigation and/or development restrictions. The Applicant shall be responsible for any required mitigation costs or measures associated with the park site.

J108. Approval of the City of Sacramento Director of Parks and Recreation must be obtained prior to the location of any appurtenances within any portion of the PUE on park Lots M and N.

The applicant shall have park site amenities identified in the Natomas Central project environmental report. The amenities identified shall include those amenities listed in the Department of Parks and Recreation Master Plan, " Park Category Descriptions" for Neighborhood and Community Parks.

J109. The multi-use trail (s) and adjacent landscaping shall be constructed as specified below and in compliance with the PPDD " Multi-Use Trail Design Guidelines" available by contacting PPDD. The applicant must coordinate the design with PPDD and The Natomas Basin Conservancy (TNBC) prior to submitting improvement plans, which require their approval.

Location of trail: The north/south multi-use trail, funded through the North Natomas Financing Plan – PFF, shall extend from Del Paso Road to El Centro Road along the east edge of the passive park area (Lot L) and open space area (Lot M) as defined in the, "Amendments to provisions in the North Natomas Community Plan that pertain to the agricultural buffer adjacent to the East side of Fisherman's Lake".

The applicant shall design an on-street bike trail "detour" as short and direct as possible to be used when necessary for the segment of trail that may be closed during the Swainson's hawk nesting season.

The proposed multi-use trail is to be a total of 16' wide including 12' of asphalt pavement with a 2' decomposed granite shoulder on each side or as otherwise approved by PPDD. Landscaping should be provided adjacent to the trail where possible.

Trails shall be 3" asphaltic concrete over 6" min of Aggregate base, with a centerline stripe, refer to PPDD Trail detail and specification.

Gates and/or Fold-Down Bollards and signage shall be placed at the entrance to all access points to the trail or as approved by PPDD and TNBC; refer to PPDD fold-down bollard detail and specification.

Wherever possible and as approved by PPDD and the Department of Utilities, multi-use trails shall be designed as joint-use with utility service roads utilizing the service roads aggregate base as the trail's aggregate base course.

Where a multi-use trail is located adjacent to any embankment with a greater than 4:1 slope, the Applicant shall, at his expense, install a post-and-cable fence along the top of the embankment, between the embankment and the multi-use trail.

Applicant shall disclose the location of the planned multi-use trail to all future owners of parcels within the subdivision.

SPECIAL DISTRICTS: Assessment Districts

J110. Dedicate to the City those areas identified on the Tentative Subdivision Map as Landscape Corridors, Freeway Buffers, and Open Space areas. Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping, irrigation and masonry walls or wood fences in dedicated easements or rights of way, to the satisfaction of the Development Engineering and Finance Division, and the Planning Division. Acceptance of the required landscaping, irrigation and walls or fences by the City into the Landscape Maintenance District shall be coordinated with the Development Engineering and Finance Division. The Developer shall maintain the landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls or fences;

MISCELLANEOUS:

J111. City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Division requirements;

ADVISORY NOTES:

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

A. Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water, and floods control improvements shall be in place, fully functioning, and a notice of completion shall be issued by Development Engineering and Finance.

B. Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.

C. Portions of this project are located within an AEvacuation Area@. This project shall comply with the policies set forth in the City of Sacramento Comprehensive Flood Management Plan, dated February, 1996.

D. Subject property must complete annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County or execute a sanitary sewer service agreement with Sacramento Regional County Sanitation District and County Sanitation District No. 1 prior to issuance of building permits.

E. Depending upon project phasing and the construction pace of surrounding development, developers in North Natomas may be required to construct water transmission mains (pipes greater that 12-inches). In such cases, reimbursement agreements between the City and developers will be negotiated.

F. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. 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 on-site fire suppression systems.

G. Should the Applicant elect to construct a turnkey park, the Applicant shall notify the City in writing of the Applicant's intent to construct a turnkey park. If the Applicant elects to construct a turnkey park, the Applicant shall enter into a City standard park development agreement to construct first phase park improvements to the satisfaction of the City's PPDD. The Applicant may receive credit from the City for the construction of the park against this subdivision's required Park Impact Fee as approved by the City in the development agreement. First phase park construction shall be completed by the time that occupancy permits have been issued to 50% of the residential units served by the park, unless otherwise stipulated in the development agreement

H. The Applicant shall maintain all improvements to be accepted into the park maintenance financing district for a minimum of two years and until a minimum of 50% of the residential units to be served by the park have received occupancy permits –unless the City agrees to accept park maintenance into the District at an earlier date. The two year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

I. As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres".

J. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy- saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.

K. Gravity sewer service may not be available to entire project area.

L. Trunk sewer design and construction may be reimbursed by CSD-1 under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify for reimbursement under the terms of a Collector Sewer Reimbursement Agreement. Prior to initiating design of any sewer facility, contact CSD-1 for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate CSD-1 staff prior to any design. Failure to strictly comply with the provisions of the CSD-1 Ordinances may jeopardize all sewer reimbursement.

M. Developing this property will require the payment of sewer impact fees. CSD-1 impact fees for single-family subdivision maps shall be paid prior to filing and recording the Final Map or issuance of Building Permits, which ever comes first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

N. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. 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 the appropriate SRCSD fees.

K. The **Special Permit** for a gated development is hereby **approved** subject to the following conditions of approval:

K1. The Homeowner Association shall provide the Solid Waste Division with an access code assigned only to the Solid Waste Division. This will ensure timely and convenient services to the residents.

K2. The Homeowner Association shall provide two week advanced notice to the Solid Waste Division of any change in the access code.

K3. Provide appropriate Knox access for the site.

K4. Homeowners Association shall provide the Department of Utilities with keys and/or security codes to enter the project through all private gates. The Department of Utilities needs access to maintain the storm drain and water facilities in the street right-of-ways.

K5. The applicant shall comply with all requirements for gated development projects, as noted in Section 17.76.070 of City Code.

K6. The gates shall be remotely operated in a manner approved by the Police and Fire Departments. Gates must be operable by police, fire, and utility personnel at all times.

K7. CSD-1 standards for accessibility through gates shall be met.

L-P. The **Subdivision Modifications** to create private streets, to allow alleys in single-family development, to allow non-standard elbows and non-standard intersection spacing, and to allow R-1 zoned residential parcels less than 52-feet wide and to allow corner parcels less than 62-feet wide are hereby **approved** subject to the following conditions of approval:

L-P1) The applicant shall comply with the conditions of approval on the Tentative Map (P04-173).

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P04-173)

Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	Tentative Master Parcel Map Exhibit
Exhibit 1C	Tentative Map Exhibit (Page 1, North)
Exhibit 1D	Tentative Map Exhibit (Page 2, South)
Exhibit 1E	880' Walking Map Exhibit

Appendix E
Natomas Central
Mitigation Measures Table

	Background Information for Mitigation Measure	Timing for Implementation of Mitigation Measures	Parties Responsible for Enforcement of Mitigation Measures and Monitoring
Seismicity, Soils and Geology			
SSG-1	The developer will retain representatives from a certified engineering firm on-site during preparation and grading operations to observe and test the fill to ensure compliance with recommendations from the geotechnical investigation report.	During all phases of construction associated with grading, soil excavation and conditioning.	City of Sacramento and K. Hovnanian Forecast Homes
SSG-2	If development activities involving soil conditions are conducted during the wet season (October 15th through March 15th), the developer and contractors will implement specific wet-season construction measures provided by a certified engineering firm.	Prior to and during the period of October 15th through April 15th if construction activities associated with soils are necessary to occur within the anticipated rainy season.	City of Sacramento and K. Hovnanian Forecast Homes

	Background Information for Mitigation Measure	Timing for Implementation of Mitigation Measures	Parties Responsible for Enforcement of Mitigation Measures and Monitoring
SSG-3	Although the soils are capable of supporting the proposed structures a majority of the on-site soils have been disturbed through past agricultural uses. Soils that have been subject to historic agricultural uses will be properly conditioned by thorough recompaction of upper soils in compliance with the UBC and CUBC adopted by the City of Sacramento. Recommendations for constructing the type(s) of foundations used on the project site (post-tensioned concrete foundation/slab systems, or continuous and spread foundations) will be implemented as outlined in the Wallace-Kuhl Geotechnical Engineer Report (2004b), as well as the site preparation recommendations that address the potentially expansive clays located on the project site. This includes the reinforcement of continuous foundations with a minimum of four No. 4 reinforcing bars, placed two each on the top and bottom, to minimize the effects of the potentially expansive soils. To impede moisture migration beneath the structures, perimeter foundations will be continuous around the entire structure.	During all phases of construction.	City of Sacramento and K. Hovnanian Forecast Homes
SSG-4	Due to the expansive nature of the on-site soils, engineered fill will be used along with post-tensioned foundations or deepened and heavily reinforced conventional foundations.	During all phases of construction.	City of Sacramento and K. Hovnanian Forecast Homes

	Background Information for Mitigation Measure	Timing for Implementation of Mitigation Measures	Parties Responsible for Enforcement of Mitigation Measures and Monitoring
SSG-5	The dewatering system for the Natomas Central project will be designed, constructed, and developed by a dewatering contractor who has experience with performing such activities in the immediate vicinity of the project site. Excavation and dewatering activities should be scheduled during the early summer months to allow the subsurface soils maximum drying time once the system is operational, but late enough during the season so that groundwater elevations are low to minimize dewatering activities as described in Mitigation Measure W-2.	During all phases of construction requiring dewatering activities. Excavation and dewatering activities shall be scheduled as early as possible during the early summer months to allow the subsurface soils maximum drying time once the system is operational.	City of Sacramento and K. Hovnanian Forecast Homes
SSG-6	Continuous flow meters, or other similar devices, will be installed by the dewatering contractor to meter the dewatering, as required in Section 2.4.2 of the *North Natomas Drainage Design and Procedures Manual.* Records of this information, and all other dewatering information, will be kept on file by the dewatering contractor and made available to the City of Sacramento and all other project consultants upon request to ensure compliance with this mitigation measure is being met.	During all phases of construction requiring dewatering activities.	Contractor selected by K. Hovnanian Forecast Homes to conduct dewatering activities on the project site.

	Background Information for Mitigation Measure	Timing for Implementation of Mitigation Measures	Parties Responsible for Enforcement of Mitigation Measures and Monitoring
SSG-7	If water collected during dewatering activities will be discharged into any nearby water body it will be filtered to ensure that pollutant and sediment levels are at or below water quality standards established by the Regional Water Quality Control Board (RWQCB). If the effluent is to be taken off site, it will be properly treated and disposed of.	During all phases of construction requiring dewatering activities.	Contractor selected by K. Hovnanian Forecast Homes to conduct dewatering activities on the project site.

Water			
W-1	The City of Sacramento has obtained a NPDES permit. Compliance with this permit will ensure water quality will be maintained and erosion and sediment movement minimized during construction activities for the Natomas Central project. The SWPPP shall provide Best Management Practices (BMPs) that will be employed to prevent runoff, erosion, and release of contaminants into the City's storm drain system and area watershed, and to preserve water quality. The designated SWPP monitor will inspect the site and all installed BMPs after storm events, and periodically as is required by the NPDES permit and SWPP monitoring reports will be filed in the copy of the SWPPP kept on site, as well as with the project manager or erosion control specialist in charge of maintaining storm water control on the project site. Inspections shall serve to determine compliance with the NPDES permit, BMP effectiveness, and provide feedback on maintenance and/or additional measures necessary to ensure water quality is protected and sediments are not released from the project site.	As required by the Department of Utilities, a Storm Water Pollution Prevention Plan (SWPPP) shall be developed for all phases of the project. The SWPPP shall be in place prior to commencement of grading or earth moving activities. Appropriate BMPs must be installed and inspected during all phases of the project until all disturbed soil has been stabilized, and a Notice of Termination (NOT) has been filed and accepted by the RWQCB.	City of Sacramento, K. Hovnanian Forecast Homes, contractors and subcontractors, and RWQCB

W-1 Continued	BMPs implemented, as part of the SWPPP should include the following procedures: (1) restricting grading to the dry season (2) utilizing erosion control blankets, hydroseeding, or similar practices to protect finished graded slopes from erosion (3) protecting downstream storm drainage inlets from sedimentation through the use of sediment barriers and protection of stormdrain inlets through the use of drop inlet sediment sacks and sand bags (4) use of silt fencing and straw wattles to retain sediment on the project site (5) use of temporary water conveyance and water diversion structures to eliminate runoff to the fill slopes (6) any other suitable measures outlined in an approved Erosion Control Manual, which will provide technical guidance for temporary and permanent erosion prevention and sediment control to be used by site designers, developers, contractors and local government agencies during the construction process, before, during and after clearing, grubbing, grading and excavation.		

Exhibit 1A- Mitigation Monitoring Plan

W-2	Conduct any required dewatering activities necessary for construction of Natomas Central Lake during the summer months to reduce the amount of ground water pumping necessary to lower ground water elevations. However due to the conditioning required of the exposed soils to allow adequate drying time before application of the proposed clay liner within the basin, the timing of these construction activities will not extend into late summer.	Early summer months when construction activities anticipate the need for dewatering associated with construction of Natomas Central Lake.	City of Sacramento, K. Hovnanian Forecast Homes, contractors and subcontractors, and RWQCB
W-3	The project proponent will incorporate low-impact-development measures such as pervious pavement and sidewalks, and grassy swales where appropriate and feasible	Low impact development measures will be considered for inclusion in the project design during all phases of construction and implemented where appropriate.	K. Hovnanian Forecast Homes

Exhibit 1A- Mitigation Monitoring Plan

Air Quality			
AQ-1	Prior to groundbreaking the project proponent will submit a Construction Emission/Dust Control Plan to the City of Sacramento, SMAQMD, and CARB, which will include at a minimum the Mitigation Measures AQ-2 through AQ-9 below.	Prior to groundbreaking.	K. Hovnanian Forecast Homes
AQ-2	The construction contractor will provide the City of Sacramento, SMAQMD, and the CARB with a plan for approval demonstrating that heavy-duty (>50 horsepower) off-road vehicles to be used will achieve a project wide fleet average of 20 percent NOx reduction and 45 percent PM reduction compared to the most recent CARB fleet average at the time of construction. Off-road vehicles include owned, leased, and subcontractor vehicles. The project contractor will submit to the City of Sacramento, SMAQMD, and CARB, a comprehensive inventory of all off-road construction equipment (> 50 horsepower) that will be used for a total of 40 hours or more during any portion of the project. The inventory will include the horsepower rating, engine production year, and projected hours of use or fuel requirements for each piece of equipment. The inventory will be updated and submitted monthly throughout the duration of the project, except for any 30-day period in which no construction activities occur. At least 48-hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with	Prior to groundbreaking the construction contractor will submit an inventory of off-road construction equipment to be used for a total of 40 hours or more for the project to City of Sacramento, SMAQMD, and CARB. The inventory will be updated and submitted monthly throughout the duration of the project, except for any 30-day period in which no construction activities occur. At least 48-hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, name and phone number of the project manager, and on-site foreman.	Construction contractor for the project and K. Hovnanian Forecast Homes

	the anticipated construction timeline including start date, name and phone number of the project manager, and on-site foreman.		
AQ-3	The project contractor shall ensure that emissions from off-road diesel powered equipment used on site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed the 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the City of Sacramento, SMAQMD, and CARB shall be notified within 48-hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project (except for 30-day periods of inactivity). The monthly summary shall include the quantity and type of vehicles surveyed, and the date of each survey.	During all phases of construction. Visual inspections of equipment conducted weekly, and a monthly summary of this survey shall be submitted to City of Sacramento, SMAQMD, and CARB throughout the duration of the project (except for 30-day periods of inactivity).	Construction contractor for the project, K. Hovnanian Forecast Homes and SMAQMD

Exhibit 1A- Mitigation Monitoring Plan

AQ-4	Construction equipment will utilize the Best Available Technology (BAT) so as to minimize vehicle emissions to the extent possible. This may include the use of diesel particulate filters and cooled exhaust gas recirculation or equivalent measures on all off-road and on-road diesel equipment in the construction phase of the project. The project proponent will review amendments to CARB and SMAQMD regulations and City of Sacramento ordinances during construction, and comply immediately with newly adopted regulations, including those for equipment idling, which would reduce the cumulative release of pollutants.	During all phases of the project. The project proponent will review amendments to CARB and SMAQMD regulations every six months during construction, and comply with newly adopted regulations, including those for equipment idling, which would reduce the cumulative release of pollutants.	Construction contractor for the project, K. Hovnanian Forecast Homes
AQ-5	Coordinate with the SMAQMD for payment of fees into the Heavy-Duty Low-Emission Vehicle Program designed to reduce construction related emissions within the region. Fees shall be paid based upon the SMAQMD District Fee of $13,600/ton of NOx emissions generated. This fee shall be paid prior to issuance of building permits. Based upon the Urbemis emissions data and the SMAQMD's mitigation fee calculator, the expected payment for remaining construction related NOx emissions over the significance threshold will be $1,135,655. If the projected construction equipment or phases change, the applicant shall coordinate with the SMAQMD to determine if the mitigation fee needs to be re-calculated.	Fees will be paid prior to the issuance of a building permit.	Construction contractor for the project, K. Hovnanian Forecast Homes and SMAQMD

Exhibit 1A- Mitigation Monitoring Plan

AQ-6	During clearing, grading, earth-moving, or excavation operations, fugitive dust emissions shall be controlled by watering exposed surfaces 2 times per day, watering haul roads 3 times per day or paving of construction roads, or other dust-preventive measures.	Watering of exposed surfaces will occur twice a day during all phases involving clearing, grading, earth-moving, or excavation operations. Watering of hauling roads will occur three times a day during all phases of paving of construction roads, and may include other dust-preventive measures.	Construction contractor for the project, K. Hovnanian Forecast Homes
AQ-7	All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 20 mph averaged over 1 hour.	During periods where winds exceed 20 mph averaged over 1 hour.	Construction contractor for the project, K. Hovnanian Forecast Homes
AQ-8	Any portions of the construction site that remains inactive longer than a period of 3 months shall be reestablished with ground cover through seeding and watering. Alternatively, non-toxic soil stabilizers shall be applied to all inactive construction areas in accordance with manufacture's specifications.	During all phases of construction.	Construction contractor for the project, K. Hovnanian Forecast Homes

Exhibit 1A- Mitigation Monitoring Plan

AQ-9	All vehicles hauling dirt, sand, soil or other loose material shall be covered or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114.	During all phases of construction	Construction contractor for the project, K. Hovnanian Forecast Homes
AQ-10	Prior to groundbreaking, the project proponent will coordinate with the SMAQMD and the City of Sacramento and develop a project Air Quality Mitigation Plan designed to reduce area source and operational NOx emissions by 15%. Some examples of project specific operational mitigation include bicycle/pedestrian transit features that promote alternative transportation use, mixed land uses including parks and schools within ¼ mile of residential uses, and promotion of electric landscaping equipment.	During construction of homes and facilities.	Construction contractor for the project, K. Hovnanian Forecast Homes and City of Sacramento

AQ-11	Coordinate with the SMAQMD for payment of fees into the Heavy-Duty Low-Emission Vehicle Program designed to reduce emissions within the region. SMAQMD calculates the mitigation fee for these remaining operational emissions by multiplying the NOx lbs/day over the threshold by 365 days (one year of emissions), determining the total project NOx over the threshold in tons, and multiplying that overage by the Carl Moyer Program standard of $13,600 per ton. Based upon the Urbemis emissions data and the SMAQMD's mitigation fee calculator, the expected payment for remaining operational NOx emissions over the significance threshold will be $230,384. If the projected operational emissions change, the applicant shall coordinate with the SMAQMD to determine if the mitigation fee needs to be re-calculated.	This fee shall be paid prior to issuance of building permits.	Construction contractor for the project, K. Hovnanian Forecast Homes and SMAQMD
Biological Resources			
BR-1	The project applicant/developer shall complete pre-construction surveys for potential special-status species not less than 30 days or more than 6 months prior to construction activities in accordance with the 2003 NBHCP. The pre-construction survey shall be conducted by a qualified biologist, botanical, or related expert. The site will be surveyed for giant garter snake, Swainson's hawk, loggerhead shrike and burrowing owl.	The developer shall complete the pre-construction surveys for potential special-status species not less than 30 days or more than 6 months prior to construction activities in accordance with the 2003 NBHCP.	K. Hovnanian Forecast Homes

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 NNCP EIR; (ii) comply with any additional mitigation measures identified in the NBHCP EIR/EIS; and (iii) comply with all conditions in the ITPs issued by the USFWS and CDFG.	Timing and implementation of these measures are variable. Consult the 2003 Natomas Basin Habitat Conservation Plan for specific details.	K. Hovnanian Forecast Homes
BR-3	For sites that contain GGS habitat, the project area will be surveyed for the presence of GGS no more than 24 hours prior to the start of construction activities (site preparation grading). If construction activities stop for a period of two weeks or more a new GGS survey will be completed no more than 24 hours prior to resuming these activities. Clearing will be confined to the minimal area necessary to facilitate construction activities. GGS habitat within and adjacent to the project site will be designated with flags as an "Environmentally Sensitive Area" to ensure avoidance by construction personnel. The project developer will ensure all construction personnel associated with the project are alerted to the location of the protected habitat.	Sites containing GGS habitat will be surveyed for the presence of GGS no more than 24 hours prior to the start of construction activities (site preparation or grading). If construction activities stop for a period of two weeks or more a new GGS survey will be completed no more than 24 hours prior to resuming these activities.	K. Hovnanian Forecast Homes

BR-4	Construction personnel conducting site preparation and grading operations will receive environmental awareness training that is approved by the USFWS. This training will provide workers with instructions for identifying GGS and their habitat, and the procedures to follow if GGS is encountered on site during construction activities. At this time an on-site biological monitor will be selected in accordance with the U.S. Fish and Wildlife Service requirements.	Prior to construction activities in the vicinity of giant garter snake habitat.	K. Hovnanian Forecast Homes
BR-5	If a live GGS is found during construction activities, the USFWS and the assigned biological monitor will immediately be notified. Escape routes for GGS should be determined in advance of construction, and flagged for easy identification. The biological monitor or his/her assignee shall do the following: Stop construction in the vicinity of the snake. Monitor the snake and allow it to leave the area on its own. The monitor should remain in the area for the remainder of the work day to ensure the snake is not harmed, or if it does leave the site, that it does not return. Escape routes for the snake should be determined in advance of construction and snakes shall be allowed to leave on their own. If the snake does not leave within one working day, further consultation with USFWS is required.	Contact the USFWS immediately if a giant garter snake is identified on the site during any phase of construction. USFWS will provide additional recommendations as necessary.	K. Hovnanian Forecast Homes

Exhibit 1A- Mitigation Monitoring Plan

BR-6	GGS may use fill or construction debris as an over-wintering site. Upon completion of construction activities all excess fill and/or construction debris will be removed from the site. If the material is located near undisturbed GGS habitat, it will be removed between October 1 and April 30, and inspected by a qualified biologist to ensure that GGS are not using the material for hibernation. Material that could entangle snakes (i.e. plastic, monofilament, jute, or similar erosion control matting) will not be placed within 200 feet of snake aquatic or rice habitat. Substitutions for these materials include coconut coir matting, tactified hydroseeding compounds or other materials approved by the USFWS.	Upon completion of construction activities during all phases of construction all temporary fill and/or construction debris will be removed from the site. If unused material is located near undisturbed GGS habitat, it will be removed between October 1 and April 30, and inspected by a qualified biologist to ensure that GGS are not using the material for hibernation. During all phases of construction material that could entangle snakes will not be placed within 200 feet of snake aquatic or rice habitat.	K. Hovnanian Forecast Homes

Exhibit 1A- Mitigation Monitoring Plan

BR-7	If an active loggerhead shrike nest is identified on site that will be impacted by the project, brightly colored construction fencing will be installed to provide a 100-foot buffer from the nest. No disturbance associated with development of the project shall occur within the 100-foot buffer zone during the nesting season of March 1 through July 31. A qualified biologist, with concurrence with USFWS, will determine when the young have fledged or that the nest is no longer occupied prior to disturbance of the nest site.	For active loggerhead shrike nests identified during the pre-construction survey, no disturbance associated with development will occur within the 100-foot buffer from March 1 through July 31 or until a qualified biologist, in concurrence with USFWS has determined that the young have fledged or that the nest is no longer occupied prior to disturbance of the nest site.	K. Hovnanian Forecast Homes

	If burrowing owls are found to be using the site for foraging or nesting, a program for removal will be agreed upon by the City of Sacramento and the developer prior to initiation of any physical disturbance on the site. USFWS and CDFG shall be contacted regarding suitable mitigation, which may include a 300-foot buffer from the nest site during the breeding season (February 1 – August 31), or a relocation effort for the owls if: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If relocation of the owls is approved for the site by USFWS or CDFG, a qualified biologist will prepare a plan for relocating the owls to a suitable site.	Prior to initiation of any physical disturbance on the site.	K. Hovnanian Forecast Homes and City of Sacramento
BR-8	If on-site avoidance is required, the location of the buffer zone will be determined by a qualified biologist. The buffer zone shall be marked with yellow caution tape, stakes, or temporary fencing, and maintained throughout the construction period.	Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the CDFG verifies through non-invasive measures that either: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival. USFWS and CDFG will be consulted and they will provide suitable mitigation if nests occur on-site during the breeding season (February 1 – August 31). If on-site buffer zones or avoidance areas are established, these will be maintained and avoided throughout the entire construction period of the site or until disturbance of these areas has been approved by USFWS or CDFG. Timing of relocation measures will be provided by USFWS or CDFG if necessary.	

BR-9	If active nests are found on the site during pre-construction surveys, then CDFG should be consulted for mitigation measures that may be required. Typically CDFG will recommend that no construction activities occur within 500 feet of the nests, until the young have fledged or until the biologist determines that the nest is no longer active. If no active nests are identified during the pre-construction survey, no further mitigation is necessary. If construction activities are proposed to occur during non-breeding season (September-January), a pre-construction survey is not required and no further studies are necessary.	As a condition of grading permit issuance a pre-construction survey will be conducted for construction activities expected to occur during the nesting season (February-August), to determine if active nests are present on or within 500 feet of the site. The survey shall be conducted by a qualified biologist no more than 30 days prior to the onset of construction. If no active nests are identified during the pre-construction survey, no further mitigation is necessary.	CDFG and K. Hovnanian Forecast Homes
BR-10	Passive recreation use of the parkway and open space parcels located along Fisherman's Lake will be authorized between the months of September 1st to March 30th. To minimize disturbance to Swainson's hawks during breeding and nesting activities, use of the open space and park buffers located along Fisherman's Lake will be restricted from passive recreational use during the Swainson's hawk nesting season. Gates will be installed along pedestrian and bicycle paths and other areas of recreation along Fisherman's Lake between April 1st and August 31st to restrict access to these areas where potential trees along Fisherman's Lake could be utilized by Swainson's hawks.	Access to the parkway and open space areas located along Fisherman's Lake will be restricted during the Swainson's hawk breeding and nesting period from April 1st through August 31st.	K. Hovnanian Forecast Homes and City of Sacramento

Exhibit 1A- Mitigation Monitoring Plan

Noise			
N-1	Construction contractors will utilize best available noise control techniques, i.e. manufacturer installed or improved mufflers, equipment redesign, intake silencers, ducts, engine enclosures and noise attenuating shields or shrouds on all heavy equipment and all stationary noise generating construction equipment (i.e. diesel generators).	During all phases of construction.	Construction contractor and K. Hovnanian Forecast Homes.
N-2	Equipment warm up areas, water tanks, and equipment storage, staging, and maintenance areas will be located as far away from existing residential areas as is feasible.	During all phases of construction.	Construction contractor and K. Hovnanian Forecast Homes
N-3	Prior to project grading, conduct a noise analysis to determine if traffic noise within the development is expected to exceed the City of Sacramento noise ordinance. As approved by the City, incorporate any recommendations from the noise study into the project design.	Prior to grading.	Construction contractor and K. Hovnanian Forecast Homes and City of Sacramento

Exhibit 1A- Mitigation Monitoring Plan

N-4	All second story floors for lots with adjacent to Del Paso and El Centro roads will have all exterior windows and doors that have a laboratory-tested sound transmission class (STC) ratings of 31 or greater. All exterior doors will have appropriate perimeter weather stripping and threshold seals.	During all phases of home construction.	Home building contractors and K. Hovnanian Forecast Homes
Aesthetics, Lighting and Glare			
ALG-1	Reflective materials, including reflective windows, shall be limited to areas of facilities and building surfaces such that glare from the reflective materials does not unduly impact adjacent residences.	During building construction phases for the project associated with reflective materials, such as windows.	Construction contractor and K. Hovnanian Forecast Homes
ALG-2	All outdoor lighting fixtures, including those used to illuminate sports fields, courts, and parking areas, shall be shielded or constructed so that light emitted by the fixture is focused on the surface to be illuminated.	During the construction phases associated with the installation of outdoor lighting and sources of glare, including parking areas and outdoor ball fields and courts.	Construction contractor and K. Hovnanian Forecast Homes

ALG-3	Lighting on the project site shall not indirectly illuminate adjacent residences at a level greater than one foot-candle in intensity when measured from the portion of the residence facing the illuminated area. If indirect illumination at a residence is greater than one foot-candle, the developer shall ascertain the cause of the indirect illumination, and if necessary, implement appropriate measures to reduce such illumination.	After the installation of outdoor lighting has been completed, the lighting intensity indirectly affecting adjacent residences will be determined. If indirect lighting on adjacent residences exceeds one candle-foot additional mitigation measures to reduce indirect lighting to adjacent residences will be implemented at this time if necessary.	Construction contractor and K. Hovnanian Forecast Homes

Exhibit 1A- Mitigation Monitoring Plan

Cultural Resources			
CR-1	A comprehensive field reconnaissance shall be completed for the project site prior to initiating grading on the project site. This survey should be at least as comprehensive as the investigations completed for the EIR. A copy of the survey, along with conclusions and recommendations will be included in the application for land use entitlement submitted to the City. In addition to the field reconnaissance survey, a subsurface archaeological testing program will be initiated. This will include excavating auger holes and small shovel units (approximateiy 1 x 1 meter). The subsurface testing will focus on defining the vertical and horizontal extent and cultural complexity and significance of the resources. All testing activities will be accomplished within the context of an acceptable archaeological research design and in full consultation with the Native American community and the State Historic Preservation Office. Upon completion of the testing procedure, the archaeological data will be compared to the detailed development plans for the project and used to identify specific impact and mitigation measures to be implemented. If archaeological resources are identified on the project site, the preferred method of mitigation is in place preservation of archaeological sites, and would require redesign of the development plan to incorporate the archaeological site into an open space preserve area. Alternative measures may be adopted if on site preservation cannot be accomplished.	Prior to groundbreaking.	K. Hovnanian Forecast Homes

Exhibit 1A- Mitigation Monitoring Plan

CR-2	If subsurface archaeological, historical or paleontological remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist shall be consulted. If additional mitigation measures are recommended by the archaeologist, these will be implemented to reduce any archaeological impacts to a less than significant level before construction continues.	During all stages of earthmoving activities. Contact a qualified archeologist immediately if any archeological resources are uncovered during construction.	Construction contractor and K. Hovnanian Forecast Homes
CR-3	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 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.	During all stages of earthmoving activities. Contact the Sacramento County Coroner's office (and the Native American Heritage Commission if applicable) immediately if any human remains are uncovered during construction.	Construction contractor and K. Hovnanian Forecast Homes
CR-4	The developer will consult with the Native American Heritage Commission requesting comment on the location of potential religious sites in the project area as would be located in the Sacred Land Files, prior to initiating grading activities on the project site.	Prior to groundbreaking.	K. Hovnanian Forecast Homes

Exhibit 1A- Mitigation Monitoring Plan

Recreation			
R-1	The project developer will ensure that parks have been provided for project residents when a minimum of 50 percent of the residential land within the project boundaries has been completed.	Prior to 50 percent of project completion.	City of Sacramento, Construction Contractor, and K. Hovnanian Forecast Homes

Exhibit 1B Tentative Master Parcel Map Exhibit

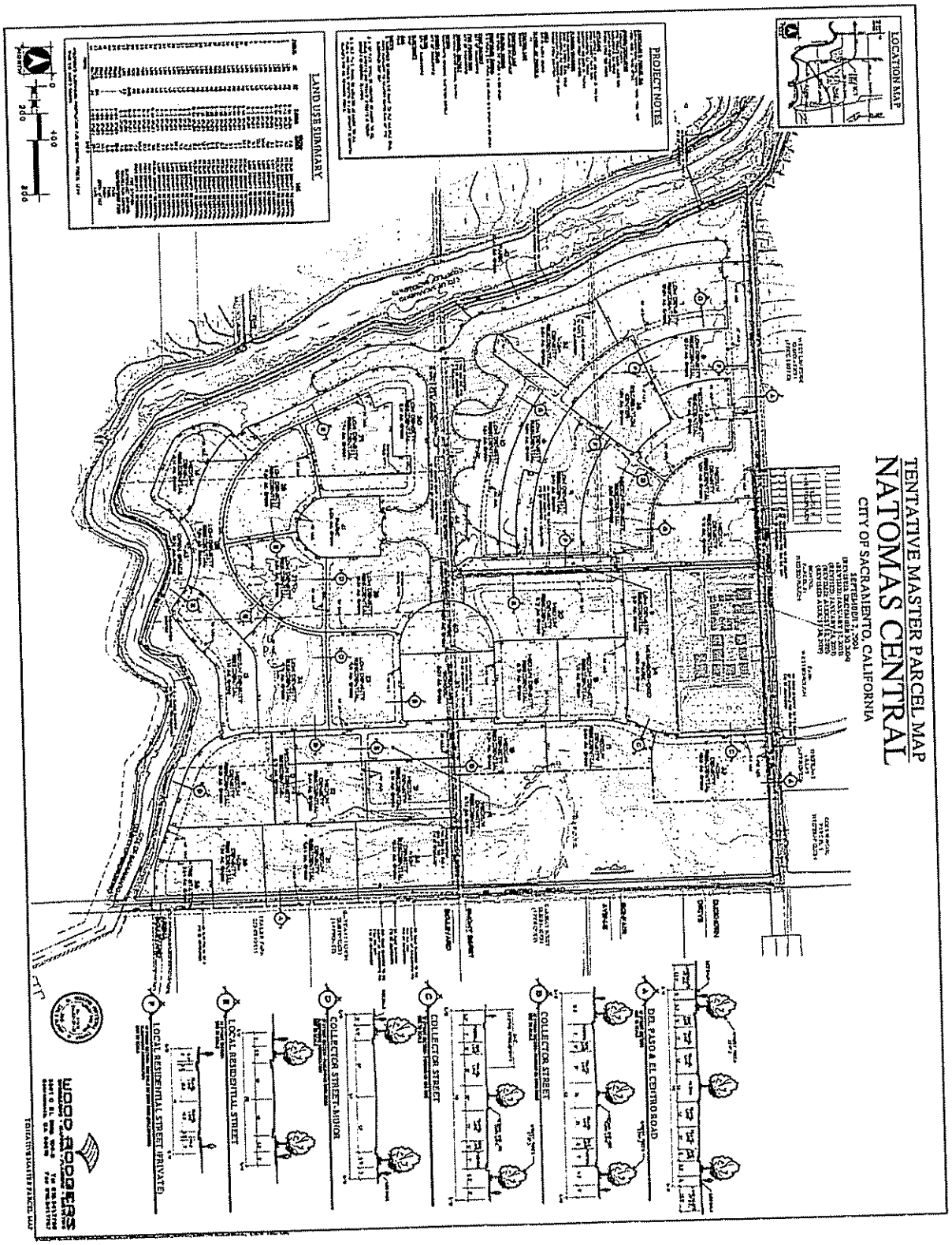


Exhibit 1C Tentative Map Exhibit (Page 1, North)

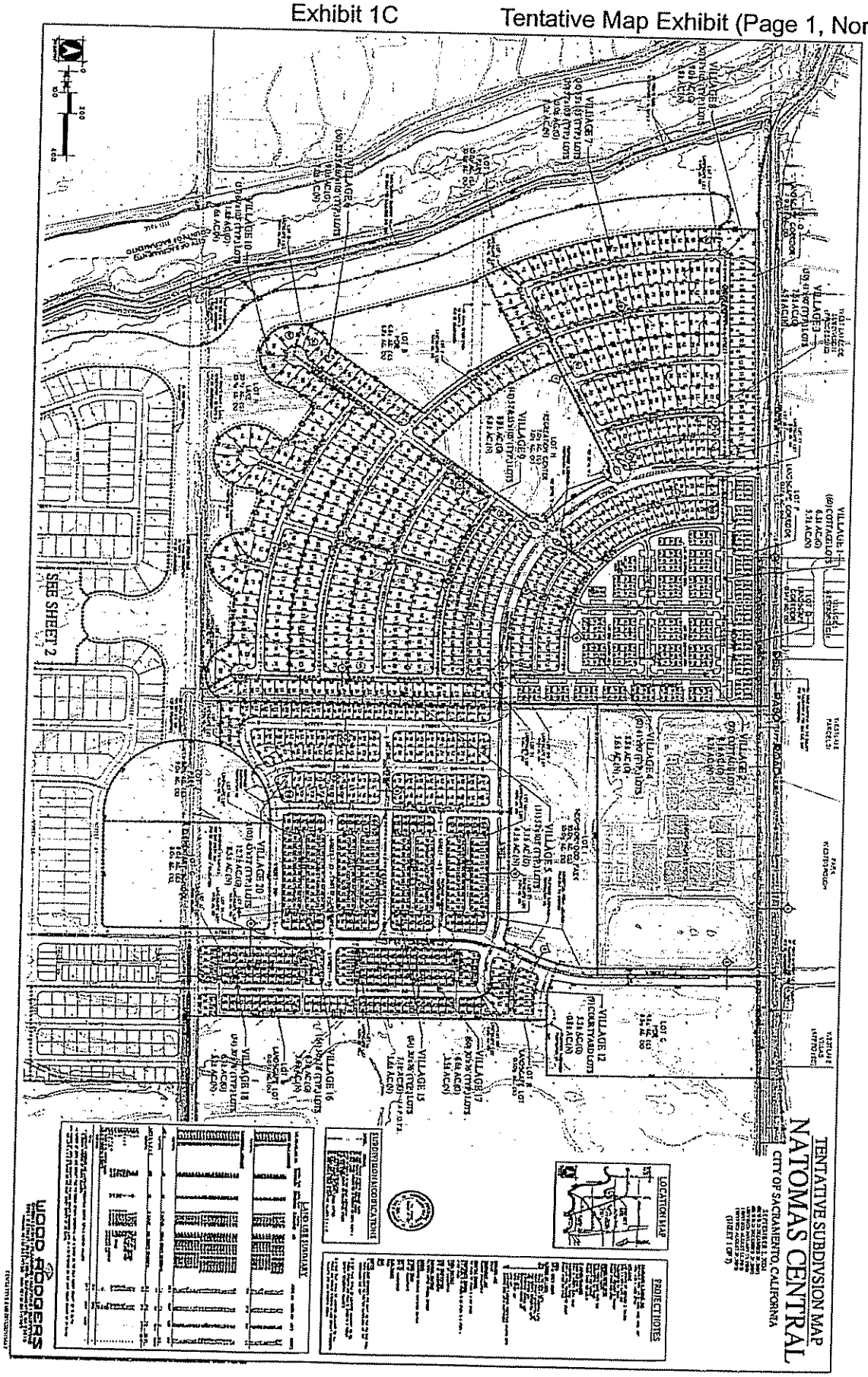
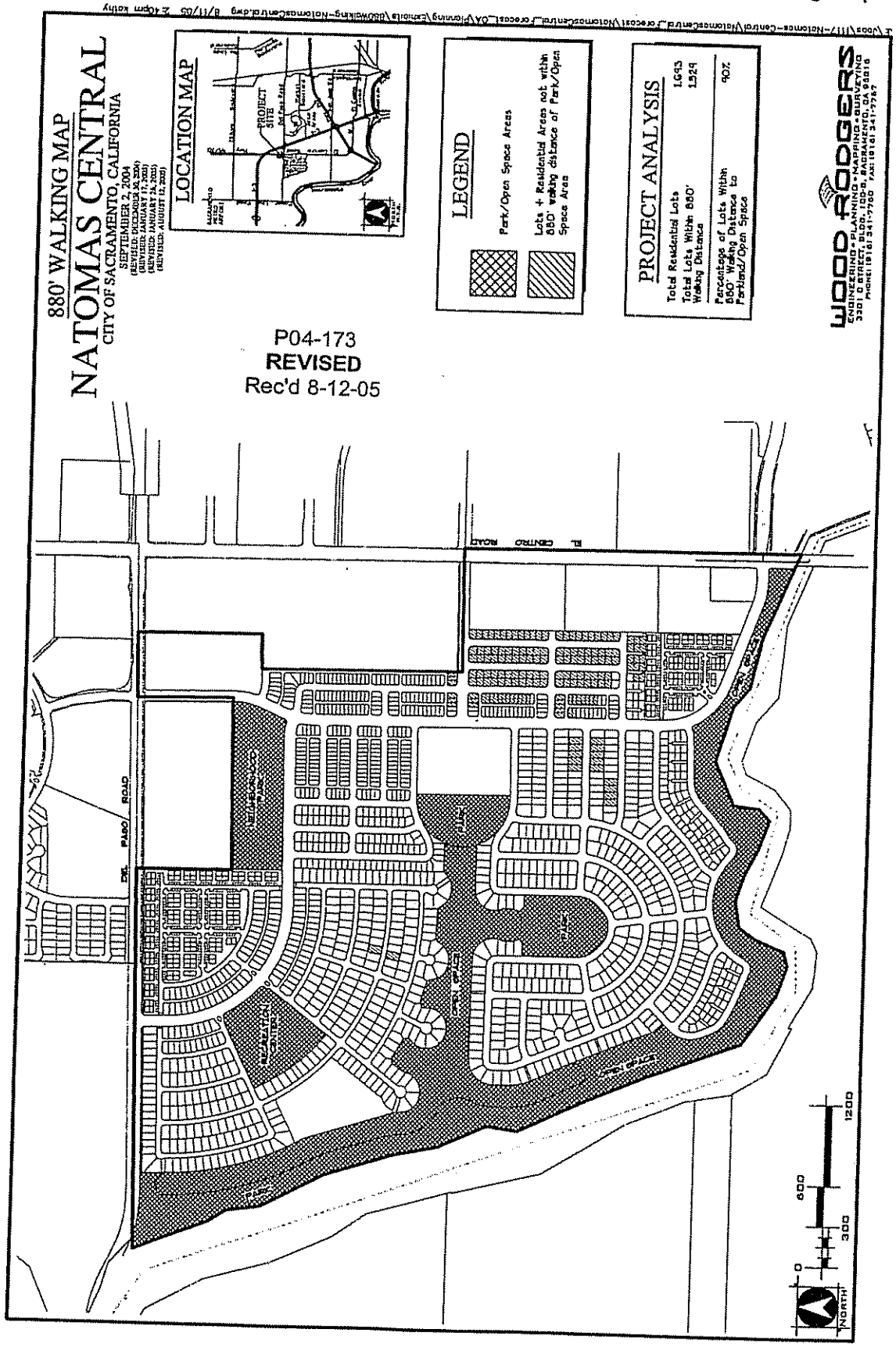
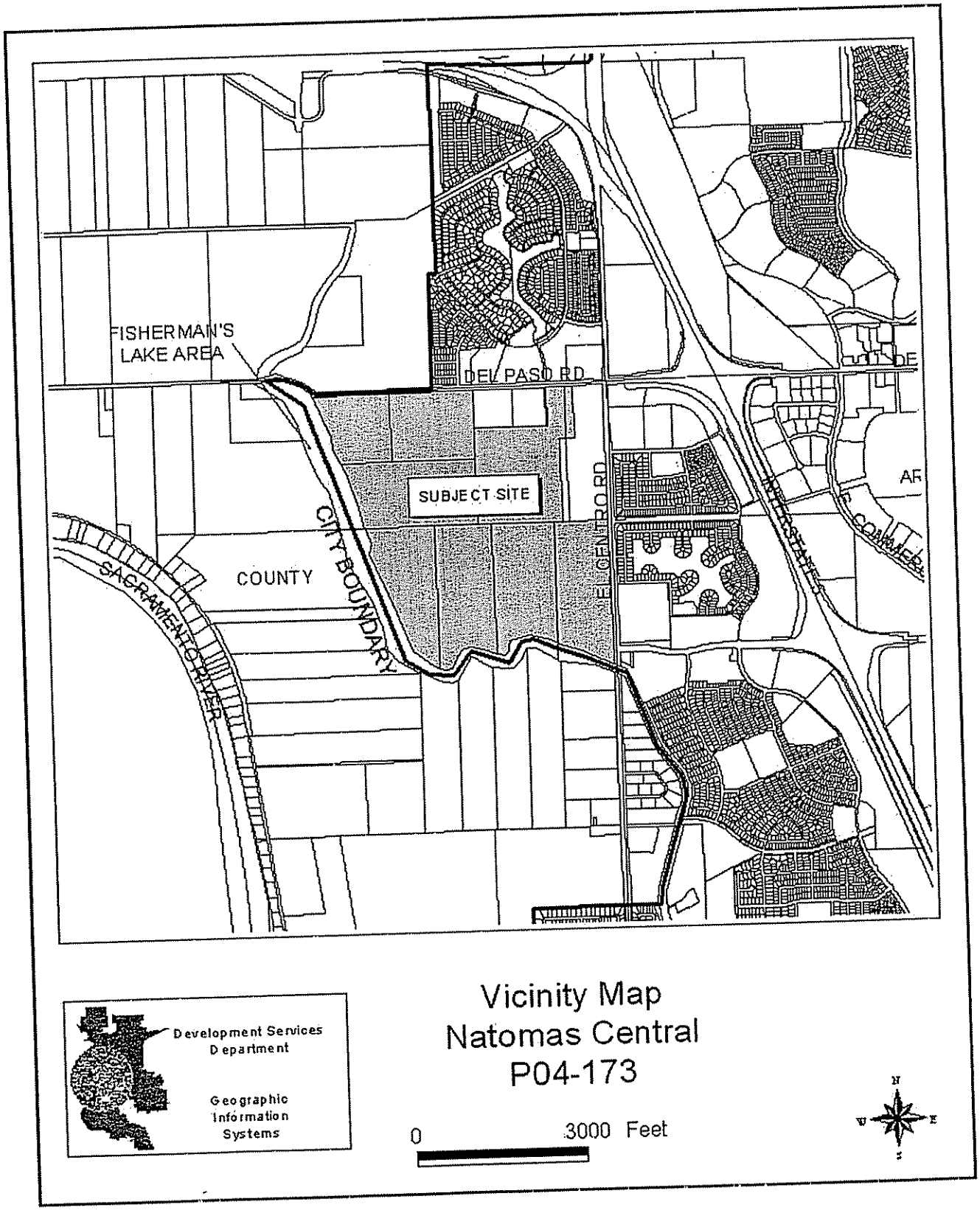


Exhibit 1D Tentative Map Exhibit (Page 2, South)

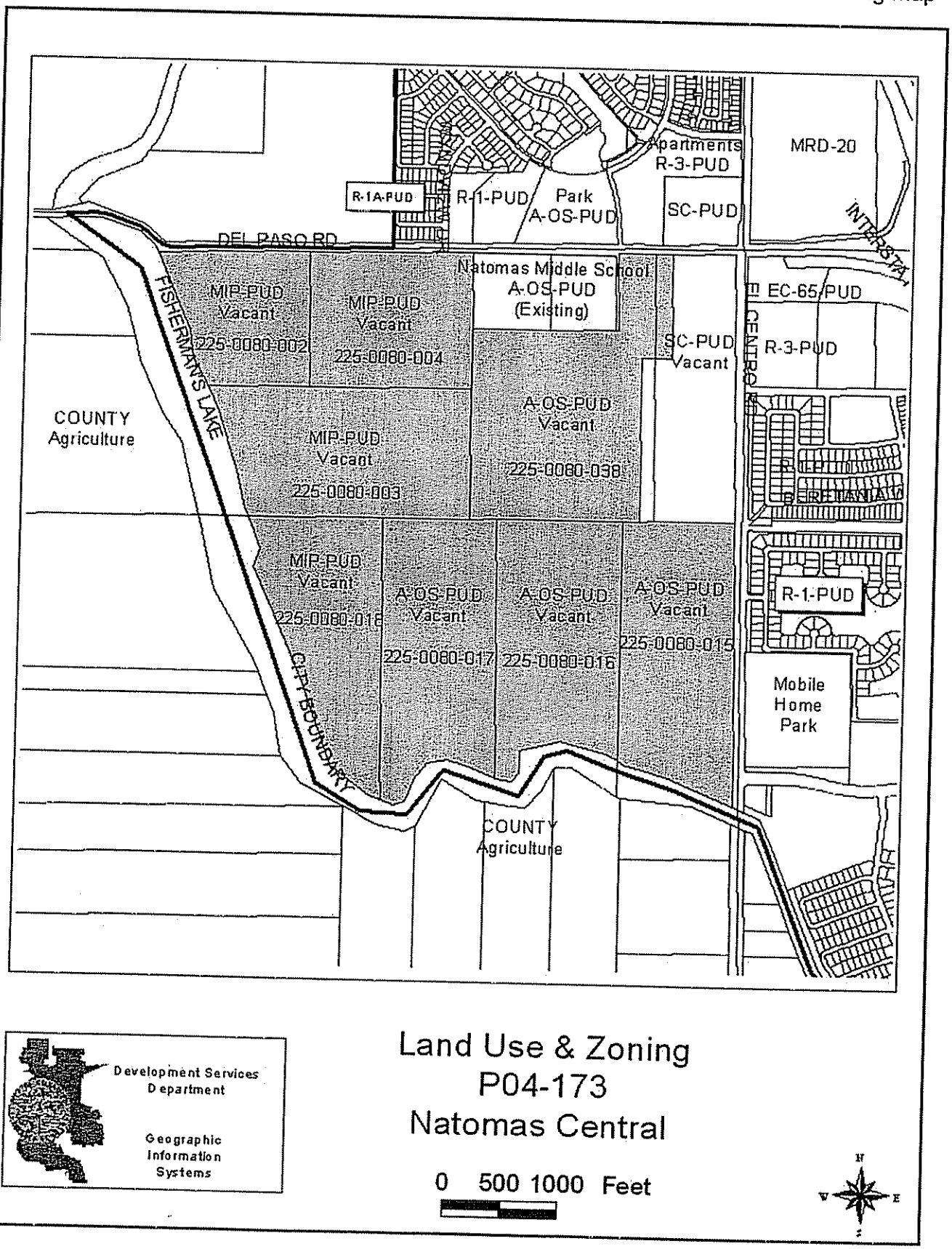
Exhibit 1E 880' Walking Map Exhibit



Attachment 2 Vicinity Map



Attachment 3 Land Use & Zoning Map



Attachment 4 Draft Development Agreement Ordinance

ORDINANCE NO. 2005-XXXX

Adopted by the Sacramento City Council

September 20, 2005

AN ORDINANCE RELATING TO THE APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND K. HOVNANIAN FORECAST HOMES, INC., A CALIFORNIA CORPORATION, FOR PROPERTY LOCATED IN NORTH NATOMAS, SOUTHWEST OF THE INTERSECTION OF DEL PASO ROAD AND EL CENTRO ROAD, SACRAMENTO, CA.

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

Section 1. This Ordinance incorporates, and by this reference makes part hereof, that certain Development Agreement, by and between the City of Sacramento and K. Hovnanian Forecest Homes, Inc., a California Corporation, a copy of which is attached.

Section 2. The City Council enacts this ordinance against the following background:

A. The agreement is consistent with the city general plan and the goals, policies, standards and objectives of any applicable specific or community plan.

B. The project should be encouraged in order to meet important economic, social, environmental or planning goals of any applicable specific or community plan.

C. The project would be unlikely to proceed in the manner proposed in the absence of a development agreement.

D. The landowner will incur substantial costs in order to provide public improvements, facilities or services from which the general public will benefit.

E. The landowner will participate in all programs established and/or required under the general plan or any applicable specific or community plan and all of its approving resolutions (including any mitigation monitoring plan), and has agreed to financial participation required under any applicable financing plan and its implementation measures, all of which will accrue to the benefit of the public.

F. The landowner has made commitments to a high standard of quality and has agreed to all applicable land use and development regulations.

Section 3. The attached Development Agreement is hereby approved, and the Mayor is authorized to execute the Development Agreement on behalf of the City of Sacramento after the effective date of this Ordinance. This approval and authorization is based upon the Negative Declaration and Mitigation Monitoring Plan which is the subject of a separate resolution adopted by City Council prior to or concurrent with the adoption of this Ordinance.

Adopted by the City of Sacramento City Council on September 20, 2005, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

_____
Mayor Heather Fargo

Attest:

_____
Shirley Concolino, City Clerk

Table of Contents:
Exhibit A: Development Agreement -- 1 Page

Exhibit A

A copy of the Development Agreement
is available for Review at:

City of Sacramento
Development Services Department, Planning Division
915 I Street
Sacramento, CA 95814
(916) 808-5381

8 a.m. - 5 p.m.
Monday through Friday

Attachment 5 Draft Inclusionary Housing Resolution

RESOLUTION NO. 2005-

Adopted by the Sacramento City Council

September 20, 2005

RESOLUTION ADOPTING AN INCLUSIONARY HOUSING PLAN FOR THE NATOMAS CENTRAL DEVELOPMENT PROJECT FOR PROPERTY LOCATED IN NORTH NATOMAS, SOUTHWEST OF THE INTERSECTION OF DEL PASO ROAD AND EL CENTRO ROAD, SACRAMENTO, CALIFORNIA. (P04-173) (APN: 225-0080-002, -003, -004, -015 thru -018, -062 & -064)

BACKGROUND

A. The Mixed Income Housing Policy adopted in the City of Sacramento Housing Element and required by the City's Mixed Income Housing Ordinance, requires that ten percent of the units in a residential development project be affordable to very low income households and five percent to low income households;

B. The City Council conducted a public hearing on September 20, 2005 concerning the above Inclusionary Housing Plan and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

The proposed Plan is consistent with Chapter 17.190 of the City Code which requires an Inclusionary Housing Plan setting forth the number, unit mix, location, structure type, affordability and phasing of the Inclusionary Units in the residential development;

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

Section 1. The City Council adopts the Inclusionary Housing Plan for the Natomas Park Commons project, attached hereto as Exhibit A.

Table of Contents:

Exhibit A: Inclusionary Housing Plan

Exhibit A: Inclusionary Housing Plan

Natomas Central Inclusionary Housing Plan September 8, 2005

Proposed Project

K. Hovnanian Forecast Homes, (the "Developer") is the owner and developer of certain real property in the City of Sacramento on which it proposes to develop and construct the Natomas Central Project (the "Project"), a low, medium, and high-density residential community. The approximately 397.9 ± gross acre project is generally located on the southwest corner of Del Paso and El Centro Roads, at the western edge of the City of Sacramento's North Natomas Community Plan area. The Project consists of a total of 2,533 residential dwelling units.

Mixed Income Housing Policy

The Project site is subject to the City's Mixed Income Housing Policy. The Mixed Income Housing Policy adopted in the City of Sacramento Housing Element and required by the City's Mixed-Income Housing Ordinance, City of Sacramento City Code Chapter 17.190 requires that ten percent (10%) of the units in a Residential Project be affordable to very low income households and five percent (5%) to low income households (collectively the "Inclusionary Requirement" and "Inclusionary Units").

Pursuant to the City Code Section 17.190.110 (B), an Inclusionary Housing Plan ("Plan") must be approved prior to or concurrent with the approval of legislative or adjudicative entitlements for the Project. City Code Section 17.190.030 sets forth the number, unit mix, location, structure type, affordability and phasing of the Inclusionary Units in the Project. This document constitutes the Plan, and, as supplemented and amended from time to time, is intended to begin implementation of the Inclusionary Requirement for the Project. All future approvals for the Project shall be consistent with this Inclusionary Housing Plan.

The Inclusionary Requirement for the Project will be set forth in more detail in the Inclusionary Housing Agreement executed by Developer and the Sacramento Housing and Redevelopment Agency ("SHRA") and recorded against all the Inclusionary Housing Units. The Inclusionary Housing Agreement shall be executed and recorded no later than the approval of the first final map for the residential condominium subdivision or residential construction phase. The Inclusionary Housing Agreement will describe with particularity the site and building schematics, phasing and income and sales restrictions for the construction and financing of the Inclusionary Units, pursuant to City Code Section 17.190.110 (C). The Inclusionary Housing Agreement shall be consistent with this Plan.

Number of Inclusionary Units

The Developer, or its successors and assignees, shall construct or cause to be constructed a number of dwelling units affordable to Very Low Income Households ("Very Low Income Units") and Low Income Households ("Low Income Units") as defined in the Sacramento City Code Section 17.190.020, equal to ten percent (10%) and five percent (5%) of the total number of housing units approved for the Project, respectively.

Based on the current Project proposal of 2533 residential units, the Inclusionary Requirement for the Project is 253 Very Low Income Units (10%) and 127 Low Income Units (5%).

Total Number of Residential Units within Project:		380	Units
Very Low Income Units:	10%	253	Units
Low Income Units:	5%	127	Units
Total Number of Inclusionary Units:		**380**	**Units**

If the Project approvals are amended to increase the number of units in the Project, this Plan will be amended to reflect a number of equal to ten percent (10%) of the increased total residential units in the amended entitlements for Very Low Income Units and five percent (5%) for Low Income Units. If the Project approvals are amended to decrease the number of residential units in the Project, this Plan will be amended to reflect a number equal to ten percent (10%) of the decreased total residential units in the amended entitlements for Very Low Income Units and five percent (5%) for Low Income Units. However, after a building permit has been issued for a structure to contain Inclusionary Units, those Units will be constructed and maintained as Inclusionary Units pursuant to the terms of Chapter 17.190 of the City Code regardless of any subsequent reduction in the number of approved total residential units.

Units by Type and Tenure

The Inclusionary Housing Units shall consist of 380 total rental units divided between Lots C & D of the proposed Project and shall be retained by the Developer, its heirs, successors, or assigns as rental units affordable to Low and Very Low Income households. The Developer, its heirs, successors, or assigns shall retain the units for a minimum of 30 years and shall ensure that they are professionally managed by an accredited property management company.

Size and Bedroom Count

Inclusionary Units shall be located on-site within Lots C and D of the Natomas Central Project as part of senior and family oriented multi-family residential developments.

Both lots will be developed with a range of unit types and sizes. In the family oriented development, units will range in size from approximately 550 to 1,300 square feet in one, two and three bedroom configurations. The project's senior affordable component will generally have smaller units ranging in size from 550 to 1,000 square in one and two bedroom configurations. However, notwithstanding this projected unit mix, it is anticipated that specific unit types and sizes will be determined in conjunction with individual development of Inclusionary Units on Lots C and D of the Project.

Pursuant to Section 17.190.110(B)(3)(d) of the Sacramento City Zoning Code, any future amendments to this Plan to modify unit types or sizes in conjunction with the development of Inclusionary Units on Lots C and D shall be made at the staff level by the Planning Director or his/her designee

Affordability Orientation	**Approx. Number of Units φ**	**Inclusionary Units φ**	**Unit Distribution**	**Unit Type**	**Approx. Unit Size**
Family Affordable (Lot C)	200	200 VL and L distributed proportionally by unit type/size	0% to 30%	1 Bedroom	550sf to 800sf
			30% to 70%	2 Bedroom	700sf to 1,000sf
			20% to 40%	3 Bedroom	1,000sf to 1,300sf
Senior Affordable (Lot D)	180	180 VL and L distributed proportionally by unit type/size	60% to 80%	1 Bedroom	550sf to 800sf
			20% to 40%	2 Bedroom	700sf to 1,000sf
TOTAL	380	253 VL 127 L			

φThe number of Inclusionary Units developed on Lot C and D may vary from the number identified in the above table by up to twenty (20) units provided that the aggregate number of Inclusionary Units developed between the two sites equals 380 total units.

Location of Inclusionary Units within Project

Inclusionary Units will generally be dispersed between Lots C and D with approximately 200 units allocated to the family oriented development on Lot C and approximately 180 units allocated to the senior oriented development on Lot D. The allocation of units between Lots C and D may vary as part of affordable

project development on these Lots by up to a total of twenty (20) units provided that the aggregate number of Inclusionary Units developed between the two sites equals 380 total units. This dispersal is generally depicted in the attached Exhibit "A". The location of the Inclusionary Units within the Project is subject to Amendment, consistent with City Code Section 17.190.110 B (1).

Affordability Requirements

The Inclusionary Units will be rented. These rental units will meet the requirements of City Code Section 17.190.030 regarding number and affordability of units, their location, timing of development, unit sizes, exterior appearance and development standards. The rental units will be available to low and very low income households. Family size for affordable rental units shall be determined in accordance with the regulations of the California Tax Credit Allocation Committee. Monthly Affordable Rents (including utility allowances) of the Inclusionary Units shall be restricted to Low and Very Low Income Households. A unit whose occupancy is restricted to a Very Low Income Household has a monthly rent that does not exceed one-twelfth of thirty percent (30%) of fifty percent (50%) of the Sacramento area median income, adjusted for family size. A unit whose occupancy is restricted to a Low Income Household has a monthly rent that does not exceed one-twelfth of thirty percent (30%) of eighty percent (80%) of the Sacramento area median income, adjusted for family size. Median income figures are those published annually by the United States Department of Housing and Urban Development. With respect to each Inclusionary Unit, the affordability requirements of this Plan shall continue for no less than thirty (30) years from the recordation of the notice of completion of the Residential Project.

The Developer or builder may seek incentives, assistance, or subsidies pursuant to City Code Section 17.190.040. One such incentive is the allowance for fee waivers and/or deferrals for those units fulfilling the Inclusionary Requirement. The Developer will work with the City to determine the fee reductions and other incentives available.

Incentives

The Developer or builder may seek incentives, assistance, or subsidies pursuant to City Code Section 17.190.040. One such incentive is the allowance for fee waivers and/or deferrals for those units fulfilling the Inclusionary Requirement. The Developer will work with the City to determine the fee reductions and other incentives available.

Marketing

The Developer shall be required to market Inclusionary Units in the same manner as non-Inclusionary Units. Such marketing activities may include newspaper and internet advertisements, toll free project information numbers, and on or off-site project signage.

Phasing of Development of the Inclusionary Units

The Inclusionary Units shall be developed concurrently with the development of the remaining units in the Project, as may be further defined in Sacramento City Code Section 17.190.030(D). The nature of the concurrency is defined by a series of linkages between approvals of the market rate units and the development of the Inclusionary Units.

Market Rate Housing/Inclusionary Unit Linkages

The following describes the relationship of market rate development activity to the Inclusionary Unit development activity. These milestones are outlined to ensure that the development of affordable units occurs concurrent with development of market rate units:

- The Inclusionary Housing Plan shall be approved concurrent with the approval of the Project's tentative map.
- The Inclusionary Housing Agreement shall be executed and recorded concurrent with the recordation of the Project's first final small lot subdivision map for the Project.
- Inclusionary Units shall generally be built concurrently with the market-rate units within the Project consistent with the following provision.
- Up to 65% of the building permits for buildings containing for sale residential units may be issued prior to issuance of building permits for all buildings containing inclusionary units. The remaining 35% of building permits for buildings containing for-sale residential units may be issued after issuance of all building permits for the buildings containing inclusionary units.
- Marketing of inclusionary units within the Project shall occur concurrently with the marketing of market rate units.

Amendment and administration of the Inclusionary Housing Plan

The Planning Director, with the advice of the Executive Director of SHRA, shall administer this Inclusionary Housing Plan. The Planning Director may make minor administrative amendments to the text of this Plan as provided in Sacramento City Code Section 17.190.110 B. (1).

Attachment 6 Draft General Plan Amendment Resolution

RESOLUTION NO. 2005-

Adopted by the Sacramento City Council

September 20, 2005

RESOLUTION AMENDING THE GENERAL PLAN AMENDMENT TO REDESIGNATE 397.9+/- VACANT ACRES CONSISTING OF 244.4+/- ACRES OF LOW DENSITY RESIDENTIAL (4-15 DU/NA), 29.2+/- ACRES OF MEDIUM DENSITY RESIDENTIAL (16-29 DU/NA), 54.8+/- ACRES OF PARKS-RECREATION-OPEN SPACE, 23.8+/- ACRES OF PUBLIC/QUASI-PUBLIC MISCELLANEOUS, 40.3+/- ACRES OF MIXED USE, AND 5.4+/- ACRES OF COMMUNITY/NEIGHBORHOOD COMMERCIAL & OFFICE TO 233.5+/- ACRES OF LOW DENSITY RESIDENTIAL (4-15 DU/NA), 71.9+/- ACRES OF MEDIUM DENSITY RESIDENTIAL (16-29 DU/NA), 66.6+/- ACRES OF PARKS-RECREATION-OPEN SPACE, AND 25.9+/- ACRES OF WATER, IN THE PROPOSED NATOMAS CENTRAL PLANNED UNIT DEVELOPMENT, LOCATED IN NORTH NATOMAS, SOUTHWEST OF THE INTERSECTION OF DEL PASO ROAD AND EL CENTRO ROAD, IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA. (P04-173) (APN: 225-0080-002, -003, -004, -015 thru -018, -062 & -064)

BACKGROUND

A. The Planning Commission conducted a public hearing on September 8, 2005, and the City Council conducted a public hearing on September 20, 2005 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed land use amendment is compatible with the surrounding land uses;

2. The subject site is suitable for single-family residential development, multi-family residential development, and parks-open space; and

3. The proposal is consistent with the policies of the North Natomas Community Plan and the General Plan.

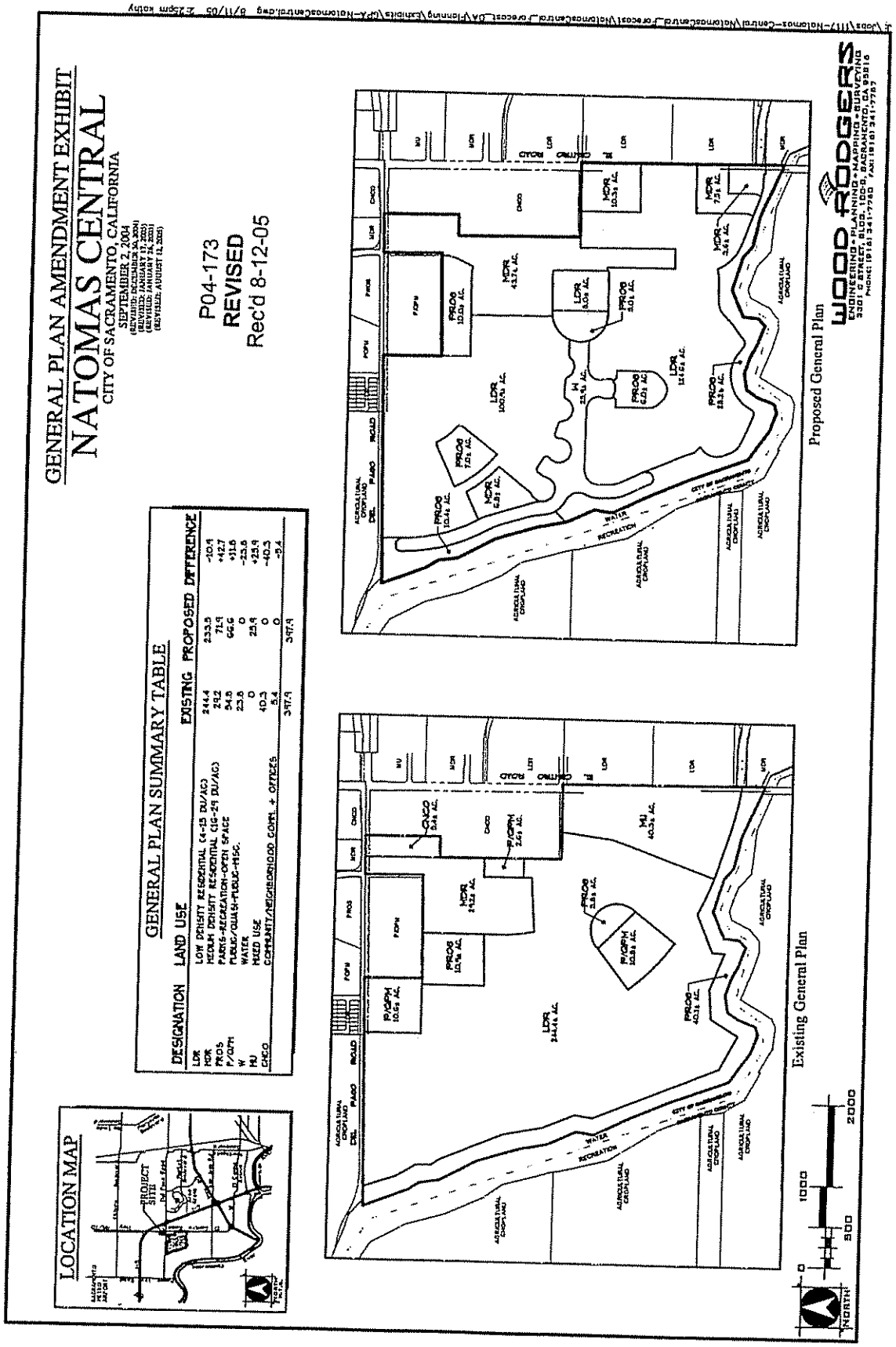
BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The City Council adopts the General Plan Amendment for the property, as described on the attached Exhibit A in the City of Sacramento, and the property is hereby re-designated on the General Plan land use map from 397.9+/- vacant acres consisting of 244.4+/- acres of Low Density Residential (4-15 du/na), 29.2+/- acres of Medium Density Residential (16-29 du/na), 54.8+/- acres of Parks-Recreation-Open Space, 23.8+/- acres of Public/Quasi-Public Miscellaneous, 40.3+/- acres of Mixed Use, and 5.4+/- acres of Community/Neighborhood Commercial & Office **to** 233.5+/- acres of Low Density Residential (4-15 du/na), 71.9+/- acres of Medium Density Residential (16-29 du/na), 66.6+/- acres of Parks-Recreation-Open Space, and 25.9+/- acres of Water (APN: 225-0080-002, -003, -004, -015 thru -018, -062 & -064)

Table of Contents:

Exhibit A: General Plan Amendment Exhibit – 1 Page

Exhibit A General Plan Amendment Exhibit



Attachment 7 Draft Community Plan Amendment Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

September 20, 2005

RESOLUTION AMENDING THE NORTH NATOMAS COMMUNITY PLAN AMENDMENT TO REDESIGNATE 101.7+/- ACRES OF LOW DENSITY RESIDENTIAL (3-10 DU/NA), 128.4+/- ACRES OF MEDIUM DENSITY RESIDENTIAL (7-21 DU/NA), 25.8+/- ACRES OF HIGH DENSITY RESIDENTIAL (11-29 DU/NA), 52.9+/- ACRES OF PARKS/OPEN SPACE, 5+/- ACRES OF COMMUNITY COMMERCIAL, 33.4+/- ACRES OF EMPLOYMENT CENTER-50, 2.3+/- ACRES OF INSTITUTION, AND 19+/- ACRES OF GENERAL PUBLIC FACILITIES TO 129.9+/- ACRES OF LOW DENSITY RESIDENTIAL (3-10 DU/NA), 110.8+/- ACRES OF MEDIUM DENSITY RESIDENTIAL (7-21 DU/NA), 29.5+/- ACRES OF HIGH DENSITY RESIDENTIAL (11-29 DU/NA), 91.6+/- ACRES OF PARKS/OPEN SPACE, 2+/- ACRES OF INSTITUTION, 8.0+/- ACRES OF GENERAL PUBLIC FACILITIES, AND 25.9+/- ACRES OF MAJOR AND SECONDARY ROADWAYS, LOCATED IN NORTH NATOMAS, SOUTHWEST OF THE INTERSECTION OF DEL PASO ROAD AND EL CENTRO ROAD, IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA. (P04-173) (APN: 225-0080-002, -003, -004, -015 thru -018, -062 & -064)

BACKGROUND

A. The Planning Commission conducted a public hearing on September 8, 2005, and the City Council conducted a public hearing on September 20, 2005 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed land use amendment is compatible with the surrounding land uses;

2. The subject site is suitable for single-family residential development, multi-family residential development, and parks-open space; and

3. The proposal is consistent with the policies of the North Natomas Community Plan and the General Plan.

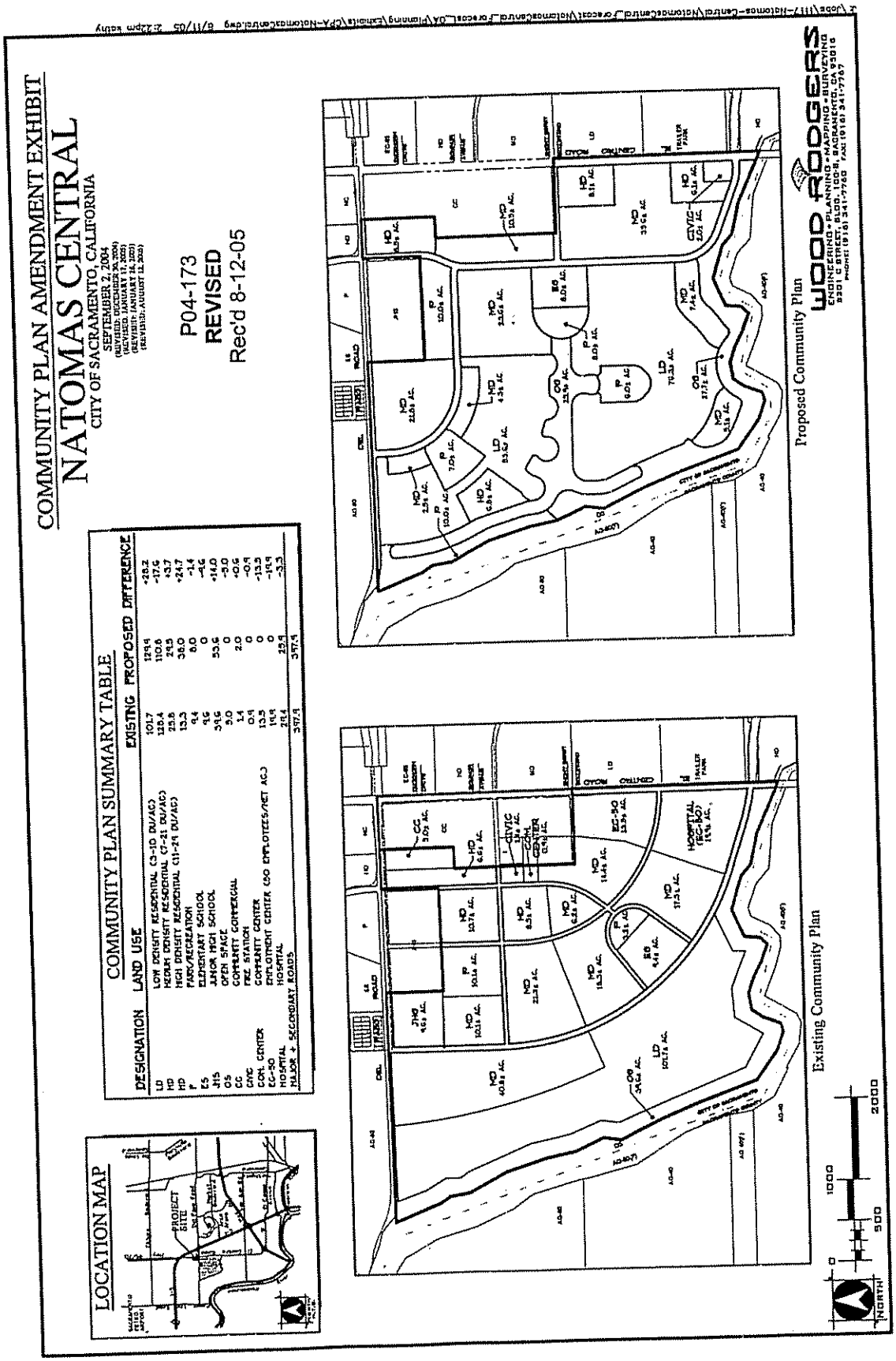
BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The City Council adopts the General Plan Amendment for the property, as described on the attached Exhibit A in the City of Sacramento, is hereby re-designated on the General Plan land use map from101.7+/- acres of Low Density Residential (3-10 du/na), 128.4+/- acres of Medium Density Residential (7-21 du/na), 25.8+/- acres of High Density Residential (11-29 du/na), 52.9+/- acres of Parks/Open Space, 5+/- acres of Community Commercial, 33.4+/- acres of Employment Center-50, 2.3+/- acres of Institution, and 19+/- acres of General Public Facilities **to** 129.9+/- acres of Low Density Residential (3-10 du/na), 110.8+/- acres of Medium Density Residential (7-21 du/na), 29.5+/- acres of High Density Residential (11-29 du/na), 91.6+/- acres of Parks/Open Space, 2+/- acres of Institution, 8.0+/- acres of General Public Facilities, and 25.9+/- acres of major and secondary roadways (APN: 225-0080-002, -003, -004, -015 thru -018, -062 & -064)

Table of Contents:

Exhibit A: North Natomas Community Plan Amendment Exhibit – 1 Page

Exhibit A North Natomas Community Plan Amendment Exhibit



Attachment 9 Draft PUD Establishment Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

September 20, 2005

RESOLUTION TO ESTABLISH A PLANNED UNIT DEVELOPMENT, INCLUDING A SCHEMATIC PLAN AND GUIDELINES, FOR THE NATOMAS CENTRAL PLANNED UNIT DEVELOPMENT, LOCATED SOUTHWEST OF THE INTERSECTION OF DEL PASO ROAD AND EL CENTRO ROAD. (P04-173) (APN: 225-0080-002, -003, -004, -015 thru -018, -062 & -064)

BACKGROUND

A. The City Council conducted a public hearing on September 20, 2005, to consider the establishment of the Natomas Central Planned Unit Development (PUD) and adopt the Planned Unit Development Schematic Plan and Guidelines for the Natomas Central development. Based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds:

1. The PUD conforms to the General Plan and the 1994 North Natomas Community Plan; and

2. The PUD meets the purposes and criteria stated in the City Zoning Ordinance in that the PUD facilitates mixed uses designed to assure that new development is healthy and of long-lasting benefit to the community and the City; and

3. Development of the PUD 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 employment center uses do 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 Central Planned Unit Development with the Development Guidelines and Schematic Plan (as shown on the

attached Exhibits A and B) are hereby approved subject to the following conditions:

A. The applicant shall develop a Transportation Systems Management Air Quality (TSMAQ) Plan for residential development.

B. There are no Special Permits for residential development being approved with this application (P04-173). Any construction of residences or the recreation center within Natomas Central shall require the review and approval of a Planning Director Special Permit (PDSP).

C. Uses within the required Fisherman's Lake Buffer area shall be as follows: within the 300-foot wide section of the buffer: 1) a nature park, 2) detention basin, 3) pedestrian and bikeways subject to closure during critical nesting season, and 4) other non-urban open space uses. Within the 200-foot wide buffer area, south and east of the southernmost nesting tree, the following uses are allowed: 1) all those uses allowed in the nesting tree buffer area, 2) pedestrian and bikeways not subject to closure, 3) public and maintenance roadways.

D. The applicant shall develop a planting plan for review and approval by City staff with the purpose of screening the known Swainson's Hawk nesting sites from urban development through the planting of evergreen trees. The applicant may also be required to plant additional trees to provide future nesting tree opportunities.

Table of Contents:

Exhibit A: PUD Guidelines Exhibit
Exhibit B: PUD Schematic Plan Exhibit

Exhibit A PUD Guidelines Exhibit

NATOMAS CENTRAL DESIGN GUIDELINES

26 AUGUST 2005

DRAFT 4

Prepared for:

K Hovnanian Forecast Homes

Prepared by:

LPA
Architecture
Planning
Landscape Architecture
Interior Design
Graphics

2484 Natomas Park Drive, Suite 100
Sacramento, CA 95833
PHONE 916.443.0335
FAX 916.441.2823
WEB www.lpasacramento.com

26 August 2005 DRAFT 4

Table of Contents

INTRODUCTION 1
- Purpose
- Location
- Project Description
- Relationship to Existing Plans
- Design Review

PLANNING PRINCIPLES 5
- Context
- Site and Peripheral Conditions
- Planning Principles

DEVELOPMENT PLANS 7
- Land Use Plan
- Open Space Plan
- Circulation Plan
- Motorized Vehicles
- Pedestrian and Bicycle
- Bus/Transit

SINGLE FAMILY HOUSING DESIGN GUIDELINES 11
- General Guidelines.
- Lake-Front Homes
- Standard Street-Served Lots
- Half-Plex Homes
- Small Lot Homes – Alley Served
- Courtyard Homes – Alley Served

TWO FAMILY HOUSING 27
- Half-Plex Homes

COTTAGE HOUSING 29
- General Guidelines

HIGH DENSITY HOUSING 31
- General Guidelines

Table of Contents

26 August 2005 DRAFT 4

PUBLIC FACILITIES 35
- Introduction
- School
- Fire
- Active Adult Recreation Center
- Parks

LANDSCAPE DEVELOPMENT 37
- Landscape Master Plan
- General Landscape Principles
- Perimeter Plantings
- Preserve Area
- Roadway Perimeter
- Street Trees – Internal Streets
- Community Entries – Major and Secondary
- Community Entries – Pedestrian and Bicycle
- Neighborhood Entries
- Parking Lots
- Individual Lots

WALKS AND TRAILS 41
- Peripheral Trail
- Lake Edge
- Sidewalks
- Internal Walks

SIGNAGE 43
- Allowable Signage
- Major Entry Monuments
- Village Markers
- Neighborhood Signs
- Community Facilities Signage
- High Density Residential Signage
- Directional Signage
- EC Zone Signage

LIGHTING 45
- Pedestrian Areas
- Parking Lots
- Entry Features
- Building Lighting

26 August 2005 DRAFT 4

Table of Contents

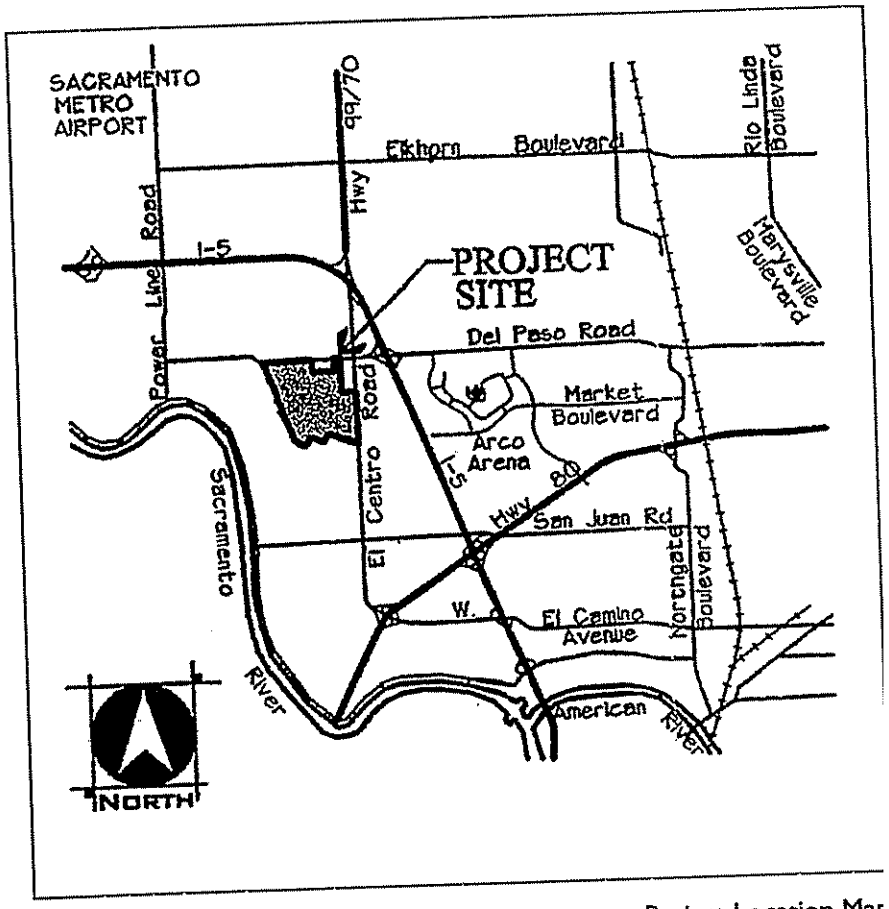
FENCING AND WALLS 47
- Perimeter Walls
- Lake Edge Fencing
- Park Perimeter Fencing
- Rear Yard Fencing (Typical)
- Active Adult Community

APPENDIX 49
- Plant Materials

Introduction

PURPOSE

The purpose of these guidelines is the creation of an aesthetically pleasing community that is safe, diverse and convenient for residents and visitors. These guidelines establish a community vision and enumerate means of attaining that vision. These guidelines address those physical attributes of the community by stressing traditional design, diversity of style and housing types, safe means of movement within the community and the provision of recreation and visual amenities for all community members.



Project Location Map

LOCATION

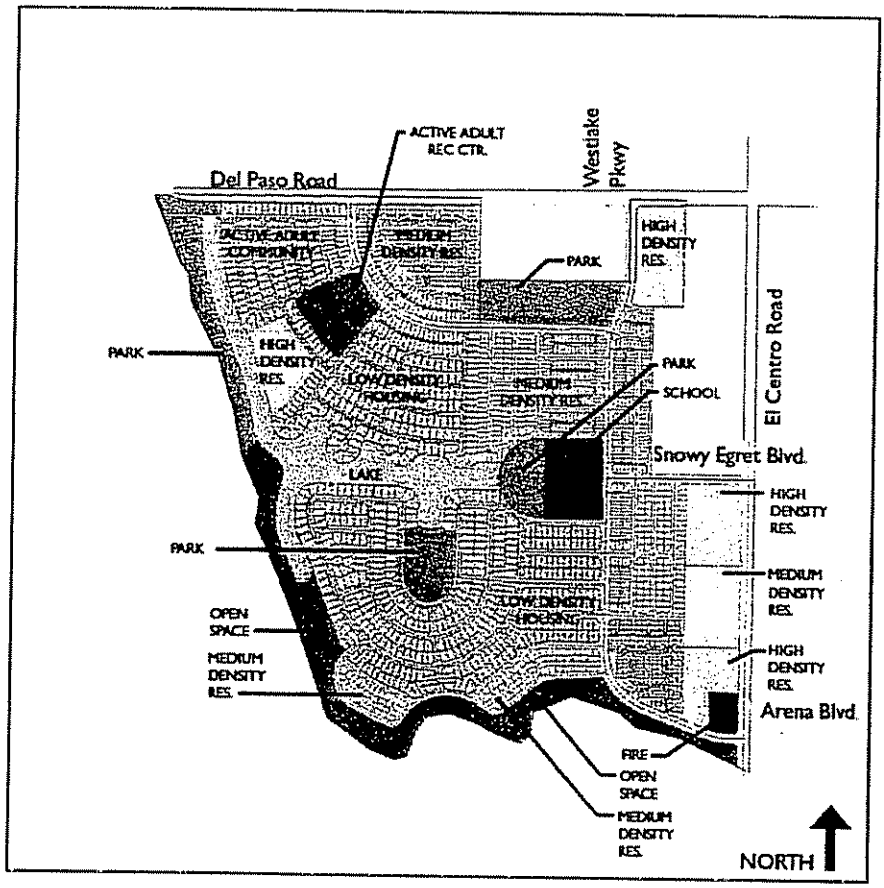
Natomas Central is a comprehensively planned new residential community located in the rapidly expanding North Natomas area of the City of Sacramento California and is situated midway between the Sacramento International Airport and Downtown. The site is west of Interstate 5 and southwest of the intersection of El Centro and Del Paso Roads.

PROJECT DESCRIPTION

Natomas Central offers two distinct but related housing experiences – first, a traditional new community serving a wide range of residents with varying income levels and family structures and, second, an age-restricted community serving active seniors.

Lago Natomas, a community lake, is the focal point of the community. Community-serving facilities including an elementary school, fire station, parks and an active adult recreation center are envisioned as

Introduction



Project Concept

architecturally significant structures whose presence add vitality to the community.
Elegant landscaping and streetscapes, a network of community parks and walks as well as a landscaped edge abutting a permanent open space lends lushness, privacy and exclusivity to this community.

The Natomas Central Plan proposes approximately 1788 single family dwelling units dispersed over 184 acres, approximately 745 high density residential units dispersed over approximately 29 acres, community facilities (elementary school, a fire station, a recreation center) occupying approximately 17 acres, approximately 31 acres of park land, 25 acres of open space and a 26-acre lake. Road rights-of-way comprise the remaining acreage in the project. Total acreage within Natomas Central is 397.9 acres. All of the above acreages are gross acres.

RELATIONSHIP TO EXISTING PLANS

Natomas Central is planned and designed consistent with direction provided by the North Natomas Community Plan, the North Natomas Community Plan Development Guidelines and input by and consultation with City of Sacramento Planning staff.

The entitlement process for Natomas Central includes simultaneous amendments to the City's General Plan, Zoning Ordinance and to the North Natomas Community Plan, creating consistency among these three major policy documents.

DESIGN REVIEW

In order to assure that high and consistent standards are maintained, the Natomas Central Design Review Committee (NCDRC) has been established.

The purpose NCDRC is to provide design input and approval of design issues relating to development within Natomas Central. In the approval process, the NCDRC shall adhere to these Guidelines. On issues not addressed within these Guidelines, existing City of Sacramento codes, regulations and policies shall apply.

The NCDRC shall be created by the Natomas Central Master Declaration of Covenants, Conditions and Restrictions and shall be responsible for determining compliance with the Guidelines and future adopted standards.

Two types of entitlement requests – planning entitlement or building permit – initiate the design review process. During the formal submission to the City of Sacramento for either of these two types of entitlement, a submission to the NCDRC is required. Detailed submission requirements and schedules shall be determined by the NCDRC and made available to applicants.

Introduction

Planning Principles

CONTEXT

Natomas Central is located at the western extremity of the area known as North Natomas. To guide development within this area, the City of Sacramento developed and adopted a master plan known as the North Natomas Community Plan.

Natomas Central is located within an historic floodplain of the Sacramento River. The Sacramento River was channelized to avoid future inundations and the lands within the historic inundation area remained in agricultural uses including grazing and rice production. Remnants of old drainage patterns, rich in wildlife diversity, abut Natomas Central.

Open space, in the form of permanent habitat, is adjacent to Natomas Central to the south and west of the development. The lands east and north of Natomas Central are being developed as part of the City of Sacramento's northward expansion.

SITE AND PERIPHERAL CONDITIONS

The most important peripheral condition is the area contained within the jurisdiction of the Natomas Basin Habitat Conservation Plan (NBHCP). The lands within the plan's jurisdiction are set aside for the protection of important wildlife species and present an impenetrable physical barrier to the west. Although the NBHCP area is physically off-limits, its scenic value is a visual resource for the residents of Natomas Central.

PLANNING PRINCIPLES

The following planning and design issues have been identified as important and these Guidelines address each issue.

- Compatibility with surrounding development. The developed areas surrounding Natomas Central are a mixture of residential and commercial uses. These Guidelines address materials, styles, housing product types, landscape treatments and community edges in a manner consistent with the vision of the North Natomas Community Plan.

- Creation of a distinctive look and feel for Natomas Central. The look of the community shall reflect an overall Mediterranean-style/ Spanish Revival theme that is prevalent throughout North Natomas. Other types/themes can be approved through the special permit process.

Planning Principles

• Consistent landscape and entry treatments, signage and housing styles. Muted colors, simple landscape treatments and a shared material palette establish an understated consistency throughout the community.

• Minimal impact on the adjacent Habitat Conservation Plan area. All development within Natomas Central shall be setback from the Natomas Basin Habitat Conservation Area by means of fencing, parks and/or open space. A trail will traverse the perimeter open space system and provide visual access to this rich environmental resource. This trail system provides opportunities for partnering with educational institutions and environmental groups for interpretative programs.

• Incorporation of storm water drainage as a lake amenity. The flat terrain of the North Natomas area requires innovative drainage solutions. The creation of Lago Natomas incorporates needed drainage within the community.

• Maintenance of high quality lake water. Advanced storm wa. treatment ensures a continued high quality of lake water suitable for recreational uses and as a visual amenity.

• Provision of a community pedestrian and bicycle network. A trail system linking the peripheral park and open space with Lago Natomas has been created to provide internal circulation as well as to access to the city and region-wide open space networks.

• Establishment of an active adult community within Natomas Central. A stand-alone seniors community will be established to address the need for housing and a sense of community for our elders.

• Provision of housing for an economically diverse community. Natomas Central contains both single and multi-family housing addressing a wide range of economic needs and desires.

• Inclusion of community-serving facilities. Contained within Natomas Central are an elementary school, parks, seniors' recreation center and a fire station.

A summary of the Natomas Central master plan is listed below.

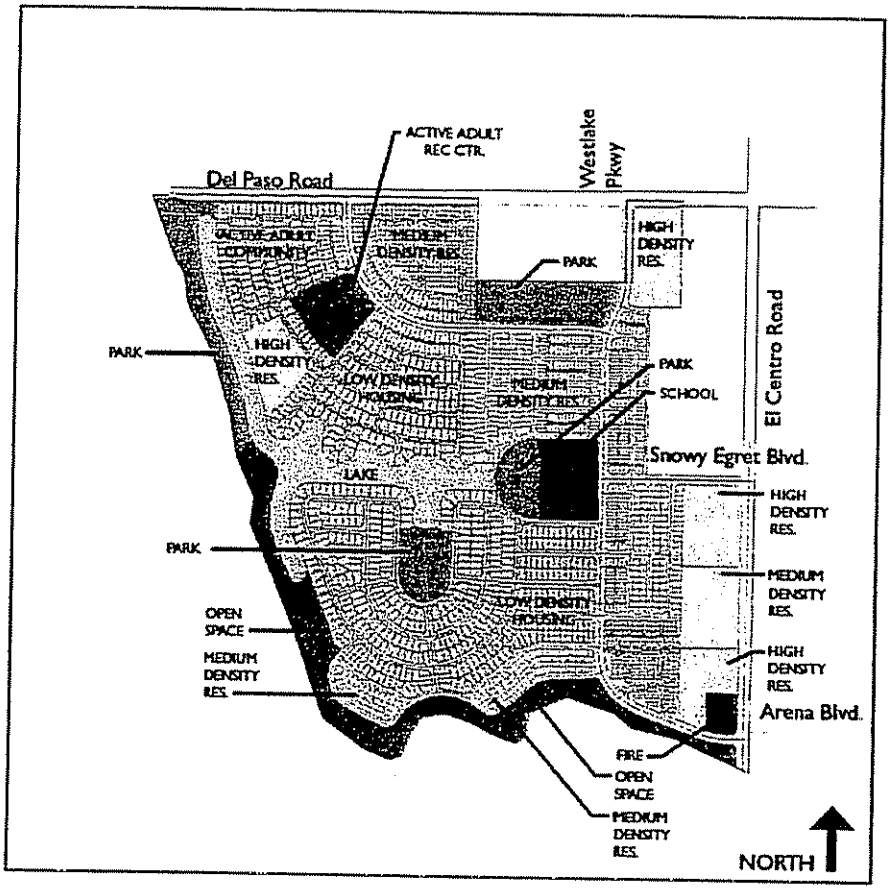
LAND USE PLAN

The land uses within Natomas Central follow the requirements and general layout mandated by the North Natomas Community Plan. The table below summarizes land use within Natomas Central.

LAND USE	ACREAGE	DENSITY**	UNITS
Low Density Housing	99.2*	7.1 du/ac	705
Medium Density Housing	84.4*	12.8 du/ac	1083
High Density Housing	25.2*	25.5 du/ac	745
Community Facilities	17*		
Parks	31*		
Open Space	25*		
Lake	26*		
Major Roads	9.5*		
Local Residential Streets	72.4*		
TOTALS	**397.9**		**2533**

* Net acreage
** Average Net Density

Development Plans



General Land Use Plan

OPEN SPACE PLAN

Two types of open space are provided within Natomas Central – peripheral open space adjacent to the Natomas Basin Habitat Conservation Plan (NBHCP) area and internal open spaces. The two types of open space are interconnected.

The peripheral open space consists of a landscape buffer between residential portions of Natomas Central and the lands of the NBHCP. This buffer consists of both native and non-native species and shall serve as a transition between developed and non-developed areas. Recreational uses within this buffer may consist only of trails, benches, interpretative signage and wildlife viewing areas. Portions of Lago Natomas is within this area.

A pedestrian/bicycle path and natural landscape open space/passive park is planned for the western edge of the property, from Del Paso Road south to its boundary with the peripheral open space at Lago Natomas.

The internal open space system consists of Lago Natomas, school yards and parks distributed among the neighborhoods within Natomas Central. Recreational uses within the internal open space system shall include Lago Natomas and its lakefront walk, active play areas, fields, an active adult recreation center and other recreational activities deemed appropriate.

CIRCULATION PLAN

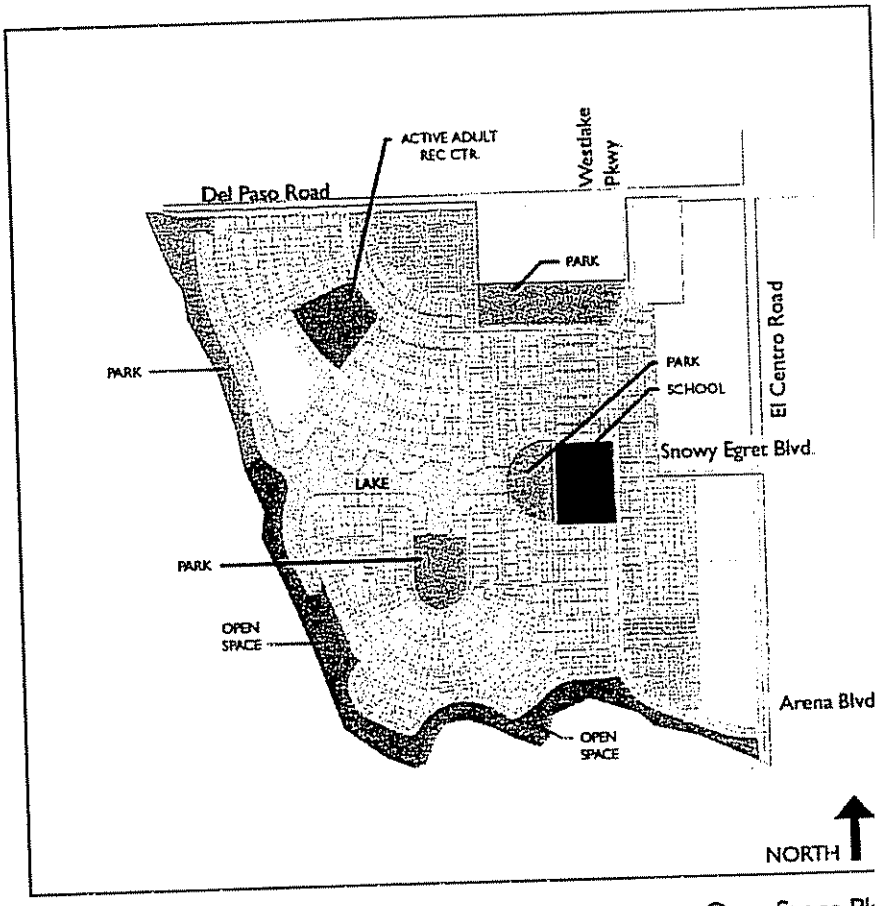
The Natomas Central comprehensive circulation plan addresses both motorized and non-motorized circulation.

Motorized Vehicles

The roadway network within Natomas Central is based on the City of Sacramento's pedestrian-oriented street standards currently in force in the City. The roadway network is hierarchical in its form – local streets feeding into community-serving collectors which, in turn, feed into regional-serving arterial streets.

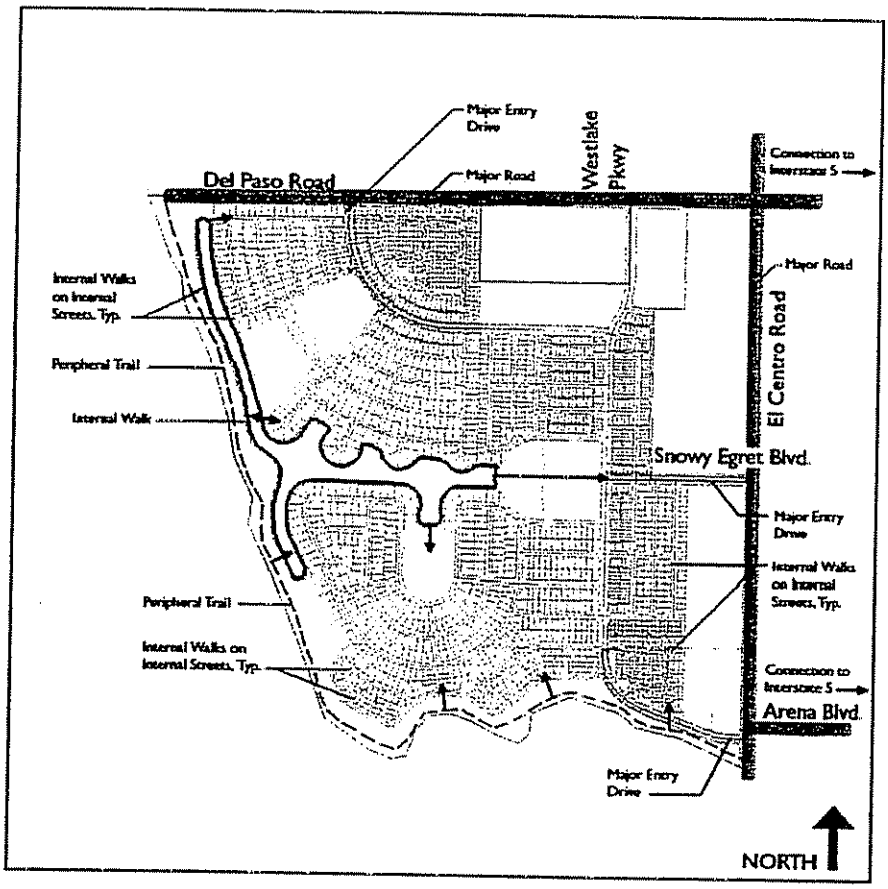
Pedestrian and Bicycles

The pedestrian and non-motorized vehicular circulation plan includes both dedicated walkways, off street trail, sidewalks and the streets. The internal non-motorized circulation system serves both recreation and circulation needs. This internal pedestrian and non-motorized circulation system is connected to external walks and bike paths linking adjoining areas and regional destinations.



Open Space Pl

Development Plans



Major Circulation Diagram

Bus/Transit

Bus service shall be coordinated with Regional Transit (RT) to assure reliable and timely connections to the rest of the regional transportation network. A future expansion of RT's light rail system to serve the North Natomas area will be accessible from, but not necessarily adjacent to Natomas Central.

Single Family Housing

GENERAL GUIDELINES

Single-family housing is the predominant land use within Natomas Central, accounting for approximately 63% of the property. The visual and community aspects of this type of housing are addressed in the following pages.

Single Family Design Guidelines consist of general, over-arching guidelines applicable to all single family units and those particular to each type or density.

All single family residential units will be subject to a Planning Director's Special Permit (PDSP).

The following guidelines apply:

General

- The same house plan, or closely similar elevation, may not be placed on two adjacent or consecutive lots.

- All visible elevations shall be made interesting by means of articulation of facades, varied roof lines, window placement and shape, and variety in exterior colors, finishes and detailing.

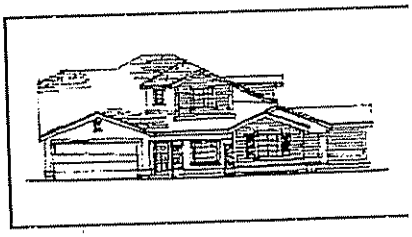
Articulated Elevations

- Use of roof overhangs, porches, balconies, trellises, patios, low walls and other items are encouraged to add interest to the front of the house.

- Enhanced side and rear elevations shall be required whenever those elevations face a public or private streets, park, school, lake or other public space.

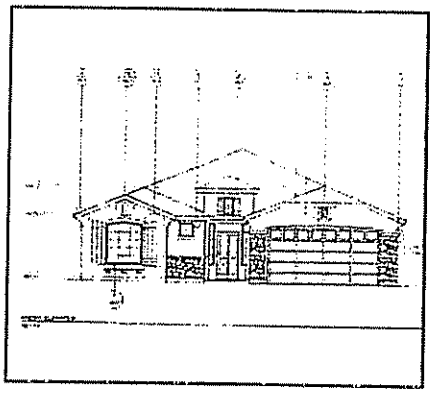
- Rear and side elevations must match front elevations in terms of window treatments, roof lines and materials.

- Roof lines may be made interesting by use of elements such as gables, hips, dormers and roof planes that create variations in planes.

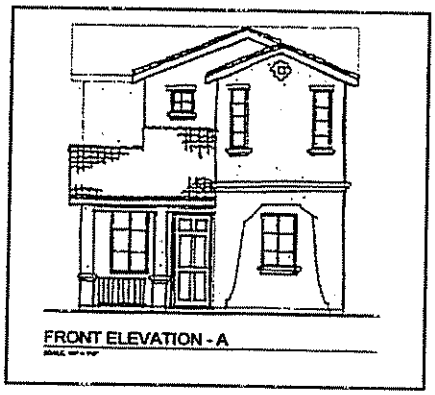


Interesting Roof Line

Single Family Housing



High Quality Materials



Front Façade with Rear Loaded Garages Detached Garage

• For historical architectural styles (i.e. Tudor, Spanish, etc.) details and articulation must match the character of that period. A balcony that is appropriate on a Spanish-revival style house is not appropriate on a Tudor-revival style house.

Materials

• Use of high quality materials such as stucco, brick, stone and wood is encouraged.

• Accent materials may include stone veneer, painted wood trim, and shutters.

• T-111 siding is prohibited.

• Roofing shall be concrete tile or composition shingle.

Colors

• The body color shall be the predominant color and shall be in the beige, tan or grey families, unless otherwise approved by the Planning Commission or Planning Director.

• The trim color shall be a contrasting color in the same family and may be darker or lighter, depending on the body color.

• The accent color shall be used for highlighting details of house and is encouraged to be a dark color complimenting the body and trim colors.

Garages

• Variety in garage configurations is encouraged to avoid having the garage dominate the front of the house.

• Garage configurations may include the following:

  • Attached – rear loaded.

  • Recessed garage – recessed at least ~~three~~ four feet from front of house. This configuration reduces the impact to the street.

- Side-loaded – garage doors are oriented perpendicular to the front of the house. This configuration minimizes the impact to the street.

- Flushed/Forward – garage is located in line or forward of house by no more than three (3) feet. In this case, prominent covered porches are encouraged.

Trash Storage

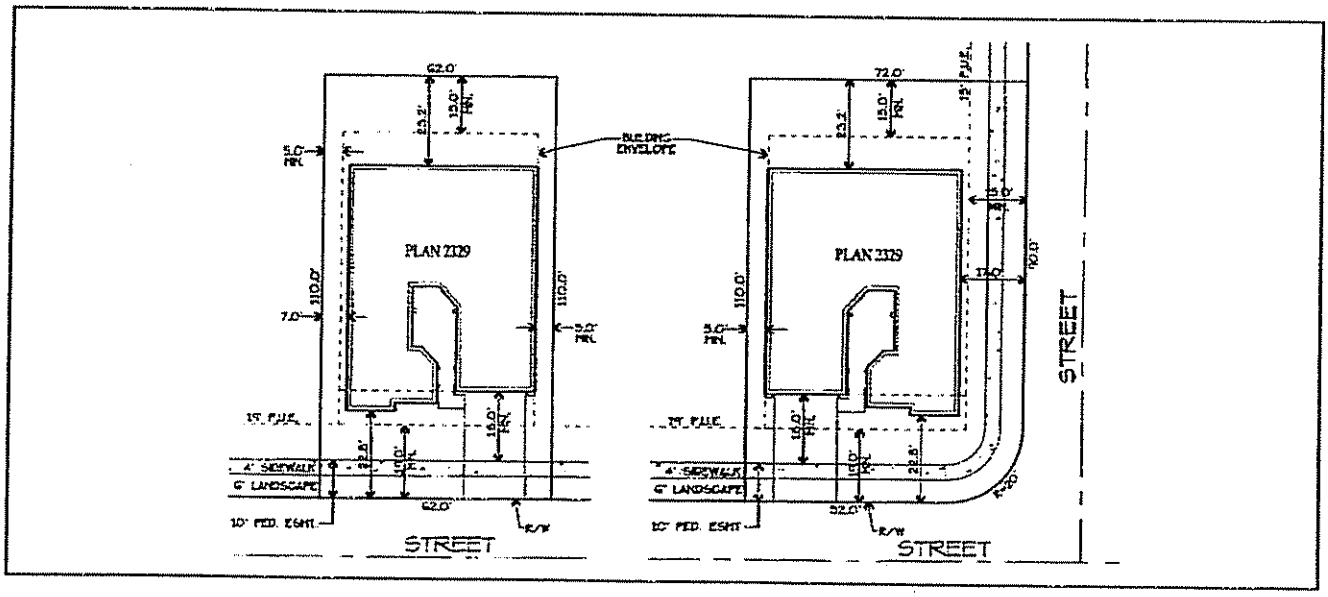
- All trash, recycle, and green waste containers shall be screened from view of streets.

Single Family Housing

LAKE-FRONT HOMES

Description:
These homes are the premier location for residences in the Natomas Central Community. They offer both street and lake frontage. As a result, these homes shall maintain a high level of detail and finish for all elevations. Large expanses of glass on first and second floors are appropriate for rear, lake-facing elevations.

Typical lot sizes are 60' x 105' (Grand) and 62' x 110' (Trails), though dimensions may vary. Many of these lots are on cul-de-sac streets terminating at the lake.



Trails Plan 2329

Single Family Housing

Minimum Setbacks:

Front Yard:	12'-6"
Garage:	18'-0"
Rear Yard:	15'-0"
Interior Side Yard:	5'-0"
Street Site Yard:	

Heights:
Maximum height - 35 feet.

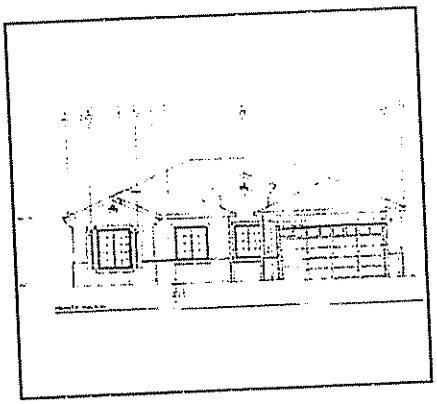
Garage / Parking:
Each home ~~shall~~ may have an attached ~~2~~ 1, 2, or 3 car garage.

Outdoor Storage:
Outdoor storage shall be limited to side yards, and shall be screened from public view.

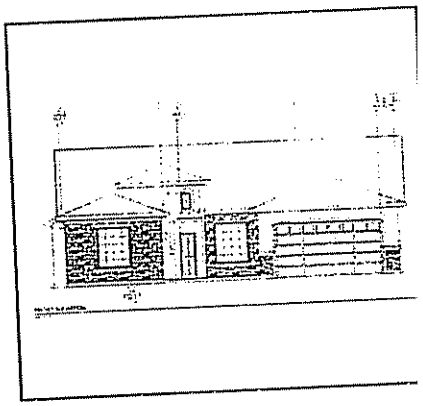
Landscaping:
Front and ~~rear~~ streetside yards shall be fully landscaped.

Maximum Lot Coverage:
45%

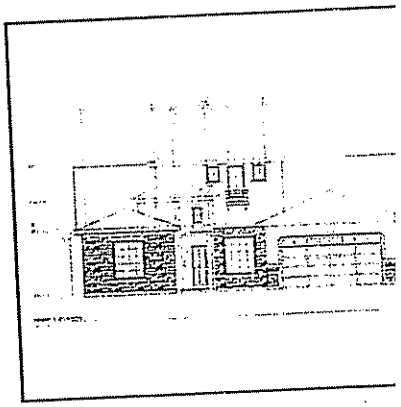
Rear Yard Fencing:
See "Fencing and Wall" section of these guidelines.



Typical Front Façade



Typical Front Façad



Typical Front Faç

Single Family Housing

STREET- SERVED LOTS

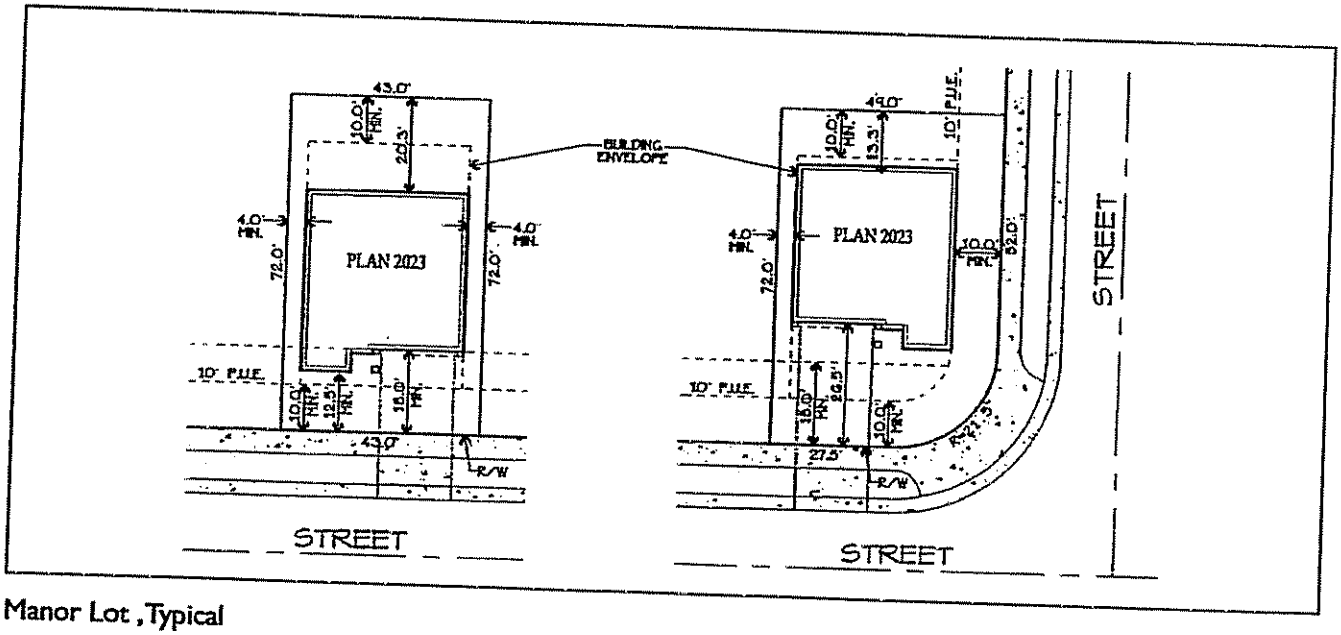
Description:
These homes comprise the majority of lots within Natomas Central. They have street-facing garages and special care shall be taken as to the manner the garage addresses the street. Typical lot sizes range from 43' x 72' to 60' x 105', though dimensions may vary.

Maximum Height:
35 Feet

Maximum Lot Coverage:
40%

Garage / Parking:
Each home ~~shall~~ may have a 1 or 2 car garage. ~~Ridgefiled~~ Ridgefield and Manor lots may have a one-car garage. Garages may be street-loaded or side-loaded.

Landscaping:
Front and rear yards shall be fully landscaped.



Manor Lot , Typical

Single Family Housing

Minimum Setbacks – Manor lots (43'X72')

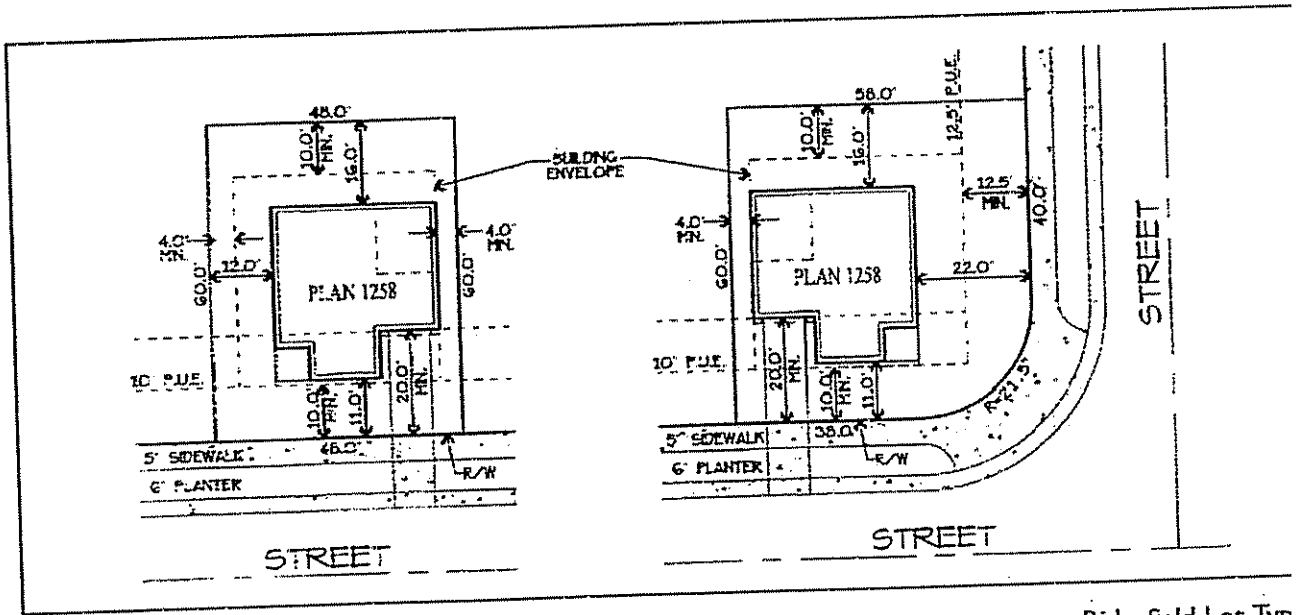
Front Yard:	12'-6" (min)
Garage:	18-0"
Rear Yard:	10'-0"
Interior Side Yard:	4'-0"
Street Side Yard:	

Setbacks – Ridgefield lots (48'X60')

Front Yard:	10'-0" (min)
Garage:	20'-0"
Rear Yard:	10'-0"
Interior Side Yard:	4'-0"
Street Side Yard:	

Setbacks – Alpine lots (52'X110')

Front Yard:	12'-6"
Garage:	28'-0"
Rear Yard:	15'-0"
Interior Side Yard:	5'-0"
Street Side Yard:	



Ridgefield Lot, Typ

Single Family Housing

Setbacks – Heritage lots (55'X105')

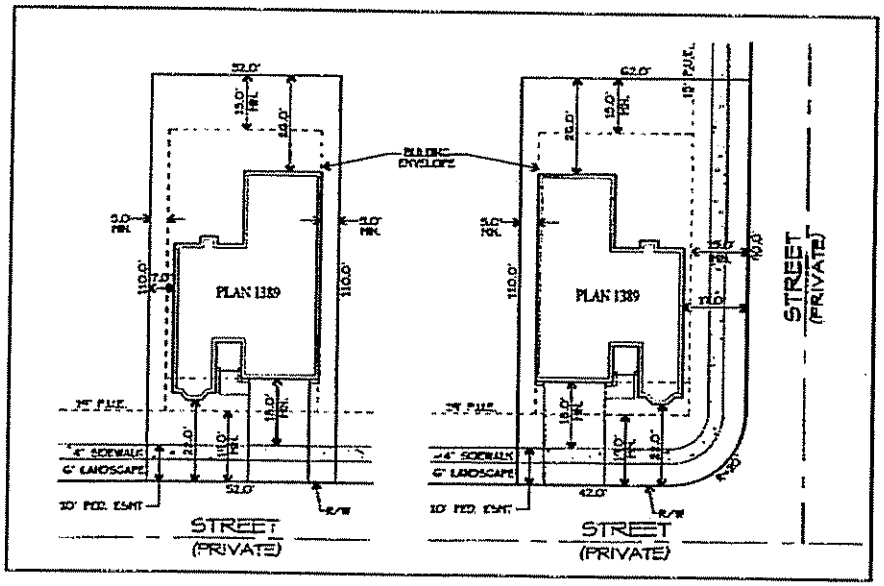
Front Yard:	12'-6" (min)
Garage:	20'-0" (min)
Rear Yard:	15'-0" (min)
Interior Side Yard:	5'-0" (min)
Street Side Yard:	

Setbacks – Wildflower lots (55'X110')

Front Yard:	12'-6" (min)
Garage:	28'-0" (min)
Rear Yard:	15'-0" (min)
Interior Side Yard:	5'-0" (min)
Street Side Yard:	

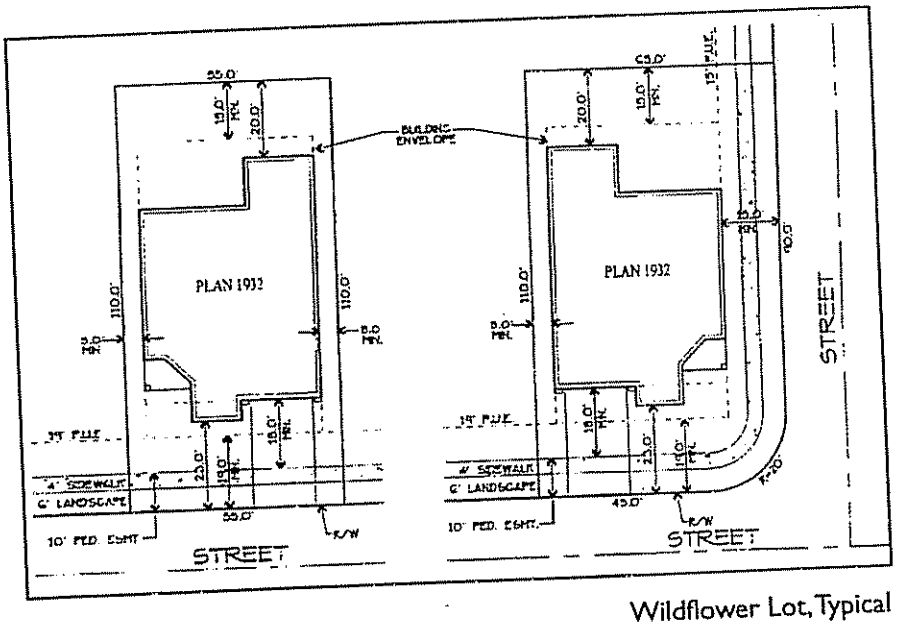
Setbacks – Trails lots (62'X110')

Please refer to Lake Front Homes, Page 14

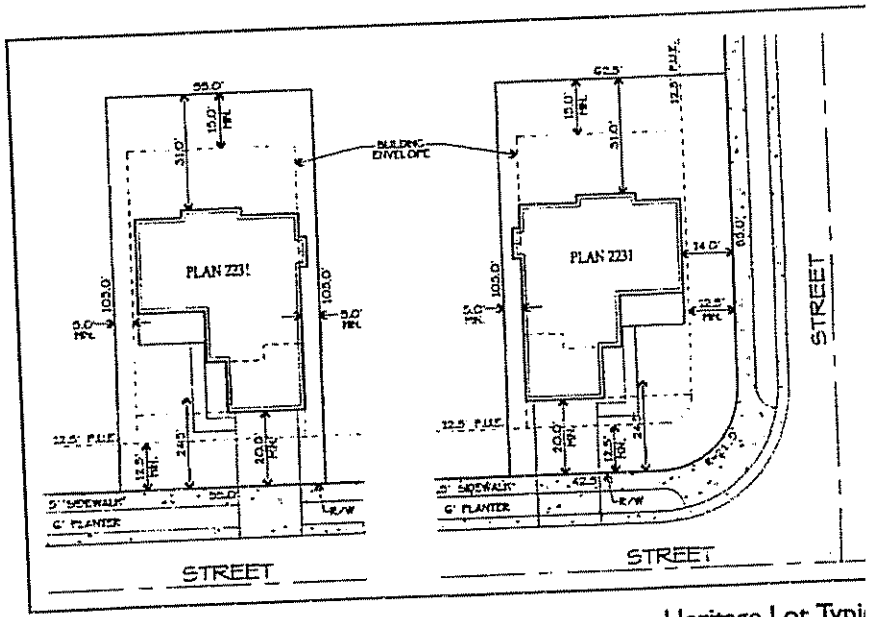


Alpine Lot, Typical

Single Family Housing



Wildflower Lot, Typical



Heritage Lot, Typi

Single Family Housing

SMALL LOT HOMES - ALLEY SERVED

Description:
These garage is accessed from the alley and have no street-facing garages. Lot sizes include 30' x 76' (Carriage), 41' x 90' and 41' x 100' (Bungalows), although lot sizes may vary. Home size ranges from approximately 1,290 to 1,820 sf.

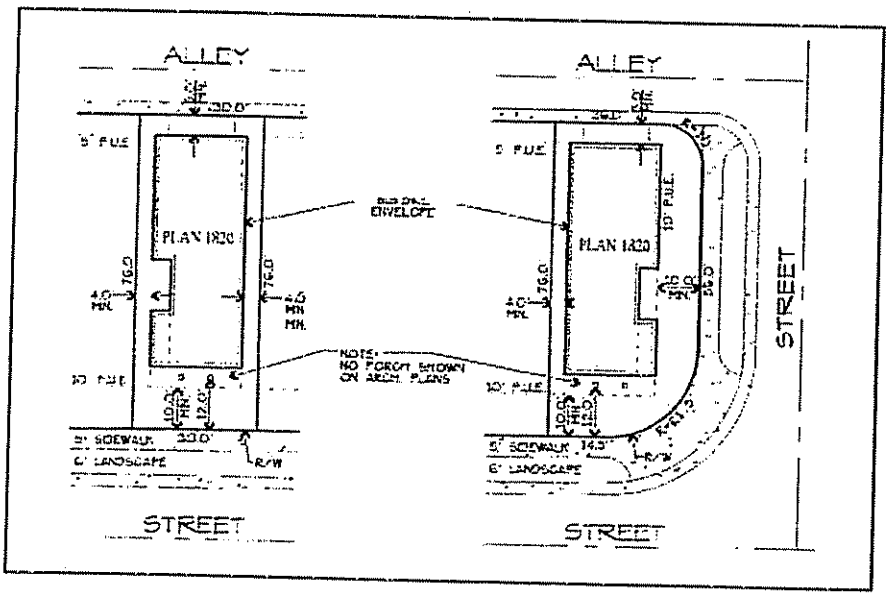
These units are detached.

Minimum Setbacks – Carriage lots (30'X76')

Front Yard:	10'-0"
Rear (Alley):	5'-0"
Interior Side Yard:	4'-0"
Street Side Yard:	10'-0"

Minimum Setbacks – Bungalows – Fronting on Public Streets (41'X90')

Front Yard:	10'-0"
Rear (Alley):	5'-0"
Interior Side Yard:	5'-0"
Street Side Yard:	15'-0"



Carriage Lot, Typical

Single Family Housing

Minimum Setbacks – Bungalows – Active Adult Community (41'X100')

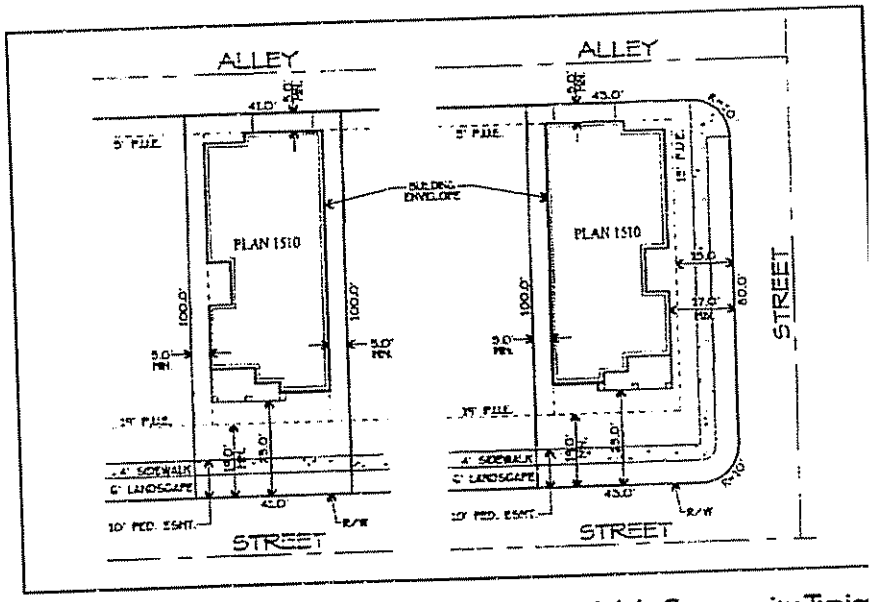
Front Yard:	25'-0"
Rear (Alley):	5'-0"
Interior Side Yard:	5'-0"
Street Side Yard:	15'-0"

Heights:
Maximum Height - 35'-0".

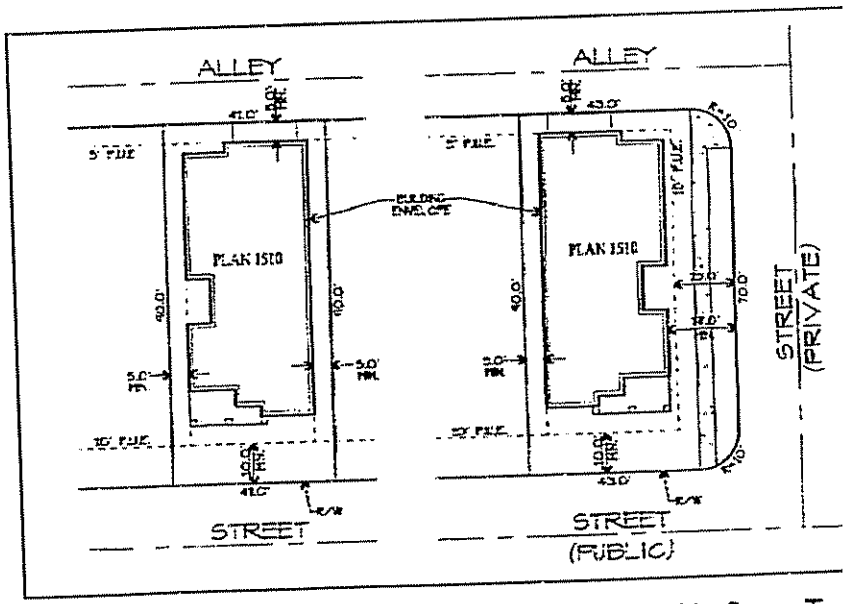
Garage / Parking:
Each home shall may have an alley loaded 2 car garage.

Landscaping:
Front and rear yards shall be fully landscaped.

Maximum Lot Coverage:
45% plus lot coverage allowances.



Bungalows- Active Adult Community, Typic



Bungalows- Fronting on Public Street, Typ

Single Family Housing

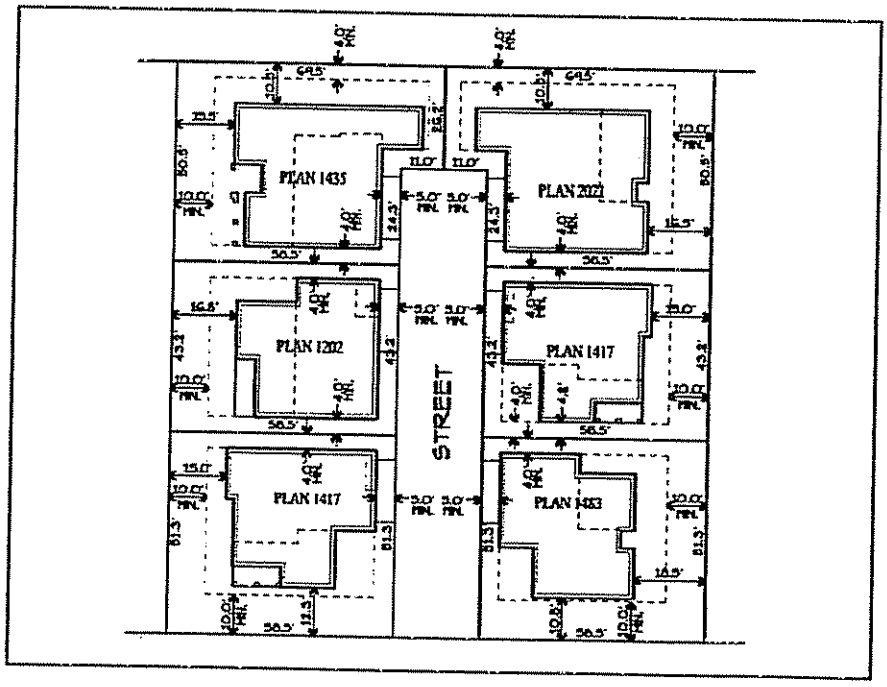
COURTYARD HOUSING

Description:
These homes are served by private drives and share common driveways with five or six other homes. Typical lot size is 43' x 58'-6", although lot sizes may vary. Homes are detached and on single family lots. Home size ranges from 1,200 to 2,020 sf.

Minimum Setbacks:

Front Yard:	5'-0"
Rear Yard:	10'-0"
Interior Side Yard:	4'-0"
Street Side Yard:	10'-0"

Heights:
Two-Storyies are permitted. Maximum height - 35'.



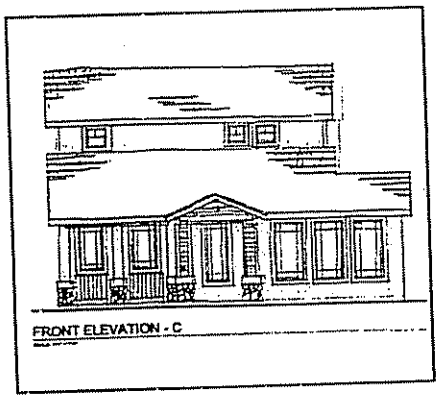
Courtyard Housing

Single Family Housing

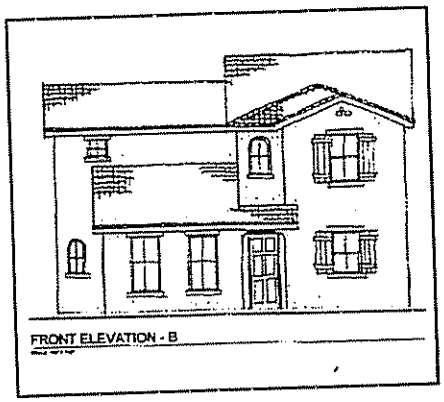
Landscaping:
Front and rear yards shall be fully landscaped.

Maximum Lot Coverage:
45% plus lot coverage coverage allowances.

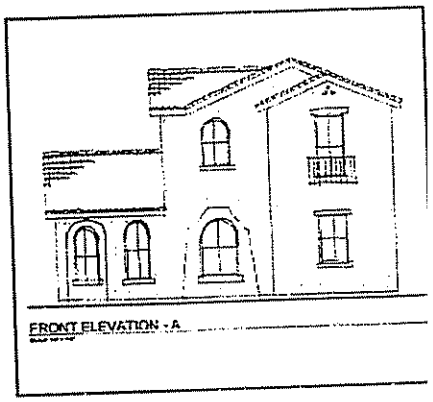
Typical Paseo Front Façade



Typical Paseo Front Façade



Typical Paseo Front Façade



Typical Paseo Front Façade

Single Family Housing

ALPINE	INTERIOR			CORNER		
ACTIVE ADULT	SF OF LOT	SF OF HOUSE	PERCENTAGE	SF OF LOT	SF OF HOUSE	PERCENTAGE
1389	5720.00	1862.75	33%	6734.16	1862.75	28%
1502	5720.00	1990.44	35%	6734.16	1990.44	30%
1703	5720.00	2177.54	38%	6734.16	2177.54	32%
BUNGALOWS	INTERIOR			CORNER		
ACTIVE ADULT	SF OF LOT	SF OF HOUSE	PERCENTAGE	SF OF LOT	SF OF HOUSE	PERCENTAGE
1400	4100.00	1857.79	45%	5257.08	1857.79	35%
1460	4100.00	1914.08	47%	5257.08	1914.08	36%
1510	4100.00	1923.69	47%	5257.08	1923.69	37%
BUNGALOWS	INTERIOR			CORNER		
ACTIVE ADULT	SF OF LOT	SF OF HOUSE	PERCENTAGE	SF OF LOT	SF OF HOUSE	PERCENTAGE
1400	3690.00	1857.79	50%	4727.08	1857.79	39%
1460	3690.00	1914.08	52%	4727.08	1914.08	40%
1510	3690.00	1923.69	52%	4727.08	1923.69	41%
	INTERIOR			CORNER		
CARRIAGE	SF OF LOT	SF OF HOUSE	PERCENTAGE	SF OF LOT	SF OF HOUSE	PERCENTAGE
1292	2280.00	961.75	42%	2615.33	961.75	37%
1398	2280.00	1012.00	44%	2615.33	1012.00	39%
1488	2280.00	1070.67	47%	2615.33	1070.67	41%
1526	2280.00	1085.75	48%	2615.33	1085.75	42%
1622	2280.00	1104.84	48%	2615.33	1104.84	42%
1820	2280.00	1178.00	52%	2615.33	1178.00	45%
	INTERIOR			CORNER		
HERITAGE	SF OF LOT	SF OF HOUSE	PERCENTAGE	SF OF LOT	SF OF HOUSE	PERCENTAGE
1506	5775.00	1933.83	33%	6463.30	1933.83	30%
1733	5775.00	2234.78	39%	6463.30	2234.78	35%
1878	5775.00	2290.17	40%	6463.30	2290.17	35%
2231	5775.00	1762.39	31%	6463.30	1762.39	27%

26 AUGUST 2005 DRAFT 4

Single Family Housing

	INTERIOR			CORNER		
MANOR	SF OF LOT	SF OF HOUSE	PERCENTAGE	SF OF LOT	SF OF HOUSE	PERCENTAGE
1420	3096.00	1031.05	33%	3428.80	1031.05	30%
1431	3096.00	1824.46	59%	3428.80	1824.46	53%
1454	3096.00	1466.71	47%	3428.80	1466.71	43%
1574	3096.00	1072.50	35%	3428.80	1072.50	31%
1634	3096.00	1058.00	34%	3428.80	1058.00	31%
1711	3096.00	1102.50	36%	3428.80	1102.50	32%
2023	3096.00	1236.33	40%	3428.80	1236.33	36%
	INTERIOR			CORNER		
RIDGEFIELD	SF OF LOT	SF OF HOUSE	PERCENTAGE	SF OF LOT	SF OF HOUSE	PERCENTAGE
1258	2880.00	908.78	32%	3380.80	908.78	27%
1464	2880.00	957.67	33%	3380.80	957.67	28%
1605	2880.00	919.09	32%	3380.80	919.09	27%
	INTERIOR			CORNER		
TRAILS	SF OF LOT	SF OF HOUSE	PERCENTAGE	SF OF LOT	SF OF HOUSE	PERCENTAGE
2329	6820.00	2798.36	41%	7834.16	2798.36	36%
2612	6820.00	3089.75	45%	7834.16	3089.75	39%
2828	6820.00	3342.15	49%	7834.16	3342.15	43%
3245	6820.00	3089.75	45%	7834.16	3089.75	39%
	INTERIOR			CORNER		
WILDFLOWER	SF OF LOT	SF OF HOUSE	PERCENTAGE	SF OF LOT	SF OF HOUSE	PERCENTAGE
1932	6050.00	2409.69	40%	7064.16	2409.69	34%
2010	6050.00	2497.62	41%	7064.16	2497.62	35%
2229	6050.00	2693.86	45%	7064.16	2693.86	38%

Two Family Housing

HALF-PLEX HOMES

Description:
Co-joined homes located on corners within single-family neighborhoods. They are similar in scale and design as the single-family units located adjacent to these units. Their corner orientation mandates high levels of detailing on both the front and street-facing elevations. Typical lot size is 45' x 105', although dimensions may vary. Unit sizes range from 1,250 to 1,850 sf.

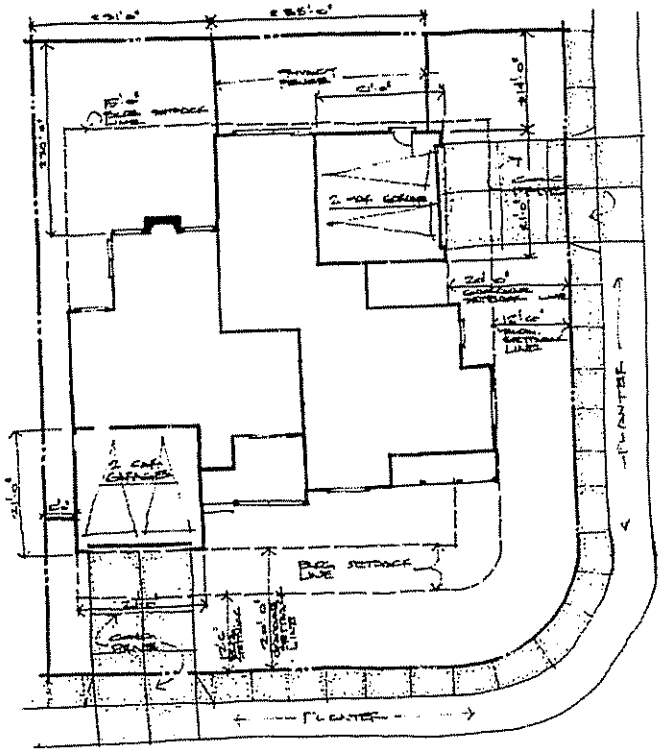
Duplex/Halfplex development within Natomas Central is subject to Zoning Code requirements.

Duplex/Halfplex development may be approved with a Planning Director Special Permit to vary setbacks and lot coverage.

Minimum Setbacks:

Front Yard:	12'-6"
Rear Yard:	15'-0"
Interior Side Yard:	3'-0"
Street Side Yard:	
Garage:	20'-0"

Maximum Lot Coverage:
40% of lot



Half-Plex Lot

Two Family Housing

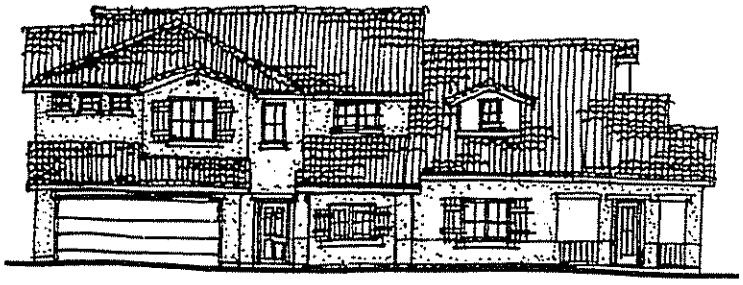
Entries:
Entries for each unit of the half-plex shall be on different streets.

Heights:
Maximum height=35'-0"

Garage / Parking:
Both units shall have an attached two car garage.

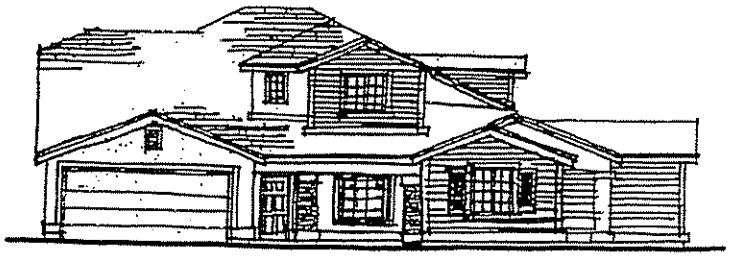
Driveways:
The driveways shall be located away from the intersection of the streets.

Landscaping:
Front and rear yards shall be fully landscaped.



PLAN 1650 FRONT ELEVATION

Typical Front Facade



PLAN 1850 FRONT ELEVATION

Typical Front Facade

Cottage Housing

GENERAL GUIDELINES

Cottage lots are small lots, typically 34' x 76' feet. Due to their small size and configuration, they do not have integral garages. All parking is detached and located near or adjacent to each lot.

Description:
Cottage lots provide alternative housing opportunities through the use of small lots, common open space and detached, clustered parking. Two-story homes are offered. Home size ranges from 750 to 1,300 sf.

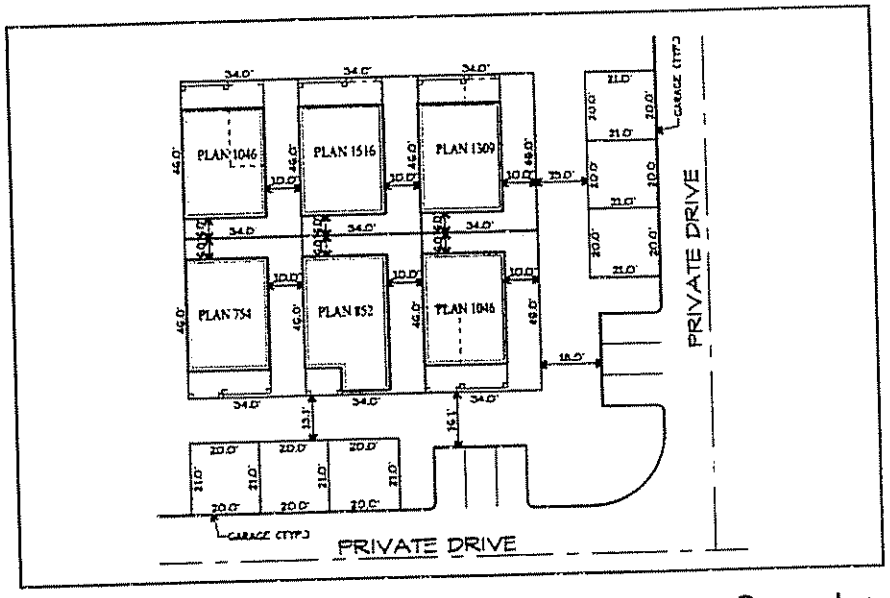
Minimum Setbacks:

Front:	15'-0"
Rear:	20'-0"
Interior Side:	3'-0"
Street Side:	

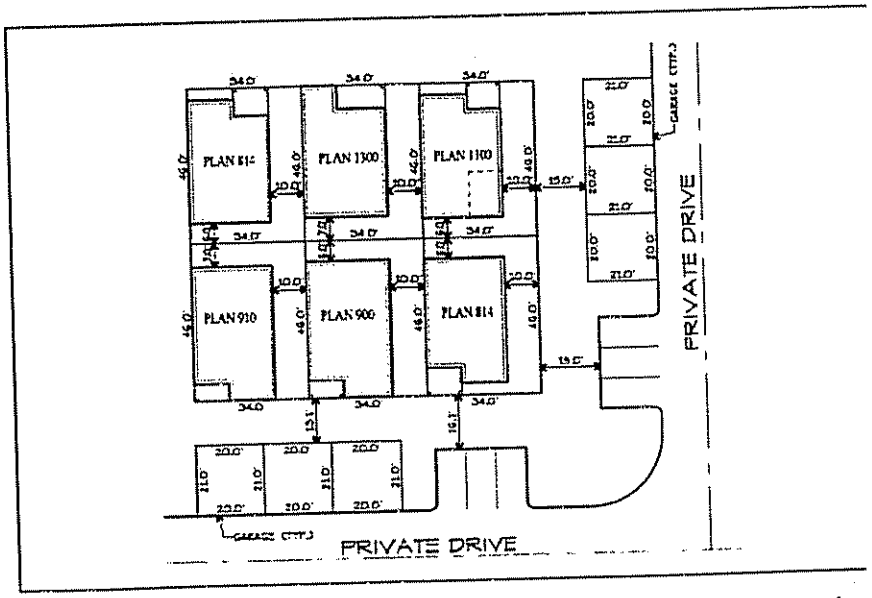
Heights:
35'-0"

Garage / Parking:
A carport or garage shall be provided for each unit, and may be clustered in groups. Carports and/or garages shall be of the same architectural vocabulary as the buildings. Guest parking shall be located in close proximity to each unit.

Building Articulation:
Each residence shall incorporate a variety of building forms, rooflines, and materials consistent with the overall Natomas Central Guidelines.

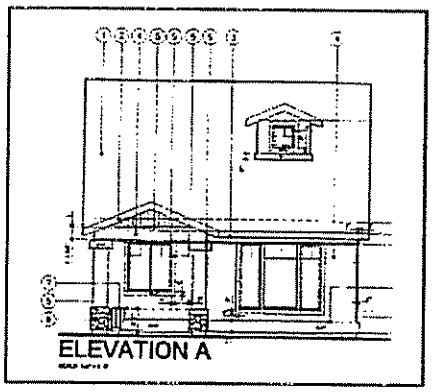


Cottage Lots

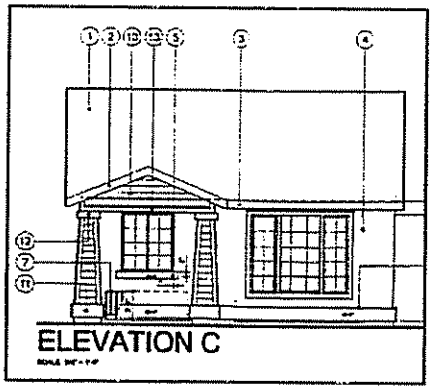


Hathaway Lo

Cottage Housing



Typical Front Façade

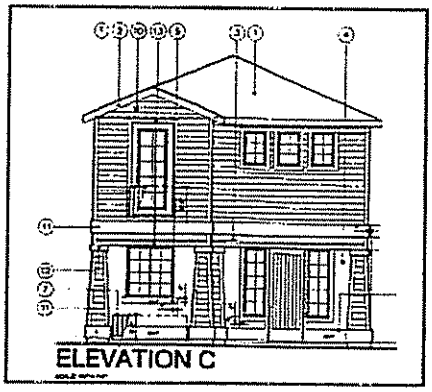


Typical Front Façade

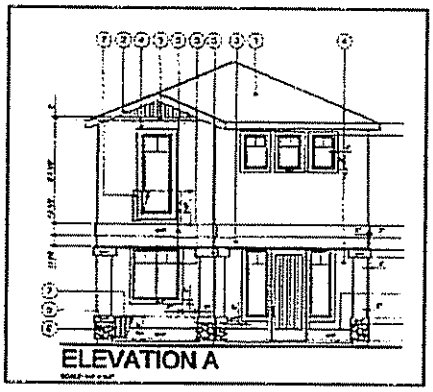
Materials:
Primary building material shall be stucco. Accent materials include stone veneer, lap siding, clay tile, and stucco. Roofing is typically concrete tile or composition shingle.

Height:
Maximum Height - 35'.

Maximum lot coverage ____ or by a Planning Director Special Permit.



Typical Front Façade



Typical Front Façade

High Density Housing

GENERAL GUIDELINES

High density housing within Natomas Central consists of four parcels totaling approximately 30 acres in size. Densities within these parcels average approximately 32 du/ac.

The City of Sacramento's Multi-Family Residential Principles provide the underlying guidelines for this section and should be consulted when planning and designing high-density housing in the City. The guidelines provided below shall take precedence over the City's, if in conflict.

The creation of efficient, comfortable and affordable housing community that enhances Natomas Central and contributes to the economic diversity of the community.

General

- All visible elevations shall be made interesting by means of articulation of facades, varied roof lines, window placement and shape, and variety in exterior colors, finishes and detailing.
- Architectural styles may depart from that of single family development.
- Multi-family developments along El Centro Road and Del Paso Road may be gated.

HDR in N.E. Corner

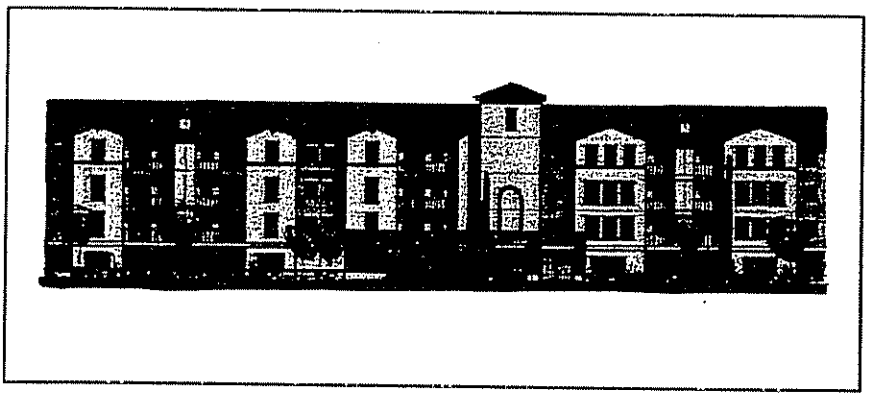
- Units shall face park site.
- 4-foot tubular steel fence with gate and access between park and HDR.

Minimum Setbacks

- 15' setback along street frontages.
- 5' at internal property lines. No setback is required between buildings.

Prototype for High Density Housin

High Density Housing



Conceptual Elevation

Heights

• Four stories and a maximum height of 60 feet. Architectural embellishment, such as towers, chimneys, etc. may exceed the height limit up to 65 feet. Buildings exceeding 35' in height shall be approved with a Special Permit Planning Director.

Massing and Layout

• The creation of open space is encouraged to create a community within the greater Natomas Central community.

• Patios and courtyards are encouraged between buildings. Rooflines shall be varied. Entries shall be prominent from the street.

Articulated Elevations

• Enhanced side and rear elevations shall be required whenever those elevations face a public street, park, school, lake or other public space.

• Rear and side elevations must match front elevations in terms of window treatments, roof lines and materials.

• For historical architectural styles (i.e. Tudor, Spanish, etc.) details and articulation must match the character of that period.

Materials

• Building materials may consist of stucco, cement plaster, wood, metal and glazing. Accent materials may be wood, glazing, canvas, metals, brick, and stone.

High Density Housing

- Roofing may be concrete tile, or flat with parapet walls.
- T-111 siding is prohibited.

Colors

- Colors are to be the same families and hues as permitted in the Single Family and Cottage Housing.

Garage / Parking

- Open structured parking is permitted, either as an integral part of a building or as a stand-alone structure. Grouped, clustered, and surface parking is allowed. Tandem parking is permitted.
- Parking required for Seniors High Density Residential is one parking space per unit, plus guest parking at one per 15 units.
- Refer to the City of Sacramento standards for required parking for multi-family housing.

Enclosed Yards

- On street-facing elevations, no fencing or walls shall be allowed between buildings and the street. Fencing and screen walls are allowed between buildings.
- Each dwelling unit shall have a usable outdoor space designed for the exclusive use of that dwelling unit. The outdoor space may be at grade or provided as a balcony. Patios and balconies should be directly accessible from buildings and be of such size as to offer a reasonable outdoor living opportunity.
- Patios and balconies shall not be used for permanent storage. Temporary storage must be screened from public view.

Landscaping

- All non-paved areas shall be landscaped.

Lighting

- Light fixtures and poles shall be consistent throughout the HDR zone.

- Building illumination and architectural lighting shall be indirect. Floodlights are prohibited.

- Use of low level lighting to enhance architecture, landscape or other features is encouraged.

- Architectural lighting should articulate the building design as well as provide functional lighting for the safety of pedestrian movement.

Storage, Refuse, Loading and Service Areas

- Storage, refuse, loading and service areas shall be screened from public view.

- Service areas shall be screened from view by building design, layout, and masonry walls or by a combination of walls, landscape and berms.

- Refuse collection areas are to be designed to ensure that refuse and refuse containers are not visible from public viewing areas – streets, entries and amenity areas.

- Refuse collection areas shall be designed with the same materials, finishes, and colors as the adjacent building(s). Solid metal gates shall be provided.

Trash enclosures shall not be permitted within the street side setback.

Utility Screening

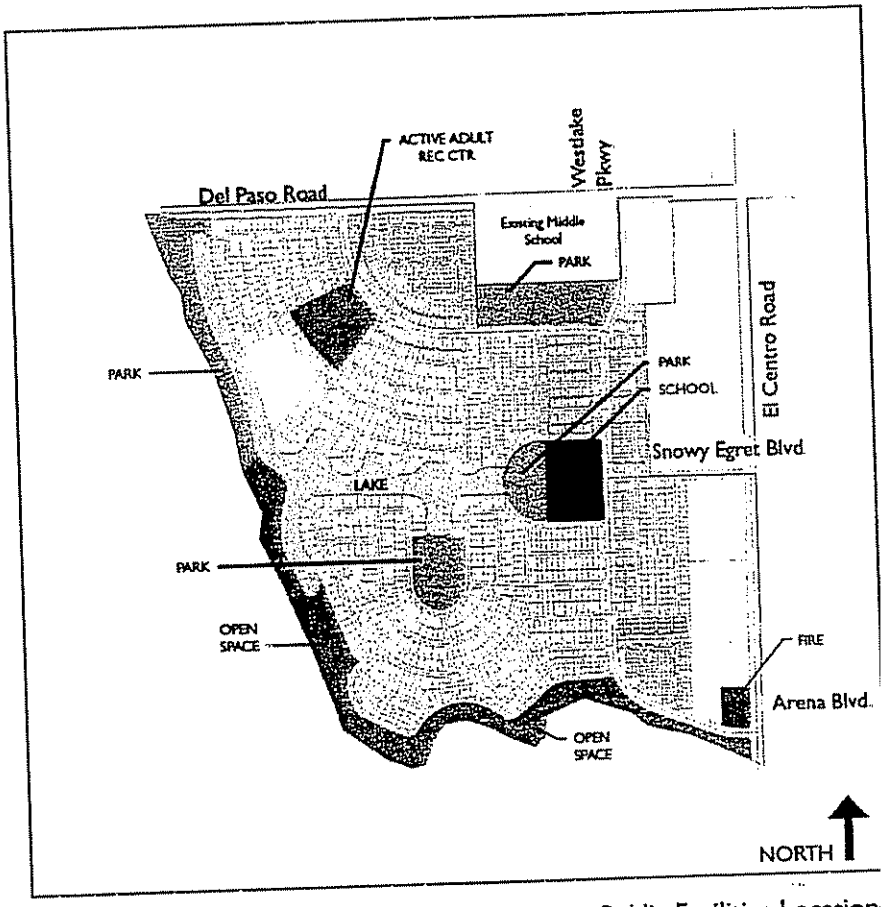
- All ground mounted utilities shall be screened through the use of walls, plant materials, or berms. Specific clearances must be followed as required by each utility.

Public Facilities

INTRODUCTION

Public facilities including an elementary school, fire station, active adult recreation center, and parks are provided within Natomas Central. These facilities address health, safety and welfare aspects of the community.

As these public facilities are important places within the community, the design of these facilities should be should be bold in form with entries embracing the street. Awnings, pergolas, roof overhangs and other shade-creating devices are encouraged.



Public Facilities Location

SCHOOL

A 8.0 acre site is ~~dedicated~~ reserved for an elementary school. The Natomas Unified School District is encouraged to work closely with the Natomas Central Design Review Committee and the City's Department of Parks and Recreation when designing this facility.

FIRE

A site on El Centro Road is set aside for a fire station. Like the school, the fire station serves an important civic and safety role in the community. Reflecting their role in the community, the design of this facility should impart both a sense of respect and openness.

ACTIVE ADULT RECREATION CENTER

The active adult recreation center will be located adjacent to Lago Natomas and within the active adult community. The recreation center shall orient at least one building face toward Lago Natomas. The lake facing south walls should incorporate as much glass as feasible to provide

Public Facilities

Community Park

lake views from within the facility, to allow pedestrians to observe activity inside and to serve as a nighttime beacon for the community.

PARKS

These parks, totaling 31 acres are proposed for Natomas Central. Two of the parks are located adjacent to Lago Natomas and the third is located adjacent to the existing middle school at the north end of Natomas Central. Although not dedicated as a park, approximately 20 acres of perimeter buffer open space is also provided.

Landscape Development

The Guidelines recognize that a mature landscape is of great importance to the unity and character of Natomas Central. Landscaping shall be one of the primary unifying elements within Natomas Central.

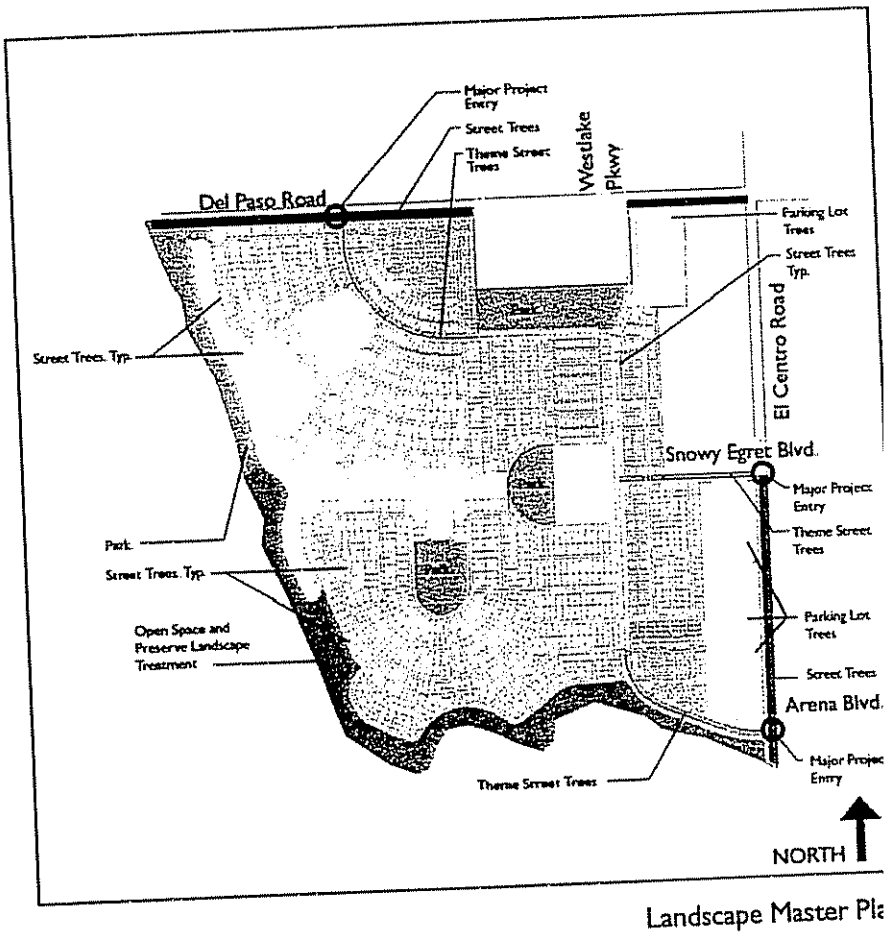
LANDSCAPE MASTER PLAN

The elements of a comprehensive landscape master plan are discussed below.

GENERAL LANDSCAPE PRINCIPLES

- The landscape theme, particularly at entries, shall reflect the overall Mediterranean architectural theme of Natomas Central.

- Themed tree plantings along major streets and at entries shall provide visual reference within the community.



Landscape Master Pla

- Landscaping along the west and south perimeters shall be a combination of native and non-native species and will provide a transition between the Natomas Basin Habitat Conservation Plan area and residential uses.

- All landscaping shall be continuously preserved and maintained – watering, weeding, fertilizing, spraying, pruning, root aeration and irrigation repair.

- Use of drought tolerant and native plantings shall be encouraged, particularly along the perimeter of Natomas Central, in medians and along pathways.

- Residents are encouraged to use native and drought tolerant plantings to provide habitat and to reduce water consumption.

PERIMETER PLANTINGS

Two types of perimeters exist at Natomas Central – adjacent to the Natomas Basin Habitat Conservation Plan (NBHCP) area and street frontages along El Centro Road, Del Paso Road and, briefly, along Snowy Egret Boulevard.

Preserve Area

Perimeter plantings adjacent to the NBHCP area are intended to convey the sense of transition between the habitat area and housing contained within Natomas Central. As such, the plantings are a mixture of native and non-native species.

The predominant species of trees shall be those native to riparian areas of the Sacramento area – California Sycamore *(Platanus racemosa)*, Western Cottonwood *(Populus fremontii)* and Valley Oak *(Quercus lobata)*.

The pedestrian pathway located within the perimeter between housing and the NBHCP area is a convenient and schematic division between the "native" and introduced plant species. West and south of the pathway, all plantings shall be, as much as possible, native. East and north of the pathway plantings shall be a combination of plants native and drought tolerant species not necessarily native to the area.

The ground surface west and south of the pathway shall be planted in native prairie grasses while the area east and north of the pathway shall be planted in a combination of the native grasses used on the west and south sides as well as sprays of drought tolerant species that attract birds and wildlife.

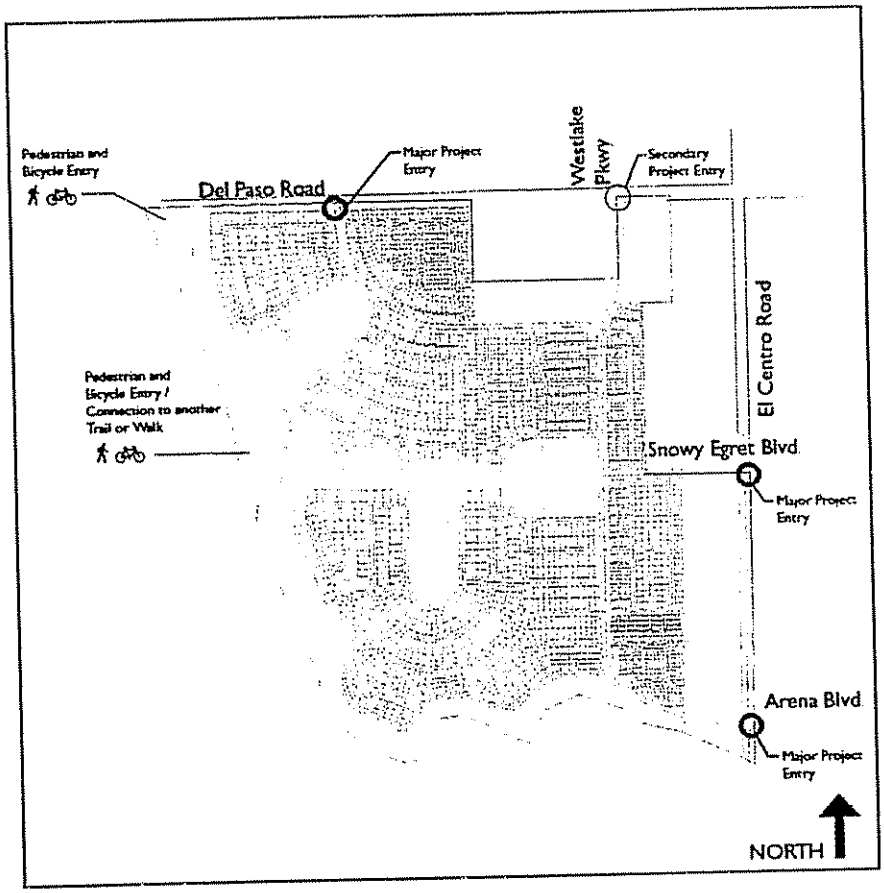
Turf and lawn grasses are discouraged within the perimeter lots, adjacent to the NBHCP area.

Roadway Perimeters

Street trees along El Centro Road and Del Paso Road shall be Zelkova trees *Zelkova serrata* with stretches of Flowering Pear *(Pyrus calleryana)* as accent trees. These trees are selected to reinforce the importance of both roads within the North Natomas area.

Landscape Development

The street tree for Snowy Egret Boulevard and the entry street through the Active Adult Community shall be the London Plane *(Platanus acerifolia 'Columbia')*. Ground level plantings of low mounding, drought tolerant shrubs and native grasses are encouraged. Turf grass may be used only as an extension of turf grass plantings on property adjacent to perimeter plantings.



Entry Locations

STREET TREES – INTERNAL STREETS

A street tree plan noting street trees for internal streets is included as part of final design of Natomas Central streets.

COMMUNITY ENTRIES – MAJOR AND SECONDARY

Major entries are located along Del Paso Road and on El Camino Road at the intersections of Snowy Egret Boulevard and Arena Boulevard. A secondary entry is located on Del Paso road, west of the existing school.

Enhanced landscape treatment is required at all entries into and out of Natomas Central. The enhanced landscape treatment shall compliment Natomas Central street tree plantings, signage and overall design themes. The Fruitless Olive *(Olea europaea 'Wilsoni')* shall be the theme tree at entries.

All landscaping and plantings shall conform to City of Sacramento standards for sight line requirements at intersections and driveways.

Landscape Development

COMMUNITY ENTRIES – PEDESTRIAN AND BICYCLE

Connections between and among the peripheral open space trail, the western park and the Lago Natomas walk shall be treated as gateways. These gateways shall incorporate olive trees.

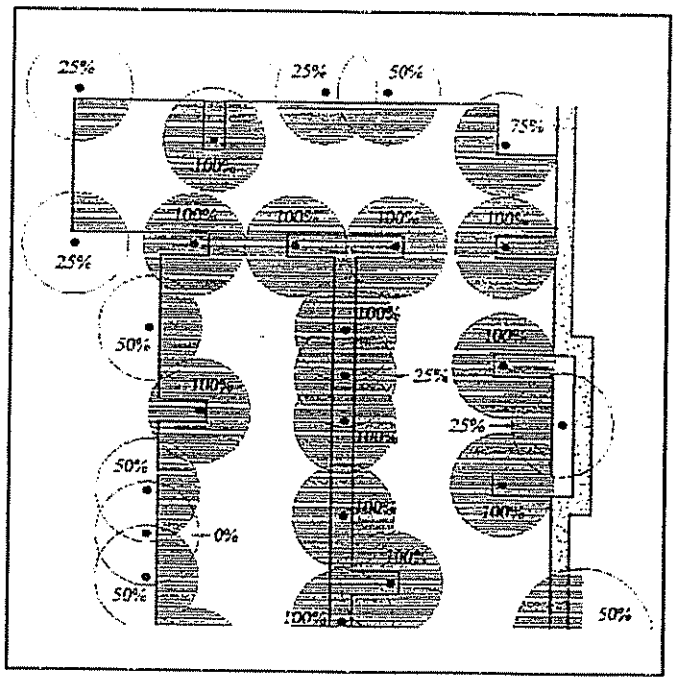
NEIGHBORHOOD ENTRIES

If gated street entries are permitted into and out of the active adult community, as well as high density housing developments, these gated entries shall have enhanced landscape treatments at levels consistent with other neighborhood entries.

All landscaping and plantings shall conform to City of Sacramento standards for sight line requirements at intersections and driveways.

PARKING LOTS

All parking lot landscaping shall conform to the City of Sacramento's Parking Lot Tree Shading and Maintenance Design Guidelines in effect at the time of building permit application. The intent of the City's parking lot tree shading guidelines is to require all new parking lots to include tree plantings designed to result in 50 percent shading of parking lot surface areas within 15 years.



Parking Lot Landscape

INDIVIDUAL LOTS

The builder shall provide front yard landscaping and irrigation. Front yard landscaping shall consist of at least one deciduous tree; minimum 15 gallon size, and at least eight feet tall in height.

On corner lots, the builder shall provide special landscaping treatments by providing accent trees and shrubs along the side yard fence.

Walks and Trails

Pedestrian and bicycle circulation is an important community-serving component of Natomas Central. Internal circulation that is efficient, safe and attractive contributes to the well-being of the community by offering opportunities for interaction among community members as well as providing opportunities for walking, running and bicycling within, among and adjacent to residential areas, community facilities and employment areas.

PERIPHERAL TRAIL

The peripheral trail in the setback area between Natomas Central residential areas and the Natomas Basin Habitat Conservation Plan area shall be constructed as per the City's Multi-Use Trail Design Guidelines. The multi-use trail shall be a total of sixteen (16) feet wide including twelve (12) feet of asphalt pavement with a two (2) foot wide decomposed granite shoulder on each side or as determined by the City PPDD.

LAKE EDGE

A concrete walk, five feet (six (6) feet) in width, shall ring the perimeter of Lago Natomas. The trail shall be publicly accessible and shall not be fenced on the lake side. ~~Privacy~~ Fencing on the housing side of the walk is permitted and shall be subject to the guidelines provided in the Fencing and Walls section of these guidelines. The duration of lighting along the lake walk shall be determined and posted by the community association(s) directly adjacent to the lake walk.

Lake Edge Wall

SIDEWALKS

Sidewalks, designed in accordance with City of Sacramento design standards shall be provided on all public streets.

INTERNAL WALKS

Internal walks and street access points allowing access to Lago Natomas and city streets in the senior community shall be constructed in accordance with the City's Multi-Use Trail Design Guidelines. The multi-use trail shall be a total of sixteen (16) feet wide including twelve (12) feet of asphalt pavement with a two (2) foot wide decomposed granite shoulder on each side or as determined by the City's PPDD. Internal walks shall be lighted for pedestrian safety.

Emergency Vehicle Access Poin

Walks and Trails

At the terminus of certain streets within the gated seniors community are located landscaped emergency vehicle access points. These access points require paving, removable bollards and landscaping.

Signage

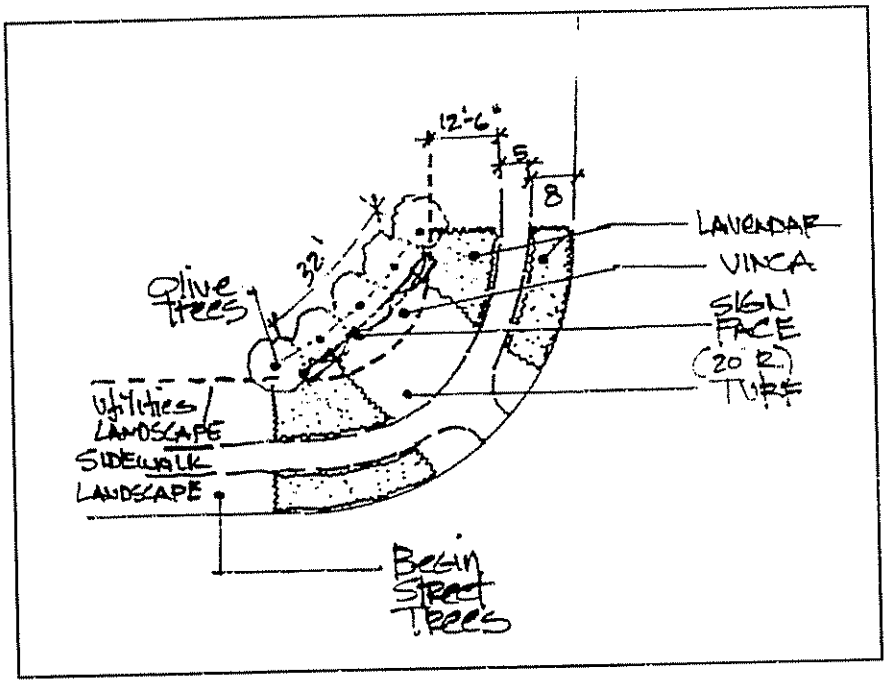
The purpose of signage guidelines is to create a family and vocabulary of signage appropriate for Natomas Central.

ALLOWABLE SIGNAGE

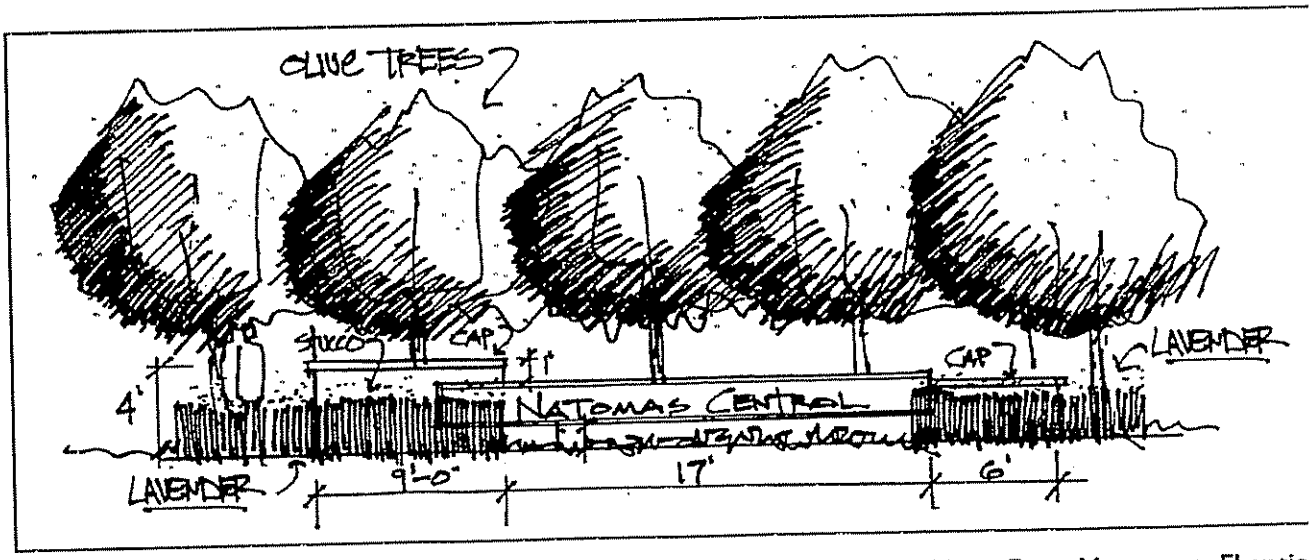
Allowable major signage in Natomas Central includes Project Identification Monuments, Village Identification Signage and Directional Signage. Project signage for community facilities and high density housing, directional signage and business-related signage in the EC zones are also permitted.

MAJOR ENTRY MONUMENTS

Major entries are located along Del Paso Road and on El Centro Road at the intersections of Snowy Egret Boulevard and Arena Boulevard.

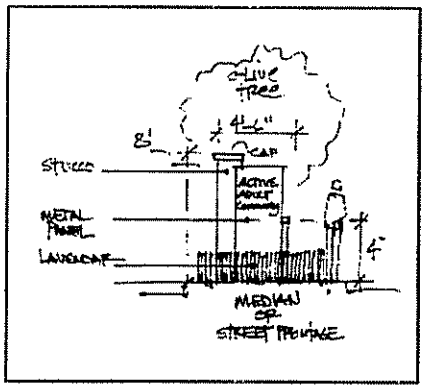


Major Entry Monument- Plan View

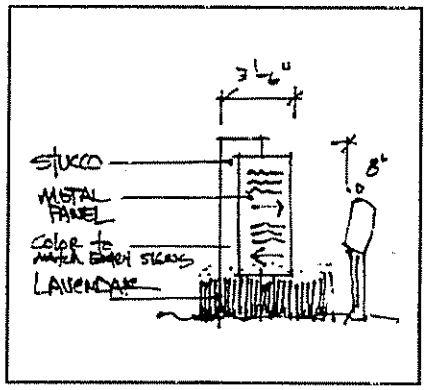


Major Entry Monument- Elevatio

Signage



Project Identification Signage



Directional Signage

PROJECT IDENTIFICATION SIGNAGE

Ground mounted signs shall not exceed four (4) feet in height and eight (8) feet in length. Sign face may not exceed twenty-one (21) square feet in size. Innovative lighting and design is encouraged. Halo lighting is encouraged. Ground mounted signs shall be placed on one side of entry. In lieu of ground mounted sign, an attached sign, with a maximum of 12 square feet is permitted.

DIRECTIONAL SIGNAGE

Directional signage is to be located at or near intersections. Directional signage shall consist of internally lit pylons, columns or panels with attached plates bearing the name and direction of the destination. The maximum height of the directional signs may not exceed eight (8) feet in height. The columns, pylons or panels may be internally lighted or from ground-mounted lights.

A comprehensive signage package shall be developed for the EC zone. The first project application submitted to the City shall trigger the development of this comprehensive signage program, and these guidelines will be amended.

HIGH DENSITY RESIDENTIAL PROJECT SIGNAGE

Each High Density Residential project may have a building mounted sign per street-facing elevation and a ground mounted sign at each public driveway entry. Building mounted signage may not exceed 12 square feet in size. Building mounted signage is encouraged to incorporate innovative lighting and design. Halo lighting is encouraged.

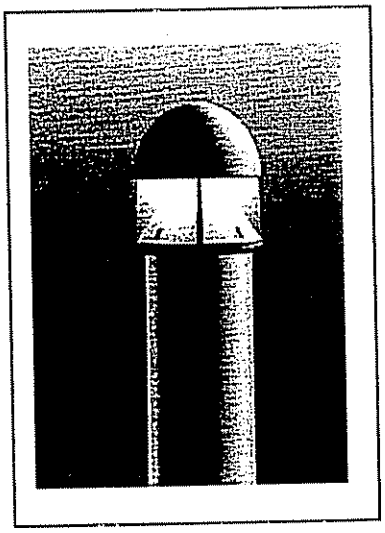
Ground mounted signs shall not exceed four (4) feet in height and eight (8) feet in length. Sign face may not exceed 12 square feet in size. Innovative lighting and design is encouraged. Halo lighting is encouraged. Ground mounted signs should be placed on one side of entry.

Lighting

Lighting serves multiple purposes within Natomas Central. The primary uses are for public safety, place marking of important buildings, features and entries, way finding and as part of design aesthetics for landscapes, buildings and signage.

PEDESTRIAN AREAS

All paved pedestrian areas shall be lighted. Lighting within pedestrian areas shall be of the same design style. Pedestrian lighting may be accomplished by light standards, not exceeding 15 feet in height, bollards or suspended overhead lights. Pole mounted lighting shall be the Nyhavn Post Pole style, manufactured by Louis Poulsen. The bollard shall be the Waterfront bollard, also manufactured by Louis Poulsen. The aesthetic goal of the pedestrian lighting is to create horizontal bands of light winding through the landscape. Pole and fixture color to be white.



Bollard Light

PARKING LOTS

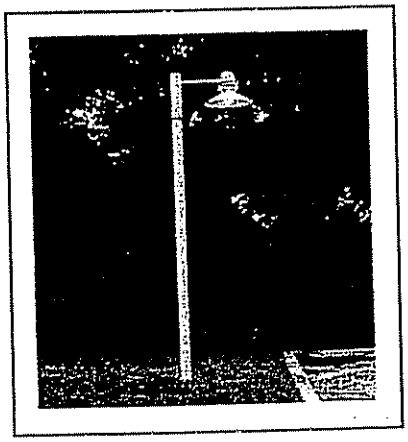
All parking lot lighting shall be metal halide. Parking lot light standard and fixtures and standards shall be consistent along El Centro Road. Lighting height may vary and will be determined with the project special permit.

ENTRY FEATURES

Entry features feature ground-mounted and internal light sources.

BUILDING LIGHTING

Security lighting in the EC and High Density Housing areas may not extend above the fascia or roofline of the building. Security lighting is not to be substituted for pedestrian or parking lot lighting.



Pedestrian Light

Lighting

Fencing and Walls

PERIMETER WALLS

Perimeter walls ~~shall~~ can be erected behind single family housing El Centro and Del Paso Roads. The walls shall be a maximum of six (6) feet in height and shall be built of integrally-colored split-face masonry block and shall be divided along its length by columns or pilasters not more than 100 feet on center. A wall cap shall be provided. Painting of these walls is discouraged. Graffiti abatement steps such as landscaping or the application of a sacrificial coating may be applied.

LAKE EDGE FENCING

Semi-transparent fencing made of painted tubular steel is required for the rear lot lines of all residences and uses fronting Lago Natomas. The fencing, four feet in height, shall be mounted on a low concrete wall, two (2) feet in height, for a total height of six (6) feet. A painted tubular steel gate and steps or a ramp shall be provided for each property. Fence and gate color shall be painted black. No opaque surfaces other than landscaping may block visibility through the fence.

PARK PERIMETER FENCING

- Four-foot tubular steel fencing shall be required for park areas fronting streets and Lago Natomas.
- Vertical curbs shall be required for all park areas fronting streets.
- Split-face masonry block walls shall be required on all residential lots backing or siding on park sites.
- Fencing adjacent to parks and open space shall be approved by Parks and Recreation Department of the City of Sacramento.

Park Perimeter Fenc

REAR YARD FENCING (TYPICAL)

Fencing materials for side and rear yards not visible from the street shall be provided by the builder. The design for perimeter fencing for high density housing and cottage lots shall be designed and submitted for design review approval at the time of ~~building~~ special permit application. Wood fencing shall be stained where visible from the street.

Fencing and Walls

ACTIVE ADULT COMMUNITY

The perimeter of the seniors' community facing Del Paso Road shall have a perimeter wall as described in "Perimeter Walls" in this section.

The perimeter fencing for properties fronting the open space buffer area to the west of Natomas Central shall be six (6) foot tall tubular steel fencing. The fencing shall be painted black, to match the lake edge fencing. Gates not are permitted adjacent to the open space buffer area.

PLANT MATERIALS

Large Trees (50'-100')

Water Usage	Botanical Name	Common Name
Medium	Acer saccharum	Sugar Maple
Medium	Acer platanoides	Norway Maple
High	Alnus rhombifolia	White Alder
Medium	Araucaria heterophylla	Norfolk Island Pine
Medium	Catalpa speciosa	Western Catalpa
Low	Celtis australis	European Hackberry
Medium	Gingko biloba	Maidenhair Tree
Medium	Gleditsia triacanthos	Honey locust
Medium	Magnolia grandiflora	Southern Magnolia
High	Picea abies	Norway Spruce
High	Picea pungens	Colorado Spruce
Medium	Pinus canariensis	Canary Island Pine
Low	Pistachia chinensis	'Keith Davey' Chinese Pistache
Medium	Platanus acerifolia	London Plane Tree
Medium	Platanus racemosa	California Sycamore
Medium	Populus nigra 'Italica'	Lombardy Poplar
Low	Quercus lobata	Valley Oak
Low	Quercus suber	Cork Oak
Low	Quercus wislizenii	Interior Live Oak
Medium	Quercus robur	English Oak
Medium	Quercus rubra	Red Oak
Medium	Quercus wilensii	Interior Live Oak
Low	Sequoia sempervirens	Coast Redwood
Medium	Ulmus parvifolia	Chinese Elm
Medium	Zelkova serrata 'Green Vase'	Green Vase Zelkova

Medium Trees (30'-50')

Water Usage	Botanical Name	Common Name
Medium	Alnus cordata	Italian Alder
High	Betula jacquemontii	Himalayan Birch
Medium	Carpinus betulus	European Hornbeam
Low	Celtis sinensis	Chinese Hackberry
Low	Ceratonia siliqua	Carob
Low	Cercidum floridum	Blue Palo Verde
Low	Cercis canadensis	Eastern Redbud
Medium	Liquidambar styraciflua	Sweet Gum

Appendix

Medium	Magnolia grandiflora	'St. Marys' Southern Magnolia
Medium	Maytenus boaria	Mayten Tree
Medium	Morus alba 'Fruitless'	Fruitless Mulberry
High	Nyssa sylvatica	Sour Gum
Low	Pinus halepensis	Aleppo Pine
Low	Pinus eldarica	Afghan Pine
Medium	Pinus sylvestris	Scotch Pine
Low	Quercus ilex	Holly Oak
Medium	Sapium sebiferum	Chinese tallow tree
Low	Schinus molle	California Pepper Tree
Medium	Sophora japonica	Pagoda Tree
High	Tilia cordata	Linden
Medium	Umbellularia californica	California Bay

Small Trees (15'-30')

Water Usage	Botanical Name	Common Name
Low	Acacia baileyana	Bailey Acacia
High	Acer ginnala	Amur Maple
High	Acer palmatum	Japanese Maple
Low	Albizia julibrissin	Silk Tree
Medium	Arbutus unedo	Strawberry Tree
Low	Cercis occidentalis	Western Redbud
High	Cornus florida	Eastern Dogwood
Medium	Crataegus laevigata 'Paul's Scarlet'	English Hawthorn
Medium	Crategus phaenopyrum	Washington Hawthorn
Medium	Eriobotrya deflexa	Bronze Loquat
Medium	Geijera parviflora	Australian Willow
Medium	Koelreuteria paniculata	Golden Rain Tree
Low	Lagerstroemia indica (Indian series)	Crape Myrtle
High	Magnolia soulangiana	Saucer Magnolia
High	Magnolia stellata 'Jane Platt'	Star Magnolia
High	Malus spp.	Snow Crabapple
High	Malus floribunda	Flowering Maple
Medium	Olea europaea 'Wilsoni'	Fruitless Olive
High	Podocarpus gracilior	Fern Pine
High	Prunus serrulata	Flowering Cherry
Low	Prunus lyonii	Catalina Cherry
Medium	Prunus blieriana	Flowering Plum
Medium	Prunus cerasifera	Purple Leaf Plum
Medium	Prunus caroliniana	Carolina Laurel Cherry

Medium	Pyrus kawakami	Evergreen Pear
Low	Raphiolepis x 'Majestic Beauty'	ncn
Low	Rhus lancea	African Sumac

Large Shrubs (6'-15')

Water Usage	Botanical Name	Common Name
High	Abelia grandiflora	Glossy Abelia
Low	Acacia baileyana	Bailey Acacia
High	Aucuba japonica	Japanese Aucuba
Low	Callistemon citrinus	Lemon Bottlebrush
High	Camellia japonica	Camellia
Low	Ceanothus thyrsiflorus	Blue Blossom
High	Cocculus laurifolius	Laurel-leaf Snail seed
High	Cornus stolonifera	Red Twig Dogwood
Low	Cotoneaster lacteus	Parney Cotoneaster
High	Cyperus papyrus	Umbrella Plant
Low	Diosma album	White Breath of Heaven
Low	Diosma pulchrum	Pink Breath of Heaven
Low	Dodonea viscosa	Hopseed Bush
Low	Dodonea viscosa 'Purpurea'	Purple Hopseed Bush
Medium	Escallonia rubra	Escallonia
Low	Euonymus alata	Burning Bush
Medium	Feijoa sellowiana	Pineapple Guava
Medium	Forsythia intermedia	Golden Bells
Medium	Grevillea 'Canberra'	Canberra Grevillea
Low	Heteromeles arbutifolia	Toyon
High	Ilex altaclarensis	Wilson Holly
High	Ilex aquifolium 'San Gabriel'	San Gabriel Holly
Low	Lagerstroemia indica	Crape Myrtle
Low	Laurus nobilis	Grecian Laurel
High	Magnolia stellata	Star Magnolia
Low	Mahonia lomarifolia	Burmese Grape
Medium	Olea europaea	Olive
Medium	Osmanthus fragrans	Sweet Olive
Medium	Phormium tenax	New Zealand Flax
Medium	Photinia fraseri	Red-leaf Photinia
Medium	Photinia serrulata	Chinese Photinia
Medium	Pittosporum crassifolium	ncn
Medium	Pittosporum eugenioides	Tarata
Medium	Pittosporum tobira	Mock Orange
Medium	Pittosporum tenuifolium	Towhiwhi
Medium	Pittosporum undulatum	Victorian Box
Medium	Podocarpus macrophyllus	Yew Pine

Appendix

Medium	Prunus cistena	Sand cherry
Medium	Prunus caroliniana 'Bright n' Tight'	Carolina Cherry
Medium	Prunus caroliniana 'Compacta'	Carolina Cherry
Low	Rhamnus alternus	Italian Buckthorn
Low	Rosmarinus officinalis 'Miss Jessop's Upright'	Rosemary
Medium	Syzygium paniculatum	Brush Cherry

Medium Shrubs (3'-6')

Water Usage	Botanical Name	Common Name
High	Abelia grandiflora 'Sherwoodi'	Pink Abelia
Low	Agapanthus orientalis 'Alba'	Lily-of-the Nile
Low	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
Low	Berberis spp	Barberry
Medium	Chaenomeles japonica	Flowering Quince
High	Choisya ternata	Mexican Orange
Low	Cistus purpureus	Orchid Rockrose
Low	Citrus limon	Lemon
Low	Echium fastuosum	Pride of Madeira
Medium	Escallonia 'Fradesii'	Escallonia
Medium	Euonymus alata 'Compacta'	Compact Winged Euonymus
High	Gardenia jasminoides 'Mystery'	Mystery Gardenia
Medium	Grevillea 'Noelii'	ncn
High	Ilex crenta	Japanese Holly
Low	Mahonia aquifolium	Oregon Grape
Medium	Myrsine africana	African Boxwood
Low	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo
Low	Nandina domestica	Heavenly Bamboo
Medium	Phormium tenax 'Maori Chief'	New Zealand Flax
Medium	Pittosporum tobira 'Variegata'	Tobira
High	Potentilla fruticosa	Cinquefoil
High	Prunus laurocerausus 'Zabeliana'	Zabel's Cherry Laurel
Medium	Prunus glandulosa	Flowering Almond
Low	Raphiolepis indica	India Hawthorn
High	Rosa californica	Rose
Low	Rosmarinus officinalis	Rosemary
Low	Salvia clevelandii	ncn
Low	Salvia greggii	ncn
Low	Salvia leucantha	Mexican Bush Sage
Medium	Sarcococca ruscifolia	ncn

Medium	Spirea bumalda	ncn
Medium	Spirea thunbergii	ncn
Medium	Spirea vanhouttei	ncn
Medium	Strelitzia nicolai	Giant Bird of Paradise
Medium	Strelitzia reginae	Bird of Paradise
Low	Viburnun tinus 'Spring Bouquet'	ncn
Low	Xylosma congestum 'Compacta'	Shiny Xylosma

Small Shrubs (below 3')

Water Usage	Botanical Name	Common Name
High	Abelia grandiflora 'Prostrata'	White Abelia
Low	Agapanthus orientalis 'Peter Pan'	Dwarf Lily-of-the Nile
High	Azalea indica	Azalea
Low	Eriogonum fasciculatum	California Buckwheat
High	Gardenia jasminoides 'Little Gem'	Gardenia
High	Iris douglasiana	Douglas Iris
Low	Lavandula spp	Lavender
Medium	Limonium perezii	Statice
Low	Mahonia aquifolium 'Compacta'	Dwarf Oregon Grape
Low	Myrtus communis 'Compacta'	Dwarf Roman Myrtle
Low	Nandina domestica 'Harbor Dwarf'	Dwarf Heavenly Bamboo
Medium	Phormium tenax 'Jack Spratt'	New Zealand Flax
Medium	Pittosporum tobira 'Wheeler's Dwarf'	ncn
Medium	Spirea nipponica	
Low	Teucrium chamaedrys	ncn
Low	Tulbaghia violacea 'Variegata'	Society Garlic

Ground Covers

Water Usage	Botanical Name	Common Name
Low	Arctostaphylos 'Emerald Carpet'	ncn
Medium	Arctotheca calendula	Cape Weed
High	Campanula poscharskyana	Bellflower
Low	Cerastium tomentosa	Snow-In-Summer
Medium	Ceratostigma plumbaginoides	

Appendix

Low	Cotoneaster apiculatus	
Low	Cotoneaster horizonatalis	Rock Cotoneaster
Medium	Euonymus fortunei 'Minima'	
Medium	Euonymus fortunei	
Low	Festuca californica	
Low	Festuca ovina 'Glauca'	
High	Fragaria chiloensis	Ornamental Strawberry
Low	Gazania	
Medium	Hemerocallis sp	Daylily
High	Liriope muscari	Blue Lily Turf
High	Liriope spicata	Creeping Lily Turf
High	Lonicera japonica 'Halliana'	Hall's Honeysuckle
Low	Lysimachia nummularia	Moneywort
Low	Nandina domestica 'Harbor Dwarf'	Dwarf Heavenly Bamboo
High	Ophiopogon japonicus	Mondo Grass
Medium	Osteospermum fruticosum	African Daisy
High	Potentilla verna Spring	Cinquefoil
Low	Rosmarinus officinalis	Rosemary
Low	Santolina virens	
Low	Santolina chamaecyparissus	Lavender Cotton
Low	Thymus citriodorus	
Medium	Trachelospermum asiaticum	Asian Jasmine
Medium	Trachelospermum jasminoides	Star Jasmine
Medium	Verbena	
High	Verconica spicata 'Red Fox'	
Low	Vinca minor 'Bowles'	

Vines

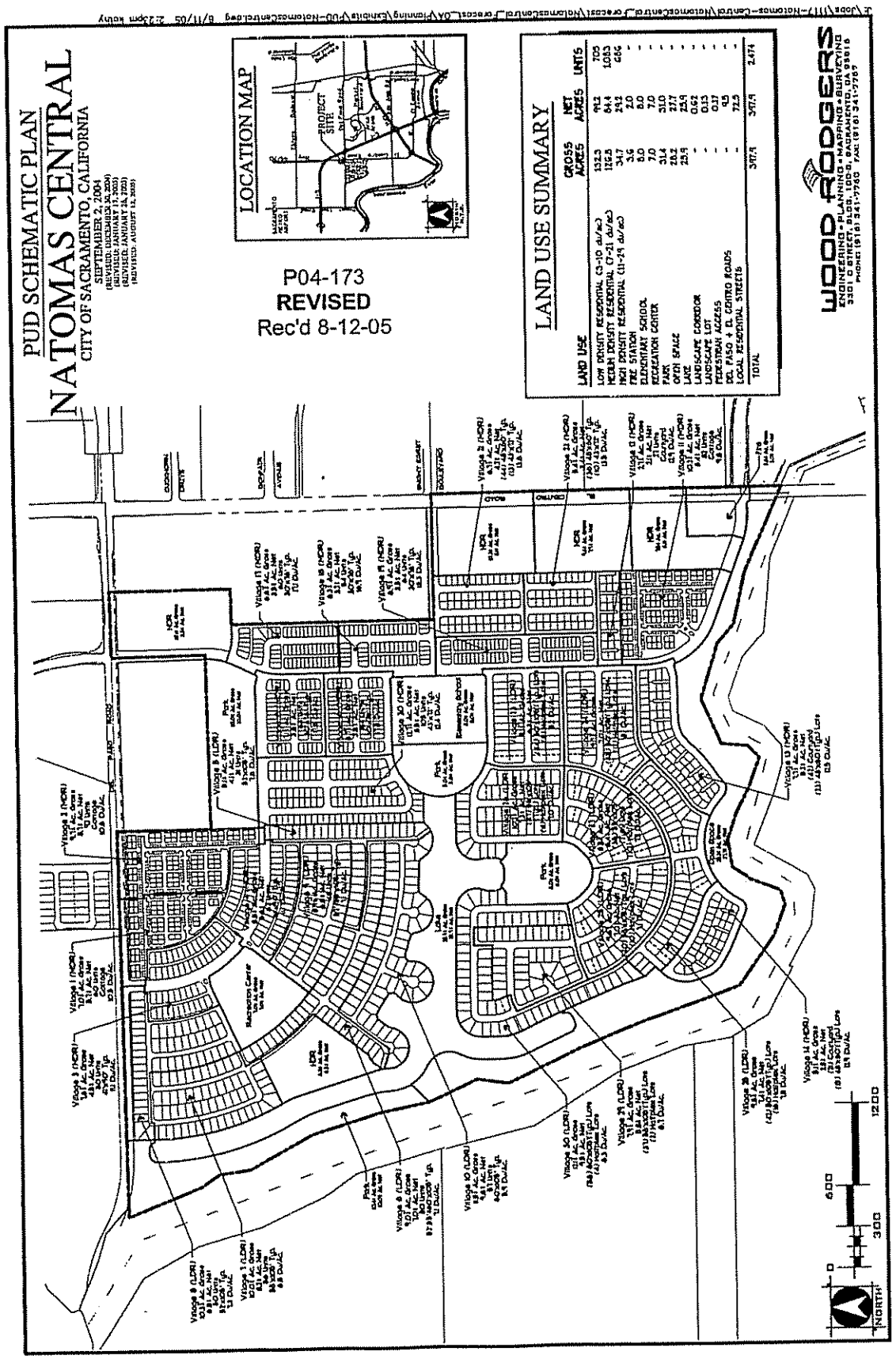
Water Usage	Botanical Name	Common Name
High	Ficus pumila	Creeping Fig
Medium	Gelsemium sempervirens	Carolina Jessamine
Medium	Hardenbergia violacea	ncn
Medium	Jasminum polyanthum	Pink Jasmine
Medium	Lonicera japonica 'Purpurea'	Purple Honeysuckle
Medium	Lonicera japonica 'Halliana'	Hall's Honeysuckle
Medium	Mandevilla laxa	Chilean Jasmine
Medium	Parthenocissus tricuspidata	Boston Ivy
Medium	Parthenocissus quinquefolia	Virginia Creeper
Medium	Passiflora pfordtii	Blue Crown Passion Flower
Medium	Rosa banksiae 'Alba Plena'	Bank's White Rose
Medium	Rosa banksiae 'Lutea'	Bank's Yellow Rose

Medium	Trachelospermum jasminoides	Star Jasmine
Medium	Wisteria sinensis 'Blue'	Chinese Wisteria

Native and Ornamental Grasses

Water Usage	Botanical Name	Common Name
Medium	Acorus	Sweet Flag
Medium	Arrhenatherum elatius bulbosum 'Variegatum'	Rattlesnake Grass
Medium	Calamagrostis acutifolia 'Stricta'	Feather Reed Grass
Medium	Carex spp.	Carex
Low	Festuca spp.	Fescue
Medium	Helictotrichon sempervirens	Blue Oat Grass
Medium	Miscanthus sinensis	Eulalia
Low	Muhlenbergia capillaris	Hairy Awn Muhly
Low	Muhlenbergia rigens	Deer Grass
Medium	Pennisetum spp.	Fountain Grass
Medium	Stipa gigantea	Giant Feather Grass
Medium	Stipa pulchra	Purple Needle Grass

Exhibit B Schematic Plan Exhibit



Attachment 10 Walk Sacramento Comments

WALKSACRAMENTO
Walkable Communities = Communities of Walkers

February 8, 2005

Stacia Cosgrove
City of Sacramento
North Area Planning Team
1231 I Street, Room 300
Sacramento, CA 95814

Re: Tentative Map Update for Natomas Central -- (Project No. P04-173)

Dear Ms. Cosgrove,

*WALK*Sacramento is pleased to offer further comments on the Project Notification for the proposed Natomas Central community development (2,338 housing units) to be located on 408.9 acres near the southwest corner of Del Paso Road and El Centro Road in North Natomas.

WALKSacramento encourages people to walk and bicycle in their communities. The benefits include improved physical fitness, less motor vehicle traffic congestion, better air quality and a stronger sense of cohesion and safety in local neighborhoods. WALKSacramento is a member of the Partnership for Active Communities[1], funded in part by the Robert Wood Johnson Foundation. The Partnership is working to support increased physical activity such as walking and bicycling in local neighborhoods as well as helping to create community environments that support walking and bicycling. One of the ways we are doing this is through the review of proposed development projects in the Natomas community.

After careful review of the December 30, 2004 draft of the Tentative Subdivision Map, as well as earlier drafts, and the original project proposal, we have identified the several remaining pedestrian and bicycling related issues that need to be addressed.

As you may recall, our original comment letter included *WALKSacramento's* policies of discouraging the construction of long blocks, gated or walled communities, barrier walls, and cul de sacs (unless they include bike/ped connections). We were pleased to see that later versions of the tentative subdivision map appeared to address some of these concerns. However, the following items still need to be addressed:

[1] Formerly the Safe Routes Sacramento Partnership

909 12th Street, Suite #122 • Sacramento, CA 95814 • 916.446.9255 • fax 916.443.9255
www.walksacramento.org

1. **Long Blocks**: We still find the length of several of the proposed streets to be too long. In order to avoid the isolating effect of long blocks, streets should be constructed at lengths of no more than 400-600 feet between intersections (unless mid-block walkways are provided to allow pedestrian access between streets), yet some of the proposed roads are two to three times that length. For this reason, several blocks on the map are of concern to us, but especially those directly to the east and west of Street 7 and to the north and south of Street 15. These blocks are located in the "active living seniors" section of the project, and if built as proposed, they will discourage the habits of active living (such as walking and bicycling) that they purport to be encouraging.

2. **Wide Sidewalks and Bike Lanes Adjacent to Schools**: Sidewalks adjacent to schools should be 8' wide to support the volume of students and parents walking to and from the school. Therefore, we recommend 8' sidewalks along sections of Streets 2, 24, and 33 for pedestrian traffic near the elementary school and along Street 3 and the south side of Del Paso Road near the middle school. We also recommend the use of marked crosswalks and stop signs (and possible lighted traffic and/or pedestrian signals) at intersections where such amenities would improve pedestrian and bicyclist safety.

3. **Additional Lakeside Access**: Due to changes in the configuration of the project's lake, we ask that additional access routes be provided for residents who wish to walk along the lakeside path. On the north shore of the lake, we ask that two access paths be added in the approximate vicinity of Courts 19 and 20. As this is the Active Living Seniors portion of the development, adding these accesses would greatly improve the convenience of the lakeside path amenities for the community's active senior residents. Additionally, we suggest the inclusion of one more access on the lake's south shore in the vicinity of Court 46.

We believe that the lakeside pedestrian path is a valuable asset for the community's surrounding neighborhoods and the added access pathways would make the amenity more readily available for the enjoyment of the community's residents. Also, the addition of pedestrian/bicyclist bridges over the water could further enhance the amenity and the views.

4. **The Neighborhood Park (Lot 1)**: We have some concerns about the safety of the proposed Neighborhood Park located on Lot 1. To create a safe, desirable public green space, it is important to face structures on the park's borders towards the park and to minimize fences or walls that create spaces without "eyes on the park." To that end, we strongly recommend keeping the border between the park and the middle school's ball fields open. Also, regarding the future High Density Development (Lot B), we ask that the residences along (or near to) the park's border face the park (which will enhance the property value by highlighting the amenity and add to the feeling of safety in the park). Additionally, if it is decided that fencing is necessary between the HDR and the park, we advise the use of tubular "picket fence" style fencing with at least one gate to

allow direct park access for residents in order to enhance the sense of community connectivity and encourage the "eyes on the park" effect for the park. Along the park's east border, we ask that the park designer and the developer of the bordering property (or properties) work together to allow for high visibility of the park and easy access for the future development's workforce and clientele. This would both increase the feeling of neighborhood attention in the park and also attract members of the surrounding community to make frequent use of the park (for lunch hour strolls, for instance).

5. Bike/Ped Trail Bordering Fisherman's Lake Buffer: Due to the current uncertainty about the required width of the habitat buffer along the Fisherman's Lake corridor, we request assurance that adequate land will be reserved between the habitat buffer and the residential development to construct this portion of the masterplanned regional bike trail.

6. Housing Design/Layouts: We have yet to see any internal housing layouts or design profiles, so it is difficult to provide any specific comments about activity room location or other "Eyes on the Street" community awareness and safety related issues at this time. We would like to review the project's housing design profiles when they become available. For the moment, we offer the following general suggestions about designing homes that encourage "Eyes on the Street" behavior and create healthy, active communities.

Additional suggestions for building a strong sense of community

"Eyes on the Street" communities create a safe neighborhood environment by building residential units that encourage a high amount of activity towards the front of the units to increase awareness of the happenings in the neighborhood. For instance, a residential unit built with the kitchen positioned at the front of the unit (and with one or more windows overlooking the neighborhood) allows a parent to prepare a meal while also monitoring children playing in front of the home or children walking or bicycling to school. Thus, we recommend that a minimum of 25% of the residential units in all developments be designed with the kitchen located towards the front of the unit.

Another way to encourage "Eyes on the Street" communities is to design a portion of the home sites on each block for retirees, empty nesters, and/or "work at home" buyers. Such populations tend to provide an active presence in the neighborhood during the daytime hours, which can serve as a deterrent to crime when the owners of most two-commuter households are away from home.

Finally, perhaps the most effective way to build a sense of community is by encouraging residents to walk and bicycle to their destinations (both within their own neighborhoods and throughout their communities). Such activities provide great opportunities for interaction with other members of the community and help foster a sense of place and belonging that is too often lost in more auto oriented

communities. Providing residents with safe walkable and bikable surroundings is a wise investment in the health and future of the community.

Thank you for your consideration of these comments and recommendations. If you have questions or need additional information, please contact me or Pam Terry at (916) 446-9255 or via email at ageraghty@walksacramento.org or pterry@walksacramento.org.

Sincerely,

Anne Geraghty
Executive Director

Cc: Bob Howse, K. Hovnanian Forcast Homes, Inc.
Gregory Thatch, Law Offices of Gregory D. Thatch
Rich Bell, Active Living by Design
Jeane Borkenhagen, Sacramento Metro Air Quality Management District
Ed Cox, City of Sacramento - Public Works Department
Steve Farrar, Natomas Unified School District Superintendent
Teresa Haenggi, City of Sacramento - Parks and Recreation Department
Marni Leger, Natomas Community Association
Karen Pardieck, City of Sacramento - Councilman Tretheway's Office
Walt Seifert, Sacramento Area Bicycle Advocates (SABA)
Paul Zykofsky, Local Government Commission
Partnership for Active Communities Steering Committee