

Item No. 3

Supplemental Material

For

City of Sacramento Planning Commission Agenda Packet

For the Meeting of: July 14, 2011

- Additional Material
 Revised Material

Contact Information: David Hung, Associate Planner, 808-5530

Project Name: Northwest Land Park (P10-039)

Subject:

Project is proposed to be amended with the following:

1. Amend the PUD Guidelines to depict locations of ten-foot high walls and add the following conditions to the PUD Resolution:

Condition 1. Upon issuance of a building permit for residential units along the northern boundary of Phase 2, the project applicant shall construct a ten-foot high uniform wall along the boundary of the project site where Phase 2 abuts the existing uses (currently owned by Saccani Distributing Company and the Gary and Roland Saccani Trusts) on the south side of First Avenue, and shall plant fast-growing trees, such as Italian cypress trees, adjacent to the ten-foot high wall on the Project side.

Condition 2. Upon issuance of a building permit for residential uses on the eastern boundary of Phase 4, the project applicant shall construct a ten-foot high

uniform wall along the eastern boundary of Phase 4 where it abuts the existing use on the north side of First Avenue, and shall plant fast-growing trees, such as Italian cypress trees, adjacent to the ten-foot high wall on the Project side. In the event the project applicant does not seek building permits to construct residential units along the eastern boundary of Phase 4, this condition shall have no effect.

2. An Errata, attached, has been prepared for the FEIR.
3. Revised PUD Schematic Plan (Exhibit 5B), attached.



COMMUNITY DEVELOPMENT
DEPARTMENT

CITY OF SACRAMENTO
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NORTHWEST LAND PARK PROJECT FINAL ENVIRONMENTAL IMPACT REPORT

SCH No. 2010052011

ERRATA: July 14, 2011

The Northwest Land Park Project Final Environmental Impact Report (Final EIR) has been released for public review. The City has provided copies of responses to written comments on the Draft EIR to persons and agencies submitting such comments.

The following changes are being made to the Final EIR as circulated. The discussion below identifies the changes and the affected sections of the Final EIR.

Revised Mitigation Measure 5.6-2(b)

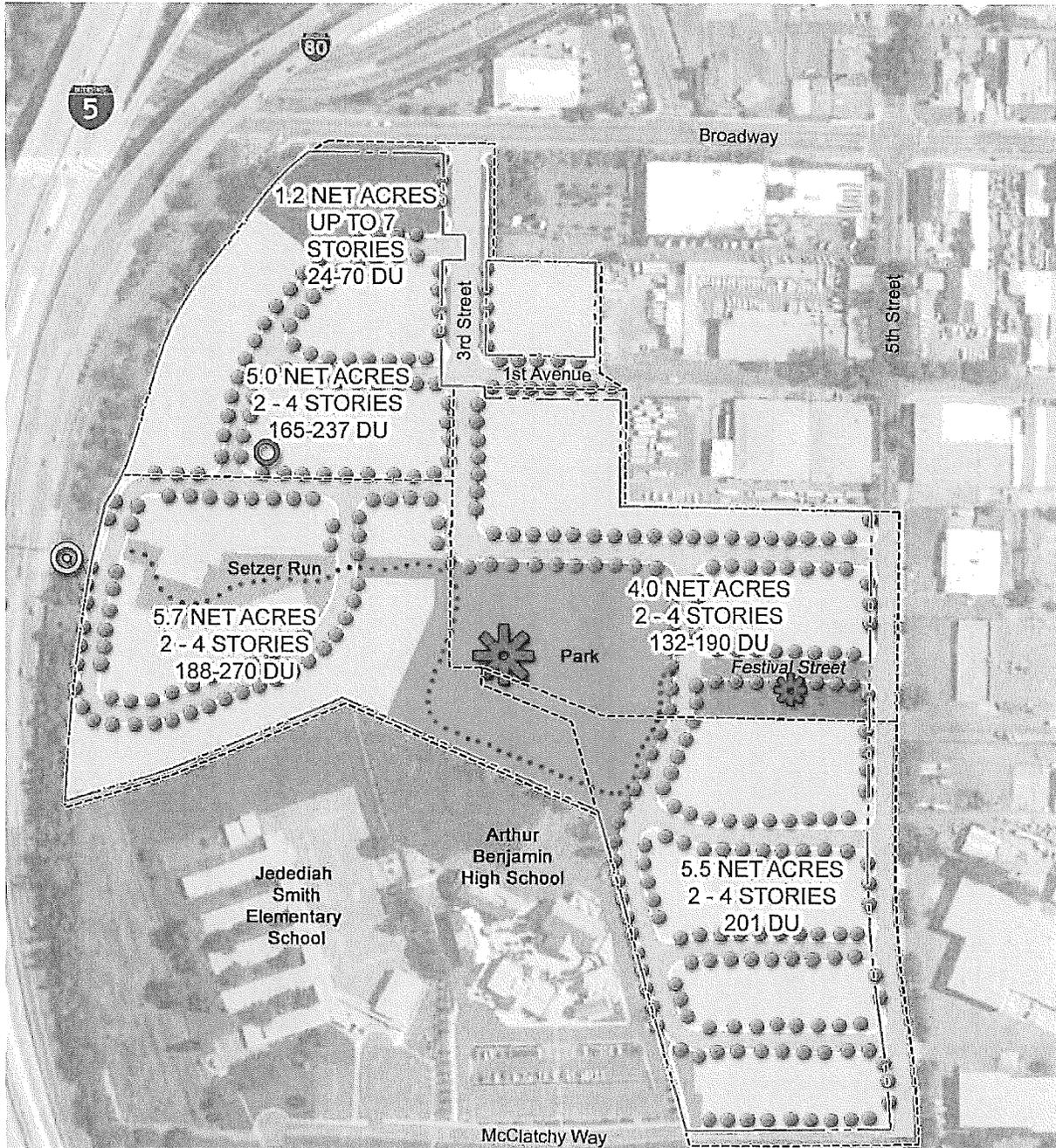
So long as existing industrial and commercial uses continue to operate, the project applicant shall design residential structures, immediately adjacent to the existing commercial operations located along 1st Avenue in Phases 2 and 4, to achieve ~~up to a~~ up to a 35-dBA reduction between exterior and interior noise levels in accordance with City standards through the use of certain design-specific measures that may include, but are not limited to:

- The use of triple-paned or no windows for structure walls fronting the existing commercial operations located along 1st Avenue;
- Not allowing bedrooms along the outermost structure walls of the northern and eastern boundaries of Phase 2 and the eastern boundary of Phase 4;
- The use of gypsum board or other sound-insulating building material; and
- Providing a uniform wall or line of structures along the boundary of the site where Phase 2 abuts the existing use on the south side of First Avenue and on the eastern boundary of Phase 4 where it abuts the existing use on the north side of First Avenue.





The proposed changes are equivalent or more effective than the mitigation measures that would be revised. None of the changes would result in new significant effects that have not been identified and evaluated in the EIR.



Map 1.B - Land Use Schematic Plan

Land Use/Community Elements	Permitted Development Intensity
	Residential District (RD) FAR 1.5 - 4.0 / Density 33 - 110 du/a
	Mixed Use District (MXD) FAR 0.3 - 3.0 / Density 20 - 110 du/a
	Open Space District (OSD) ... FAR 1.5 - 4.0
.....	Community Trails (approx. alignment)
	Adaptive Reuse Building (approx. location/ see standards)
	Open Air Market (approx. location/ see standards)
	Metal Burner Structure Option
	Tunnel Option

Note: (1) - Total unit count not to exceed 825 dwelling units.

(2) - In the Mixed Use District, residential units are only allowed pursuant to the underlying zoning designation.