



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814
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4

Consent

October 28, 2008

Honorable Mayor and
Members of the City Council

Title: Natomas Central Rezone (P08-066)

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

Recommendation: 1) Review a) a **Resolution** approving the addendum to the Mitigated Negative Declaration and Mitigation Monitoring Plan; b) a **Resolution** to amend the General Plan by redesignating approximately 2.3 acres of Parks-Recreation-Open Space and 2.9 acres of Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na); c) a **Resolution** to amend the North Natomas Community Plan by redesignating approximately 2.3 acres of Parks/Open Space and 8 acres of General Public Facilities to Medium Density Residential; d) an **Ordinance** to rezone approximately 8 acres of R-1-PUD, 2.3 acres of A-OS-PUD and 2.9 acres of R-2B-PUD to R-1A-PUD; e) a **Resolution** to amend the Natomas Central Planned Unit Development by re-designating approximately 8 acres from elementary school and 2.3 acres of park to Medium Density Residential; f) a **Resolution** to approve the tentative map, subdivision modifications and special permit for the Natomas Central Rezone project; g) a **Resolution** to amend the Inclusionary Housing Plan for the Natomas Central Planned Unit Development; and 2) pass for publication the Ordinance title as required by Sacramento City Charter 32c to be adopted November 6, 2008.

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

Presenter: Not applicable

Department: Development Services

Division: Current Planning

Organization No: 21001010

Description/Analysis

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Financial Considerations: This project has no fiscal considerations.

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

Respectfully Submitted by:



David Kwong
Planning Manager

Approved by:



William Thomas
Director of Development Services

Recommendation Approved:

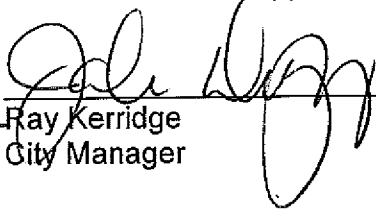

 Ray Kerridge
 City Manager

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Land Use & Zoning Map
Natomas Central Rezone
NW of Natomas Central Dr
& Kos Island Ave
P08-066

Development Services
 Department
 Current Planning Division
 September 11, 2008

Attachment 3: Background

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy Considerations:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Project Design:

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

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

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

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

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

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

Table 5: Natomas Central PUD Land Uses			
Designation	Existing (ac)	Proposed (ac)	Difference (ac)
Elementary School	8.0	0	-8.0
Village 20 (aka Village N)	12.7	12.1	-0.8
Village 15/16	13.8	10.7	-3.1
Village 26	10.2	10.7	+0.5
Park	5.0	5.0	0
Project Site's Medium Density Residential	0	13.3	+13.3
TOTAL	49.7	51.8	+2.1

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

Table 6: PUD Planning Principles

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

facilities.	provide a school facility at this location to meet the needs of the community. Street B will enhance other community-serving facilities (the Park and Lago Natomas) by providing access and parking.
-------------	--

Staff finds that the project is consistent with the PUD's Planning Principles.

Tentative Map Design

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, the North Natomas Community Plan, and Title16 of the City Code, which is a Specific Plan of the City.

As discussed in the policy section, the project is consistent with the City's General Plan and North Natomas Community Plan. The project is also consistent with Title16 of the City Code in that the project will not be detrimental to the public health, safety and general welfare, will promote orderly growth and development and ensures provision for adequate traffic circulation, utilities, and other services of the city.

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

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

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

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

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

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

Special Permit for Housing:

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

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

Table 8: Proposed House Plans

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Attachment 4: Mitigated Negative Declaration Addendum

RESOLUTION NO. 2008-

Adopted by the Sacramento City Council

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

BACKGROUND

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

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

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

Section 1. The City Council finds as follows:

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

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

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

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

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

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

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

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

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

Section 4. The mitigation monitoring program for the Project is adopted for the Project Modification, and the mitigation measures shall be implemented and monitored as set forth in the program, based on the following findings of fact:

1. The mitigation monitoring program has been adopted and implemented as part of the Project;
2. The addendum to the MND does not include any new mitigation measures, and has not eliminated or modified any of the mitigation measures included in the mitigation monitoring program;
3. The mitigation monitoring plan meets the requirements of CEQA section 21081.6 and CEQA Guidelines section 15074.

Section 5. Upon approval of the Project, the City's Environmental Planning Services shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

Section 6. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

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Exhibit 4A: Addendum Cover
Exhibit 4B: Mitigation Monitoring Plan

Exhibit 4A: Addendum Cover



Development Services Department

CITY OF SACRAMENTO
CALIFORNIA

300 Richards Boulevard
Sacramento, CA
95811

Environmental Planning Services
916-808-5419
FAX 916-808-1077

ADDENDUM TO AN ADOPTED MITIGATED NEGATIVE DECLARATION

The City of Sacramento, California, a municipal corporation, does hereby prepare, make, declare, and publish this Addendum to an adopted Mitigated Negative Declaration (MND) for the following described project:

Natomas Central Rezone (P08-066) consists of a general plan amendment, a community plan amendment, a schematic plan amendment, a tentative map, subdivision modifications, and a rezone of 13.3 acres previously approved for the Natomas Central School to 118 single-family residential lots, and one park lot in the Natomas Central Planned Unit Development.

The City of Sacramento, Development Services Department, has reviewed the proposed project and on the basis of the whole record before it, has determined that there is no substantial evidence that the project, as identified in the attached Addendum, would have a significant effect on the environment beyond that which was evaluated in the attached MND. A Subsequent MND is not required pursuant to the California Environmental Quality Act of 1970 (Sections 21000, et. Seq., Public Resources Code of the State of California).

This Addendum to an adopted MND has been prepared pursuant to Title 14, Section 15164 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

A copy of this document and all supportive documentation may be reviewed or obtained at the City of Sacramento, Development Services Department, Planning Division, 300 Richards Boulevard, Sacramento, California 95811.

Date: August 2008

By:



City of Sacramento,
California, a municipal corporation

Exhibit 4B: Mitigation Monitoring Plan

**Natomas Central Rezone (P08-066)
Addendum to Natomas Central PUD MND (P04-174)**

Mitigation Monitoring Plan

July 2008

**Appendix E
Natomas Central
Mitigation Measures Table**

Sedimentity, Soils and Geology	Required Mitigation Measures	Timing for Implementation of Mitigation Measures	Party Responsible for Enforcement of Mitigation Measures and Monitoring
SSG-1	This 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 1 st through March 15 th), 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

Resolution 2005-774

Adopted October 25, 2005

Background Information for Mitigation Measures	Monitoring for Implementation of Mitigation Measures	Parties Responsible for Enforcement of Mitigation Measures and Monitoring
<p>SSC-3</p> <p>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 CURC 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.</p>	<p>During all phases of construction.</p>	<p>City of Sacramento and K. Hovnanian Forecast Homes</p>
<p>SSC-4</p> <p>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.</p>	<p>During all phases of construction.</p>	<p>City of Sacramento and K. Hovnanian Forecast Homes</p>

Resolution 2005-774 Adopted October 25, 2005

AI 50V

10/28/08

Description and Information for Mitigation Measures	Timing for Implementation of Mitigation Measures	Parties Responsible for Performance of Mitigation Measures and Monitoring
SSG-5	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	During all phases of construction requiring dewatering activities.	Contractor selected by K. Hovnanian Forecast Homes to conduct dewatering activities on the project site.

Resolution 2005-774

Adopted October 25, 2005



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Background Information for Mitigation Measure	Timing for Implementation and Mitigation Measures	Practical Requirements for Implementation of Mitigation Measures and Monitoring
SSC-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.

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Adopted October 25, 2005

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Water			
	<p>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 SWPPP monitor will inspect the site and all installed BMPs after storm events, and periodically as is required by the NPDES permit and SWPPP 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.</p>	<p>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.</p>	<p>City of Sacramento, K. Hovvian Forecast Homes, contractors and subcontractors, and RWQCB</p>

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Adopted October 25, 2005

<p>W-1 Continued</p>	<p>BMPs implemented, as part of the SWPPP should include the following procedures:</p> <ul style="list-style-type: none"> (1) restricting grading to the dry season (2) utilizing erosion control blankets, hydros seeding, 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 socks 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. 		
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W-2	<p>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.</p>	<p>Early summer months when construction activities anticipate the need for dewatering associated with construction of Natomas Central Lake.</p>	<p>City of Sacramento, K. Hovnanian Forecast Homes, contractors and subcontractors, and RWQCB</p>
W-3	<p>The project proponent will incorporate low-impact-development measures such as pervious pavement and sidewalks, and grassy swales where appropriate and feasible</p>	<p>Low impact development measures will be considered for inclusion in the project design during all phases of construction and implemented where appropriate</p>	<p>K. Hovnanian Forecast Homes</p>

Adopted October 25, 2005

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Air Quality			
AQ-1	<p>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.</p>	<p>Prior to groundbreaking.</p>	<p>K. Hovnanian Forecast Homes</p>
AQ-2	<p>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. This 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</p>	<p>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.</p>	<p>Construction contractor for the project and K. Hovnanian Forecast Homes</p>

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	the anticipated construction timeline including start date, name and phone number of the project manager, and on-site foreman.		
AQ-3	<p>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.</p>	<p>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).</p>	<p>Construction contractor for the project, K. Hovnanian Forecast Homes and SMAQMD</p>

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AQ-4	<p>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.</p>	<p>During all phases of the project. This 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.</p>	<p>Construction contractor for the project, K. Hovnanian Forecast Homes</p>
AQ-5	<p>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 Urbanis emissions data and the SMAQMD's mitigation fee calculation, 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 recalculated.</p>	<p>Fees will be paid prior to the issuance of a building permit.</p>	<p>Construction contractor for the project, K. Hovnanian Forecast Homes and SMAQMD</p>

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 manufacturer's specifications.	During all phases of construction.	Construction contractor for the project, K. Hovnanian Forecast Homes

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AQ-9	<p>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.</p>	During all phases of construction	Construction contractor for the project, K. Hovnanian Forecast Homes
AQ-10	<p>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.</p>	During construction of homes and facilities.	Construction contractor for the project, K. Hovnanian Forecast Homes and City of Sacramento

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AQ-11	<p>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 coverage by the Carl Moyer Program standard of \$13,600 per ton. Based upon the Urbanis 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.</p>	<p>This fee shall be paid prior to issuance of building permits.</p>	<p>Construction contractor for the project, K. Hovnanian Forecast Homes and SMAQMD</p>
BR-1	<p>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.</p>	<p>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.</p>	<p>K. Hovnanian Forecast Homes</p>

Biological Resources

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BR-2	<p>The project applicant/developer shall further: (i) comply with all requirements of the 2003 NBHCP, together with any additional requirements specified in the NINCP 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.</p>	<p>Timing and implementation of these measures are variable. Consult the 2003 Natomas Basin Habitat Conservation Plan for specific details.</p>	K. Hovnanian Forecast Homes
BR-3	<p>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.</p> <p>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.</p>	<p>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.</p>	K. Hovnanian Forecast Homes

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BR-4	<p>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.</p>	Prior to construction activities in the vicinity of giant garter snake habitat.	K. Hovnanian Forecast Homes
BR-5	<p>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:</p> <p>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.</p>	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

<p>RR-6</p>	<p>GGS may use fill or construction debris as an overwintering 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.</p> <p>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.</p>	<p>Upon completion of construction activities during all phases of construction all temporary fill and/or construction debris will be removed from the site.</p> <p>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.</p> <p>During all phases of construction material that could entangle snakes will not be placed within 200 feet of snake aquatic or rice habitat.</p>	<p>K. Hovnanian Forecast Homes</p>
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Adopted October 25, 2005

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<p>BR-7</p>	<p>If an active loggerhead strike 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.</p>	<p>For active loggerhead strike 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.</p>	<p>K. Hovmanian Forecast Homes</p>
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Adopted October 25, 2005

San Jose

<p>BR-8</p>	<p>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.</p> <p>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.</p>	<p>Prior to initiation of any physical disturbance on the site.</p> <p>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.</p> <p>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.</p>	<p>K. Hovnanian Forecast Homes and City of Sacramento</p>
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<p>BR-9</p>	<p>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.</p>	<p>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.</p>	<p>CDFG and K. Hovnanian Forecast Homes</p>
<p>BR-10</p>	<p>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.</p>	<p>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.</p>	<p>K. Hovnanian Forecast Homes and City of Sacramento</p>

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Adopted October 25, 2005

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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	

Resolution 2005-774 Adopted October 25, 2005

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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
N-5	Forecast Homes, or successor in interest, as required by Section 11010 of the Business and Professions Code and Sections 1102.6, 1103.4, and 1353 of the Civil Code, will notify any and all persons who intend to purchase or lease land within the subdivision that the property is within an airport influence area.	During all phases of property sales.	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

<p>ALG-3</p>	<p>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.</p>	<p>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.</p>	<p>Construction contractor and K. Hovnanian Forecast Homes</p>
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Adopted October 25, 2005

Resolution 2005-774

Cultural Resources	Prior to groundbreaking	K. Hovnanian Forest Homes
CR-1	<p>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.</p> <p>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 (approximately 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.</p>	

Attachment 5: General Plan Amendment

RESOLUTION NO.

Adopted by the Sacramento City Council

**AMENDING THE GENERAL PLAN LAND USE MAP FOR APPROXIMATELY
2.3 ACRES OF PARKS-RECREATION-OPEN SPACE AND APPROXIMATELY
2.9 ACRES OF MEDIUM DENSITY RESIDENTIAL TO LOW DENSITY
RESIDENTIAL FOR THE PROPERTY LOCATED AT THE NORTHWEST
CORNER OF KOS ISLAND AVENUE AND NATOMAS CENTRAL DRIVE (P08-
066)(APNS: 225-2270-019; -027)**

BACKGROUND

- A. On September 25, 2008, the City Planning Commission conducted a public hearing on, and forwarded the General Plan Amendment for the Natomas Central Rezone Project with no recommendation to the City Council.
- B. On November 6, 2008, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.204.020, and received and considered evidence concerning the Natomas Central Rezone project.
- C. The proposed land use amendment is consistent with the conversion of this site to low density residential to implement the General Plan policy that adequate housing opportunities are provided for all income households and that projected housing needs are accommodated.
- D. The proposal is consistent with the goals of the General Plan to develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources.

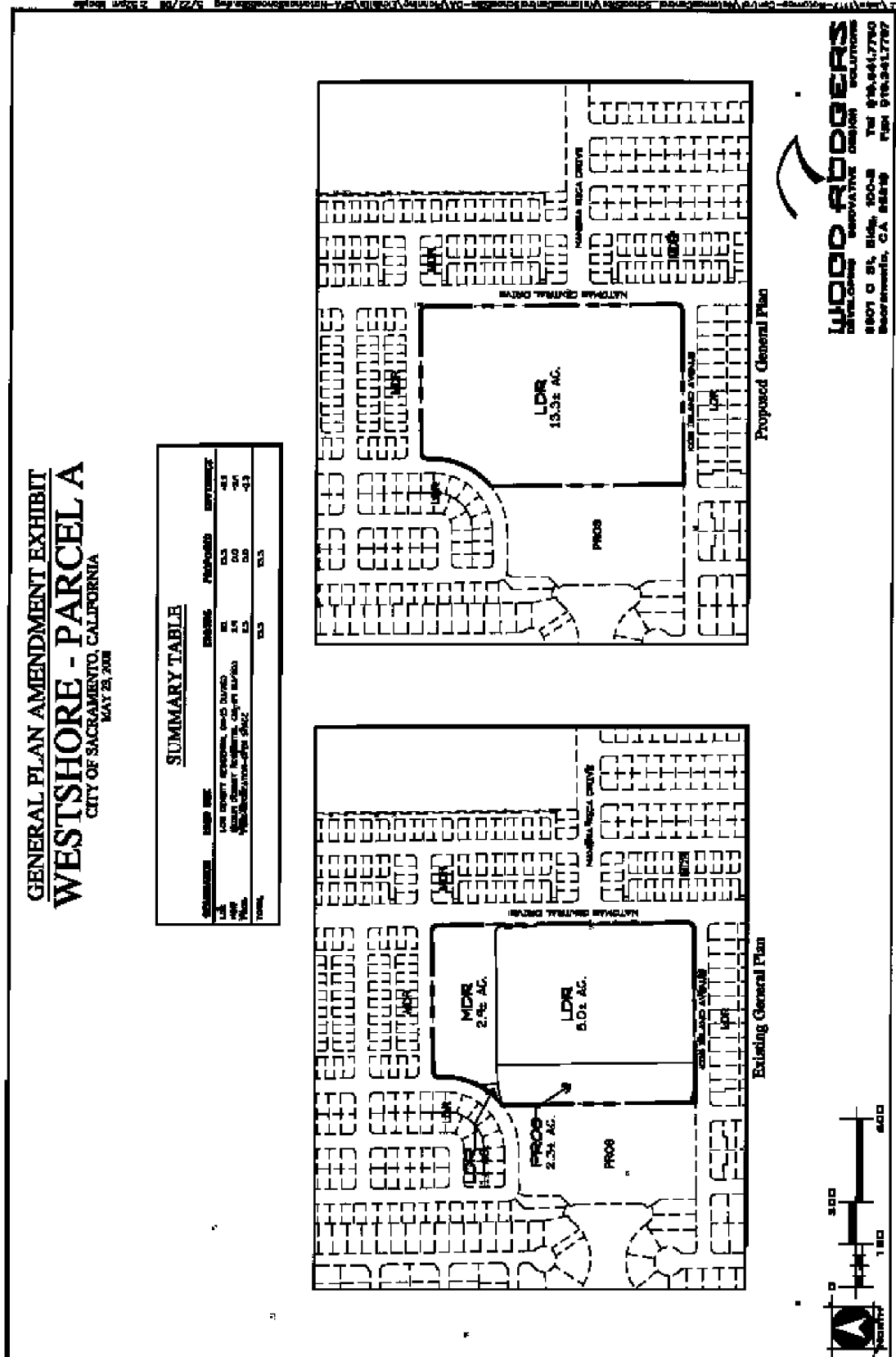
**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

- Section 1. The property (APN: 225-2270-019; -027), as described on the attached Exhibit 2A, within the City of Sacramento, is hereby designated on the General Plan land use map as Low Density Residential 4 – 15 du/na.

Table of Contents:

Exhibit 5A: General Plan Amendment

Exhibit 5A: General Plan Amendment



Attachment 6: Community Plan Amendment

RESOLUTION NO.

Adopted by the Sacramento City Council

**AMENDING THE NORTH NATOMAS COMMUNITY PLAN LAND USE MAP TO
REDESIGNATE APPROXIMATELY 2.3 ACRES OF PARKS/OPEN SPACE
AND APPROXIMATELY 8 ACRES OF GENERAL PUBLIC FACILITIES TO
MEDIUM DENSITY RESIDENTIAL FOR THE PROPERTY LOCATED AT THE
NORTHWEST CORNER OF NATOMAS CENTRAL DRIVE AND KOS ISLAND
AVENUE (P08-066)(APN: 225-2270-019; 027)**

BACKGROUND

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

B. On November 6, 2008, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.204.020, and received and considered evidence concerning the project.

C. The proposed land use amendment is consistent with the conversion of this site to Medium Density Residential to implement the goals and policies of the North Natomas Community Plan to provide a variety of housing densities, types, and prices to enhance a neighborhood identity and serve the wide array of residents.

D. The proposed plan amendment is compatible with the surrounding uses.

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

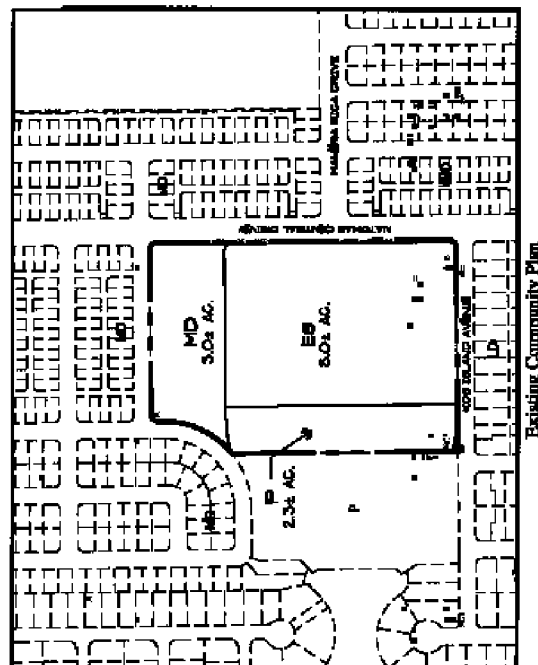
Section 1. The property (APN:225-2270-019; -027), as described on the attached Exhibit 3A, within the City of Sacramento, is hereby designated on the North Natomas land use map as Medium Density Residential.

Table of Contents:

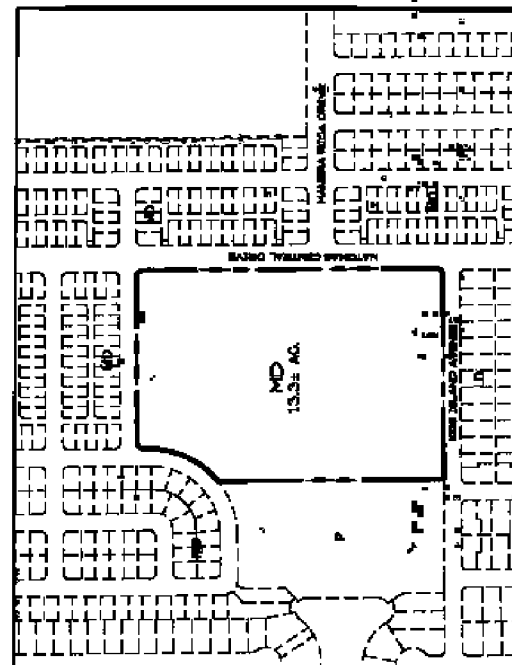
Exhibit 6A: Community Plan Amendment

COMMUNITY PLAN AMENDMENT EXHIBIT
WESTSHORE - PARCEL A
CITY OF SACRAMENTO, CALIFORNIA
MAY 23, 2008

SUMMARY TABLE				
CONSTITUTION	LAST NAME	EMPLOYEE	EMPLOYED	EMPLOYEE
19	STANLEY, STANLEY	6.0	0	0.0
20	STANLEY, STANLEY	10.0	13.3	100.0
21	STANLEY, STANLEY	10.0	0.0	0.0
22	STANLEY, STANLEY	10.0	10.0	10.0



Existing Community Plan



Proposed Community Plan

WOOD ROBBERS
 10000 LINDSEY ROAD, SUITE 100, WILSONVILLE, OR 97156
 503/681-1000 FAX 503/681-1001
 503/681-1002 FAX 503/681-1003

ORDINANCE NO.

Adopted by the Sacramento City Council

AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING CERTAIN REAL PROPERTY FROM STANDARD SINGLE-FAMILY PUD (R-1-PUD) ZONE, THE MULTI-FAMILY PUD (R-2B-PUD) ZONE AND THE AGRICULTURAL-OPEN SPACE PUD (A-OS-PUD) TO THE SINGLE-FAMILY ALTERNATIVE PUD (R-1A-PUD) ZONE. (NORTHWEST CORNER OF NATOMAS CENTRAL DRIVE AND KOS ISLAND AVENUE)(P08-066)(APN: 225-2270-019; 027)

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

Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit 4A, generally described, known, and referred to as Natomas Central Rezone located at the Northwest corner of Kos Island Avenue and Natomas Central Drive (APN: 225-2270-019; -027) and consisting of 8± acres of the Standard Single-Family PUD (R-1-PUD) zone, 2.9± acres of Multi-Family PUD (R-2B-PUD) zone and 2.3± acres of the Agriculture-Open Space PUD (A-OS-PUD) zone to the Single-Family Alternative PUD (R-1A-PUD) zone.

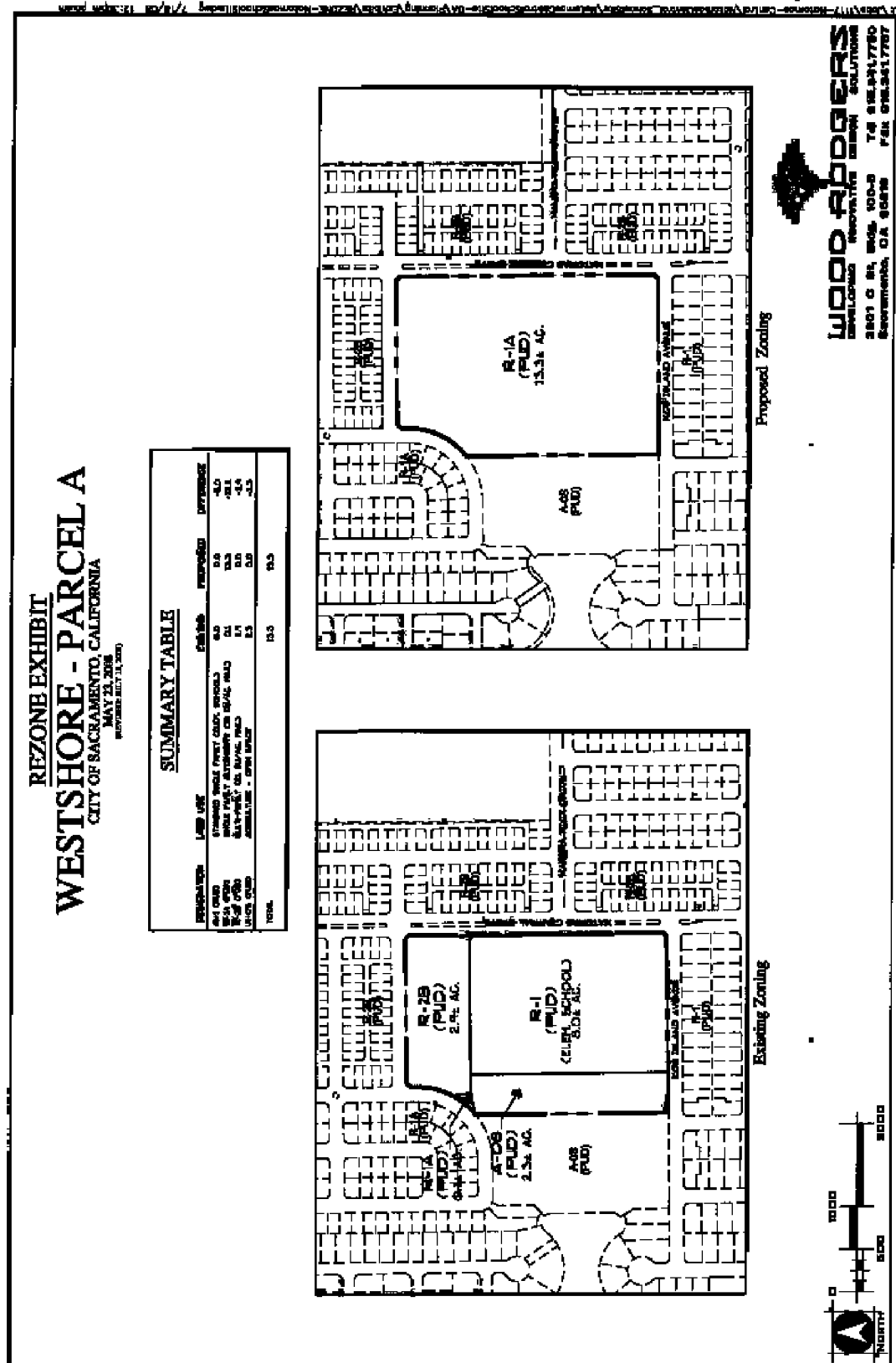
Section 2. Rezoning of the property shown in the attached Exhibit 4A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

Section 3. The City Clerk of the City of Sacramento is directed to amend the official zoning maps, which are part of the Zoning Code, to conform to the provisions of this Ordinance.

Table of Contents:

Exhibit 7A: Rezone

Exhibit 7A: Rezone



Attachment 8: PUD Schematic Plan Amendment

RESOLUTION NO.

Adopted by the Sacramento City Council

**APPROVING A PUD SCHEMATIC PLAN AMENDMENT TO RE-DESIGNATE
APPROXIMATELY 8 ACRES FROM ELEMENTARY SCHOOL AND
APPROXIMATELY 2.3 ACRES OF PARK TO MEDIUM DENSITY
RESIDENTIAL, LOCATED AT THE NORTHWEST CORNER OF KOS ISLAND
AVENUE AND NATOMAS CENTRAL DRIVE
(P08-066)(APN: 225-2270-019; -027)**

BACKGROUND

- A. On September 25, 2008, the City Planning Commission conducted a public hearing and forwarded the PUD Schematic Plan Amendment for the Natomas Central Rezone project to the City Council with no recommendation.
- B. On November 6, 2008, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Sections 17.180.050 and 17.208.020, and received and considered evidence concerning the Natomas Central Rezone project.
- C. The proposed PUD Schematic Plan Amendment conforms to policies of the General Plan and North Natomas Community Plan to provide adequate housing sites and opportunities for all households and to promote efficient development within a new growth area.
- D. The PUD Schematic Plan Amendment will not be injurious to the public welfare, nor to other properties in the vicinity of the development in that the project is compatible with adjacent residential developments and the site will be developed according to the requirements of the PUD Guidelines.

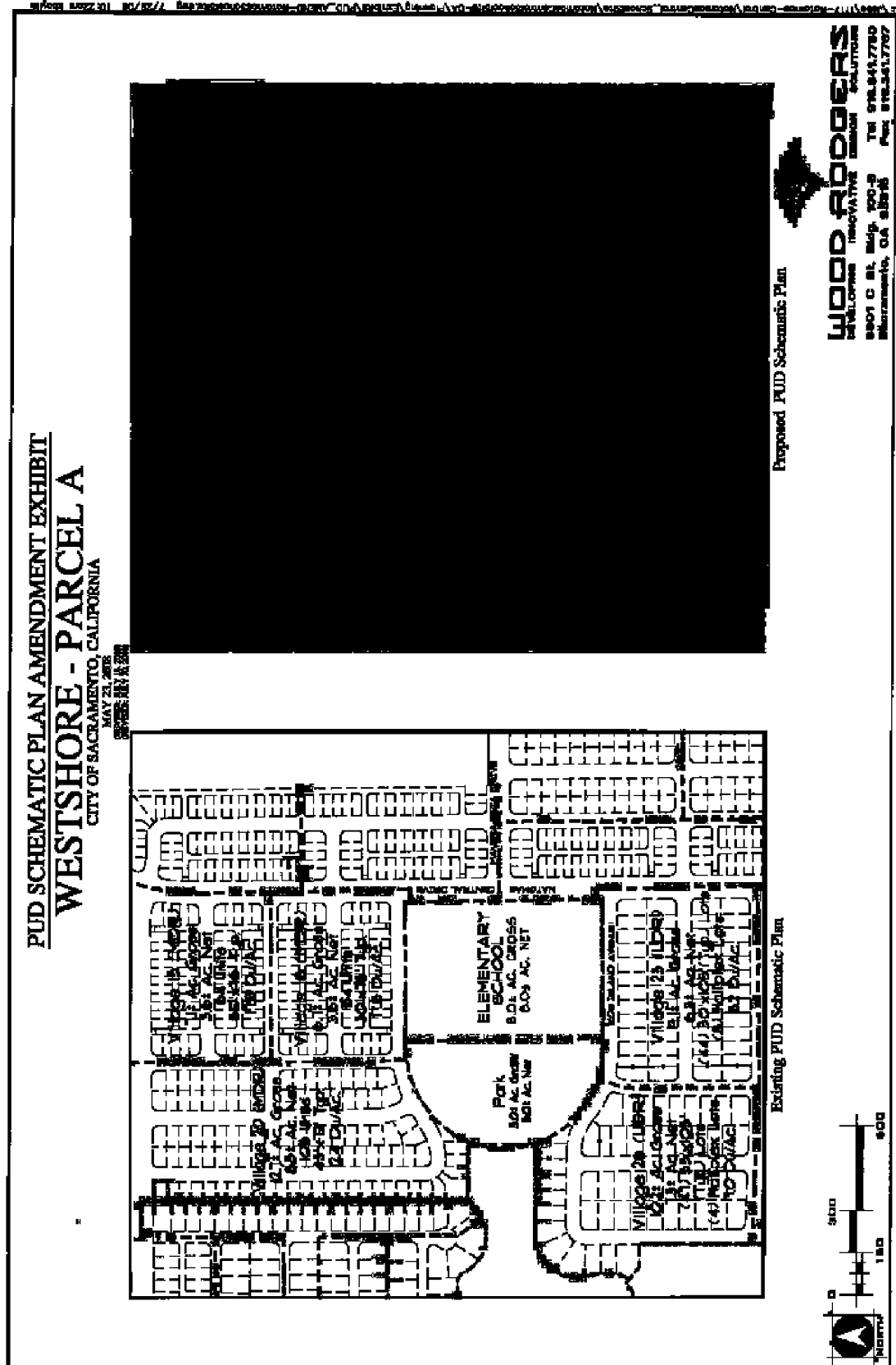
**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

- Section 1. The City Council of the City of Sacramento, in accordance with the City Code, Chapter 17, resolves that the PUD Schematic Plan Amendment (as shown on the attached Exhibit 5A) is hereby approved.

Table of Contents:

Exhibit 8A: PUD Schematic Plan Amendment

Exhibit 8A: PUD Schematic Plan Amendment



Attachment 9: Project Approval

RESOLUTION NO.

Adopted by the Sacramento City Council

**ADOPTING FINDINGS OF FACT AND APPROVING THE TENTATIVE
MAP, SUBDIVISION MODIFICATIONS AND SPECIAL PERMIT FOR
NATOMAS CENTRAL REZONE PROJECT (P08-066)**

BACKGROUND

A. On September 25, 2008, the City Planning Commission conducted a public hearing and forwarded the tentative map, subdivision modification and special permit with conditions for the Natomas Central Rezone project to the City Council with no recommendation.

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

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

Section 1. Based on the verbal and documentary evidence received at the hearing on the Natomas Central Rezone project, the City Council approves the special permit, tentative map and associated subdivision modifications based on the findings of fact and subject to the conditions of approval as set forth below.

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

E. The Tentative Map to subdivide two parcels totaling approximately 13.3 acres into 118 single family parcels and one park parcel in the proposed Single-Family Alternative PUD (R-1A-PUD) zone is approved as shown in exhibit 6A based on the following findings of fact:

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

- a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;
 - b. The site is physically suitable for the type of development proposed and suited for the proposed density;
 - c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;
 - d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
 - e. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, the North Natomas Community Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5);
 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6);
 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1);
 5. The City Council has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

F. The Subdivision Modifications to the tentative map as shown in exhibit 6A is 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. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;
 4. That granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the city.

H. The Special Permit to construct alternative ownership housing in the Single-Family Alternative PUD (R-1A-PUD) zone is hereby approved based on the following findings of fact:

1. The project is based upon sound principles of land use in that the proposed housing product is allowed in the Single Family Alternative PUD (R-1A-PUD) zone.
2. The proposed use will be consistent with the objectives of the City of Sacramento General Plan and the North Natomas Community Plan.
3. The proposed use would not be detrimental to the public health, safety and welfare, nor result in a public nuisance in that the project is consistent with the Natomas Central PUD.

Section 3: The City Council approves the Project entitlements based on the following conditions of approval:

E: Tentative Map to subdivide two parcels totaling approximately 13.3-acres into 118 single family parcels and one park parcel in the proposed Single-Family Alternative PUD (R-1A-PUD) zone:

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 (P08-066). 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 at the discretion

of the Development Engineering Division.

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

DEVELOPMENT ENGINEERING:

General

- E1. 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.
- E2. 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.
- E3. Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.
- E4. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P08-066).
- E5. 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 Traffic Engineering after consultation with the U.S. Postal Service.
- E6. 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 Engineering Services 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.

Streets

- E7. 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 Traffic Engineering Division. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City Standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Engineering Services Division.
- E8. Dedicate and construct all internal subdivision streets to a City Standard 53' residential cross-section with the exception of the portion of Street B not adjacent to the Park site and Street D which will be constructed to a City Standard 41' residential cross-section.
- E9. Street D shall be ended with a radius and the sidewalk shall be looped around and connected ensuring a continuous path of travel.
- E10. Street B Adjacent to the park will have attached sidewalk on the park side to better accommodate parking and improve circulation.
- E11. Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Development Engineering and the Fire Department. Dead end streets must be less than 500' in length and must include a turn-around approved by the Traffic Engineering Division and the Fire Department. Certain exceptions may be considered by the Traffic Engineering Division and the Fire Department on a case-by-case basis.
- E12. 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 Traffic Engineering.
- E13. Developer is required to install permanent street signs to the satisfaction of the Traffic Engineering.

PRIVATE/PUBLIC UTILITIES:

Sacramento Municipal Utilities District

- E14. Dedicate a Public Utility Easement (PUE) for underground facilities and above ground appurtenances adjacent to all street right-of-ways.

- E15. PUE size/location conditions shall be coordinated acceptable to satisfaction of SMUD and on Final Map, prior to said map approval of or to issue of any permit.

Sacramento Area Sewer District

- E16. Connection to the District's sewer system shall be required to the satisfaction of the District. District design standards apply to sewer construction
- E17. Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on the parcel shall have a separate connection to a private on-site sewer line or District public sewer line.
- E18. The District shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for project to the District, whichever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the District's most recent "Minimum Sewer Study Requirements". The study shall be done on a no "shed-shift" basis unless approved by the District in advance and in compliance with District Design Standards.
- E19. In order to obtain sewer service, construction of District sewer infrastructure will be required.
- E20. Sewer easements may be required. All sewer easements shall be dedicated to the District in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right of ways and easements dedicated to the District.

CITY UTILITIES:

- E21. 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 (DOU) for the pressure boundary conditions to be used in the water study.

- E22. 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.
- E23. Construct water pipes and appurtenances, construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in Manera Rica Drive, Street A, Street B, Street C & Street D. The construction shall be to the satisfaction of the DOU and Sacramento Area Sewer District.
- E24. All water connections shall comply with the City of Sacramento's Cross connection Control Policy.
- E25. 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 DOU.
- E26. If required, construct water tap, meter and RP for Park Lot A. The construction shall be to the satisfaction of DOU and the Parks Department.
- E27. 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.
- E28. Place a 2-inch (minimum) Sch. 40 PVC sleeve under the sidewalks for each single-family lot along all streets with separated curb and sidewalk (if any) for irrigation of the landscape planter. Sleeves shall be placed prior to construction of sidewalks.
- E29. 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 SWMM model. The drainage study shall be developed using the Master Drainage Plans for Natomas Central. 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. 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.

- E30. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.
- E31. Street and gutter flow line elevations shall be designed so that runoff from the development overland releases to the existing Detention Basin 8-B.
- E32. Public streets and/or private streets with public maintained water, sanitary sewer and storm drain systems shall have a minimum paved AC width of 25 feet from lip of gutter to lip of gutter. Drain inlets, curb and gutter shall be constructed to City Standards for residential streets. PUE's for dry utilities shall not be located within the 25 foot wide AC section.
- E33. Provide standard subdivision improvements per Section 16.48.110 of the City Code. Construct water, sewer, and drainage facilities to the satisfaction of the DOU.
- E34. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.
- E35. Properly abandon under permit, from the County Environmental Health Division, any well or septic system located on the property.
- E36. If required by the DOU, 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____)."
- E37. 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 (DOU). If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
- E38. 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.

- E39. 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 (Basin 8-B), only source control measures are required. 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.
- E40. 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
- E41. 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.
- E42. All existing easements and all existing right-of-ways shall be shown on the Final Map

PPDD: Parks

- E43. The proposed project is included within the boundaries of the Natomas Central Planned Unit Development, PUD (P04-173). The applicant for this project has an obligation to meet/ or provide proof that all of the applicable conditions for the Natomas Central project have been met prior to the issuance of building permits. These obligations include but are not limited to compliance with City Code, Title 16, 16.64 Park Dedication/In Lieu Fees, Title 18, 18.44 Park Development Impact Fee and annexation to Community Facilities District 2002-02, Neighborhood Park Maintenance CFD.

FIRE

- E44. All turning radii for fire access shall be designed as 35' inside and 55' outside.

- E45. 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.
- E46. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3
- E47. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105

ADVISORY NOTES:

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

- E48. 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 Public Works.
- E49. 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.
- E50. Drain lines shall be placed at roadway centerline, water line shall be placed 7' north or west of roadway centerline and sewer line 7' south or east of roadway centerline.
- E51. Developing this property will require the payment of sewer impact fees. Impact fees shall be paid prior to filing and recording the Parcel Map or issuance of Building Permits, whichever is first. Applicants should contact the Fee Quote desk at 876-6100 for sewer impact fee information.
- E52. 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.
- E53. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
 - 1 Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. Quimby fees based on residential lot count are being monitored for the Natomas Central PUD by Department of Parks

and Recreation, Park Planning and Development Services, and shall be compared against Master Parcel Map unit count for consistency with estimated parkland dedication and in lieu fees due for the entire PUD.

- 2 Title 18, 18.44 Park Development Impact Fee (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$569,556. This is based on 117 single family units at \$4,868 each. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
- 3 Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

H. The Special Permit to construct alternative ownership housing in the Single-Family Alternative PUD (R-1A-PUD) zone:

Planning

- H1. The applicant shall obtain all necessary building permits prior to commencing construction.
- H2. The project shall substantially conform to the plans submitted and shown as Exhibits 9C-9I attached to this resolution unless otherwise conditioned below. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits.
- H3. Final landscaping plans shall be submitted to the Building Division – Site Conditions Unit for review and approval. The scope of the review shall include plant species selection, landscape materials, and irrigation system. The irrigation system and landscaping shall be maintained in good condition during the life of the project.
- H4. The same houseplan may not be placed on the two adjacent lots on the same side of the street. Houseplan 392 has the additional placement restriction that it may not be placed on the nearest two lots across the street from itself (Houseplan 392 must not front itself).
- H5. Front architectural materials and features (such as belly bands or wainscoats) must be wrapped around the side elevation by at least 36 inches.
- H6. All mechanical equipment must be screened to prevent viewing from the street.
- H7. All electrical cabinets, vents, downspouts, gutters, flashing, mechanical disconnects, etc. must be painted the color of the building to which it is attached.

- H8. Houses on lots 1, 12, 31, 40, 49, 54, 57, 60, 63, 79, 90, 104 and 118 shall have enhanced right elevations. Houses on lots 11, 32, 42, 47, 56, 59, 62, 65, 66, 77, 91 and 105 shall have enhanced left elevations: Enhanced elevations shall comply with the following:
- All second story windows and first story windows not behind the sideyard fence must have window grids.
 - If present, belly bands must extend across the elevation and wrap at least 3 feet onto the rear elevation.
 - Wainscoats must extend across the elevation to the sideyard fence.
 - Lap siding on plan 394, left elevation C shall be wrapped 36 inches past the second story window closest to the front of the house. Lap siding on plan 394, right elevation C shall extend to the center point between the two windows on the second story.
 - House plan 2490 may not be used on lots requiring enhanced side elevations.
- H9. Lots that are adjacent to Natomas Central Drive shall have an interior sideyard setback between 5 feet and 5 feet, 1 inch.
- H10. Pedestrian access shall exist between Street D and Natomas Central Drive. There shall be landscaping along the access, but it shall not block views from lot 57, lot 62, Street D and Natomas Central Drive to the pedestrian access.
- H11. Garage doors shall have windows on the top quarter panel in a style consistent with the elevation.
- H12. House plan 2490 shall be amended to increase the percentage of side-elevation windows to the satisfaction of the Planning Director.
- H13. Manera Rica Drive will be striped as a Class III bicycle route.

Urban Forest Services

- H14. The street tree plan shall be amended to the satisfaction of Urban Forest Services.
- H15. All trees in the City of Sacramento right of way are to be planted in a gradual mound 2" to 3" above the surrounding grade and mulched w/ wood chips, (playground fiber or coarser) approximately 3" deep. No turf groundcover or turf will be planted within 3' of any tree trunk. Trees should be spaced every 25' to 30'.

- H16. All trees in the City of Sacramento right of way are to be irrigated on a non-turf station by a minimum of two pop-up heads w/ 4' radius nozzles installed 40" to 50" from the trunk, other designs may be approved by City landscape architecture or UFS review.
- H17. Each home fronting a street without a parkstrip planter shall have one street tree in their front yard. Trees shall be planted 4' to 6' from nearest pavement and 12' to 14' from main building structure.
- H18. If turf is to be planted in a separated sidewalk planter concrete mow strips will be installed to provide a 6'x 10' minimum turf free planter for each tree.

Exhibit 9A: Tentative Map

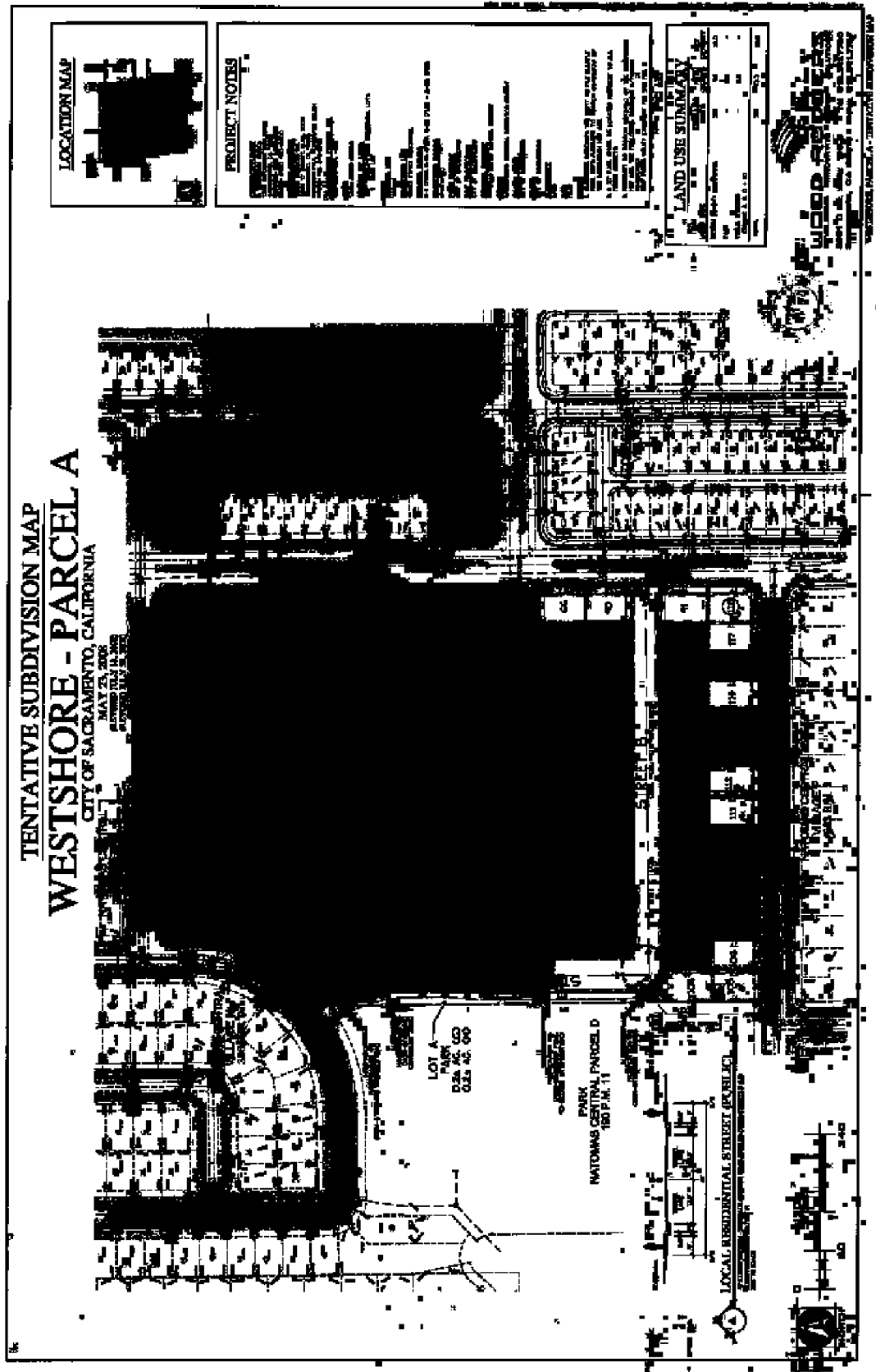


Exhibit 9B: Street B Non-Standard Elbow

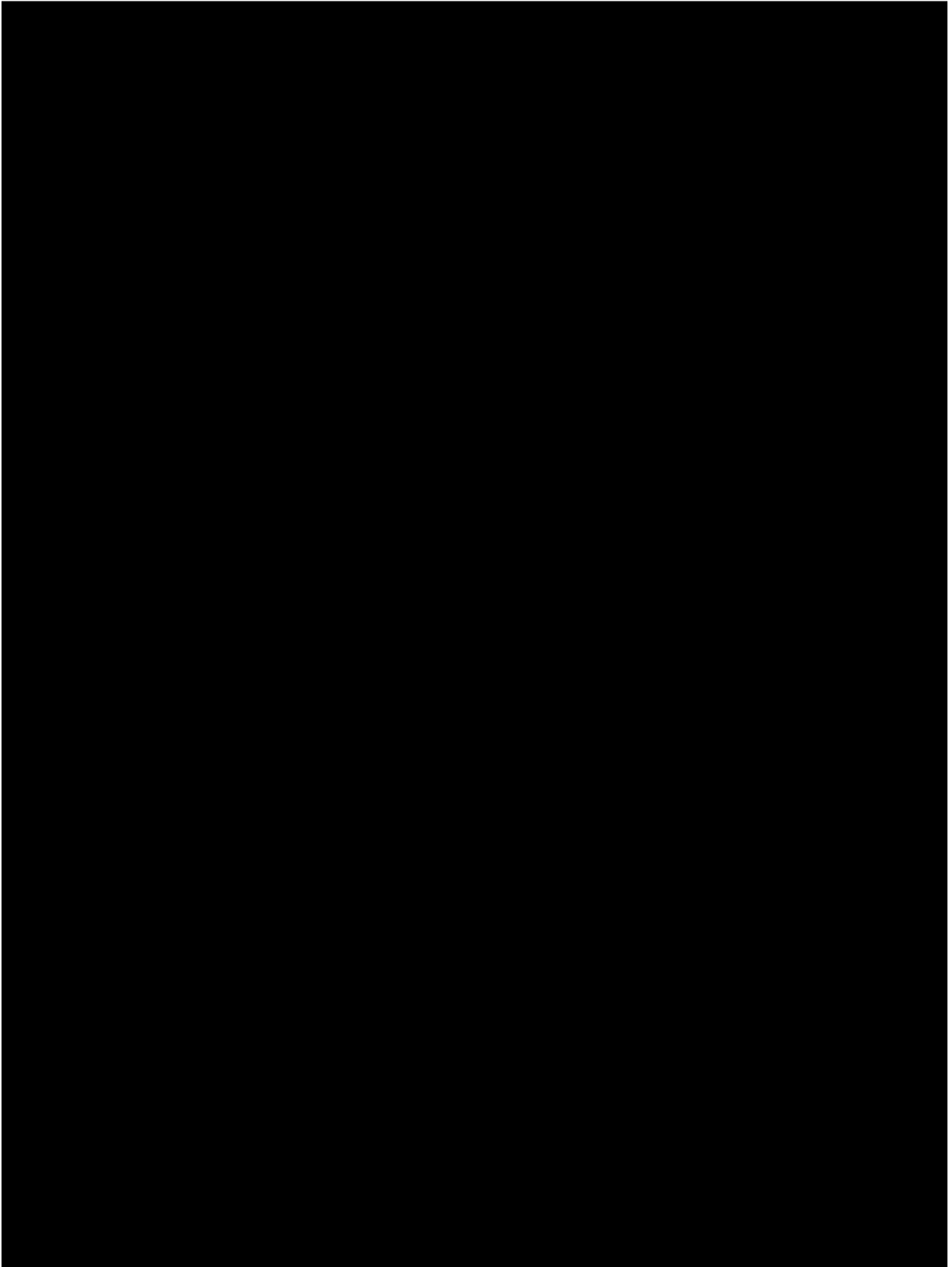


Exhibit 9C: House and Plot Plans for 392

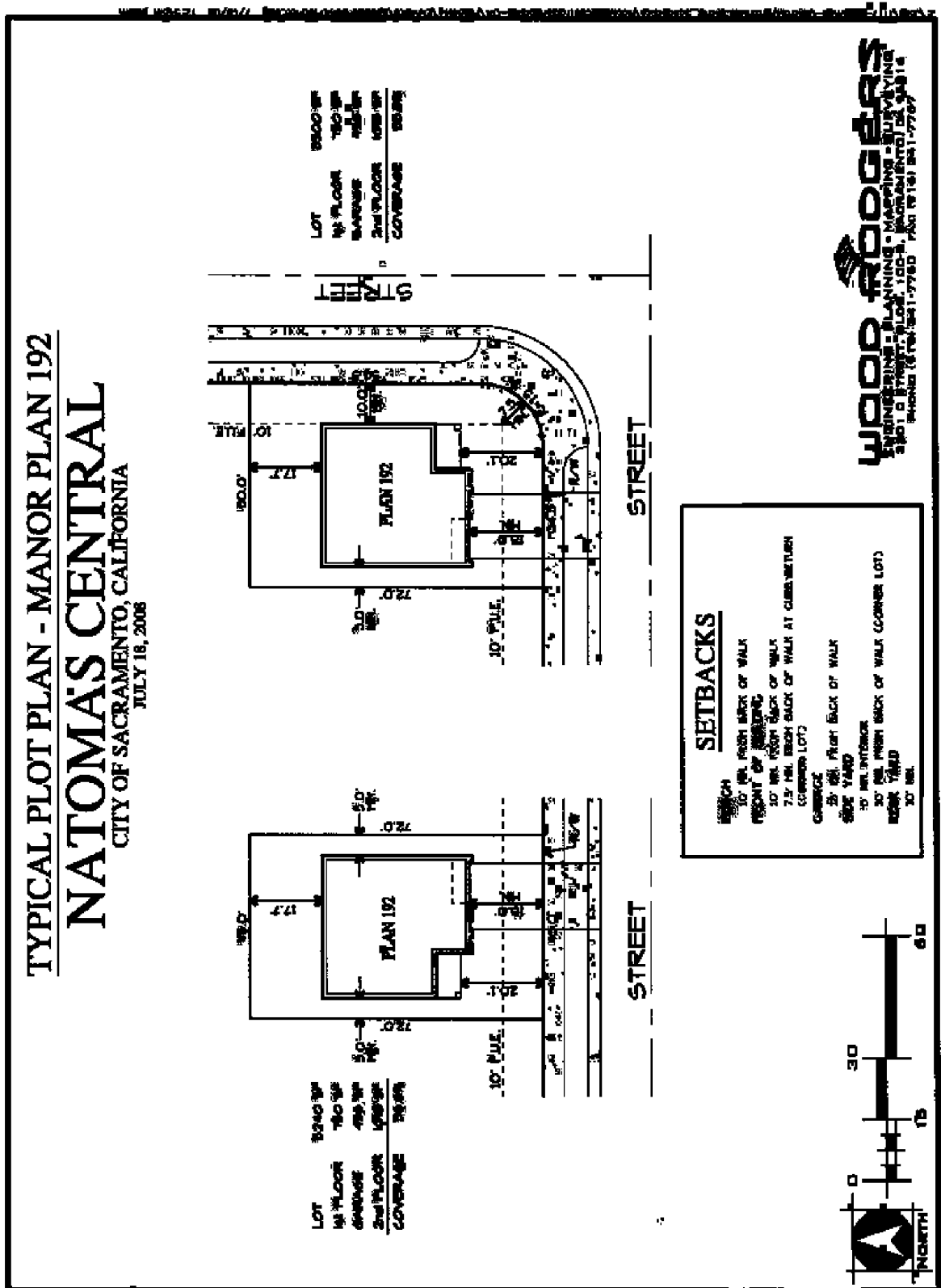
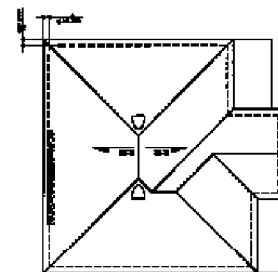
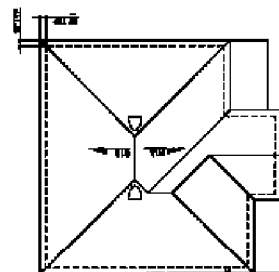
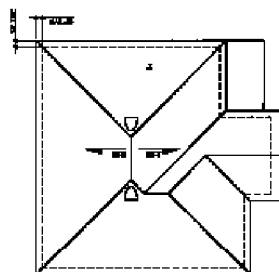
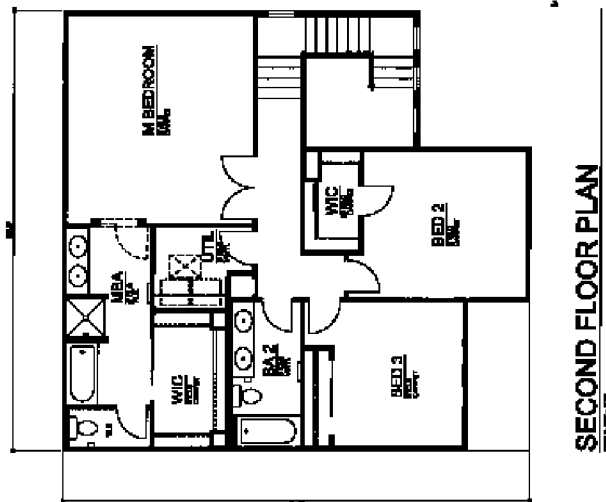
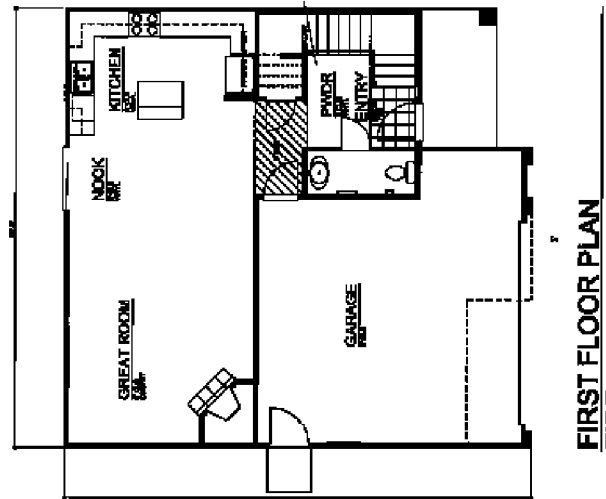


Exhibit 9C: House and Plot Plans for 392

**BORDON
ENGINEERS
ARCHITECTS
08-28-08**



SCALE PLAN ELEV. 'C'

PLAN 392 (1743 S.F.)

MANOR II AT WESTSHORE



Exhibit 9C: House and Plot Plans for 392

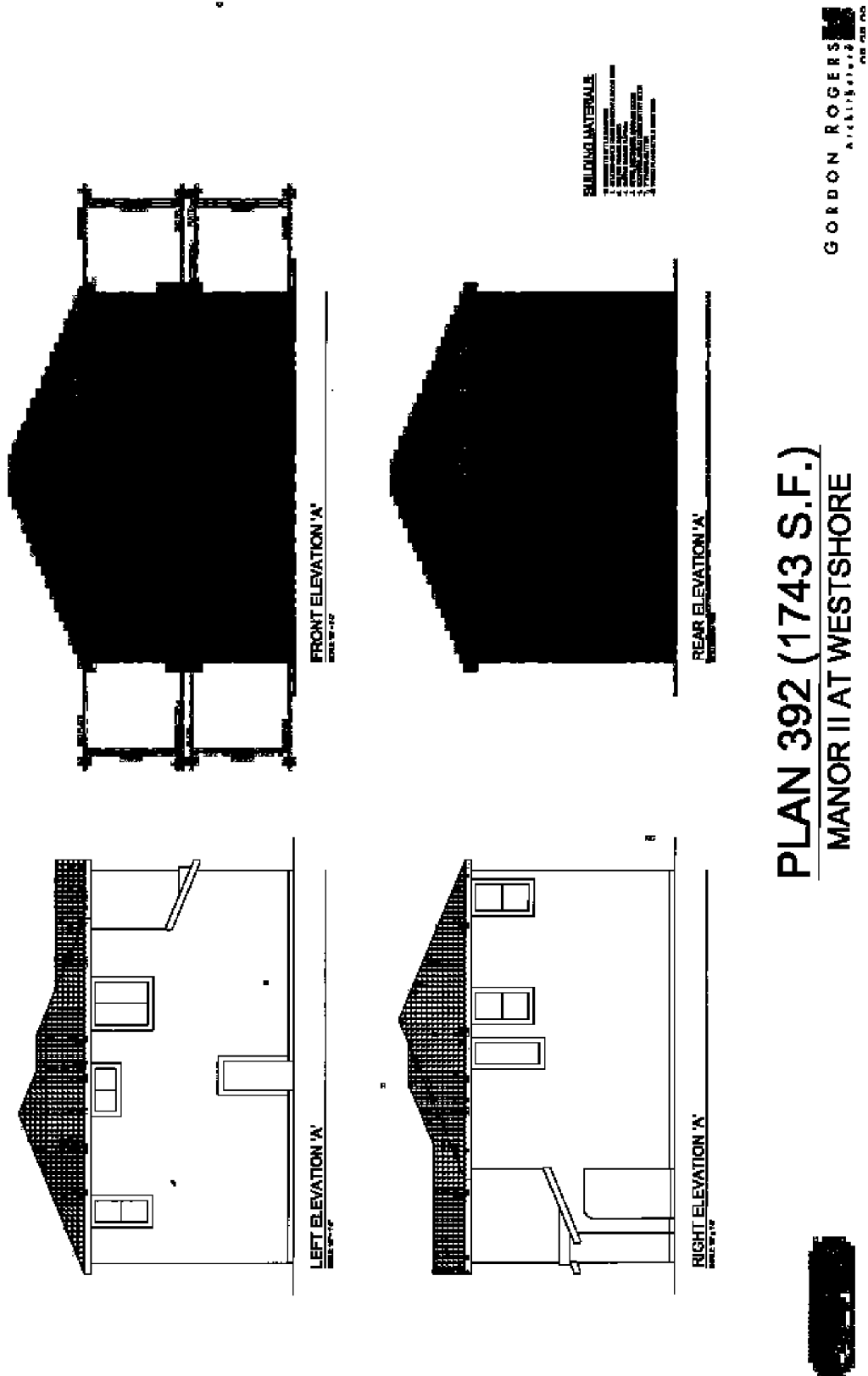
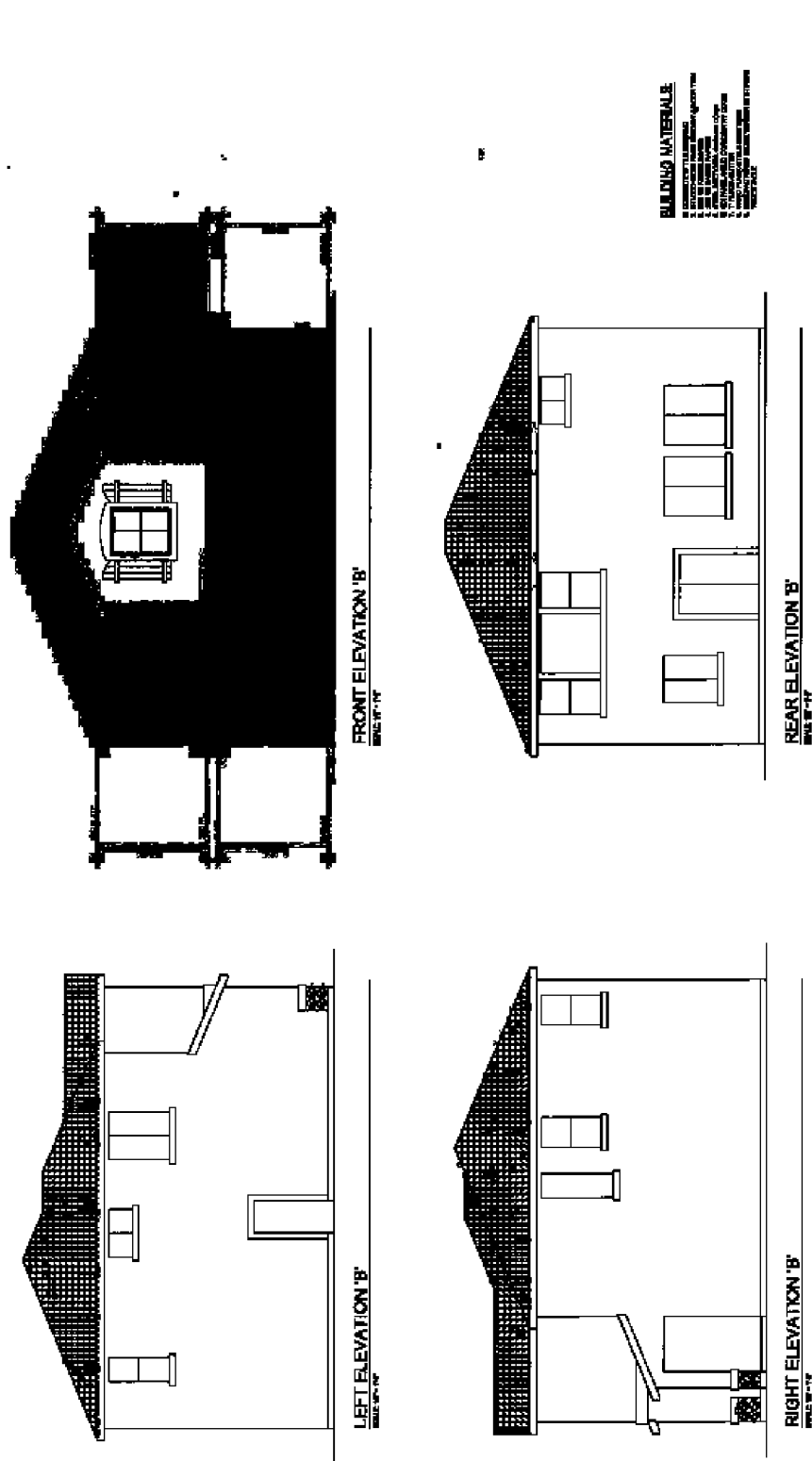


Exhibit 9C: House and Plot Plans for 392



PLAN 392 (1743 S.F.)
MANOR II AT WESTSHORE

GORDON ROGERS
 Architect
 1000 10th St.
 San Francisco, CA 94103
 415.774.1000
 gordonrogers.com

Exhibit 9C: House and Plot Plans for 392

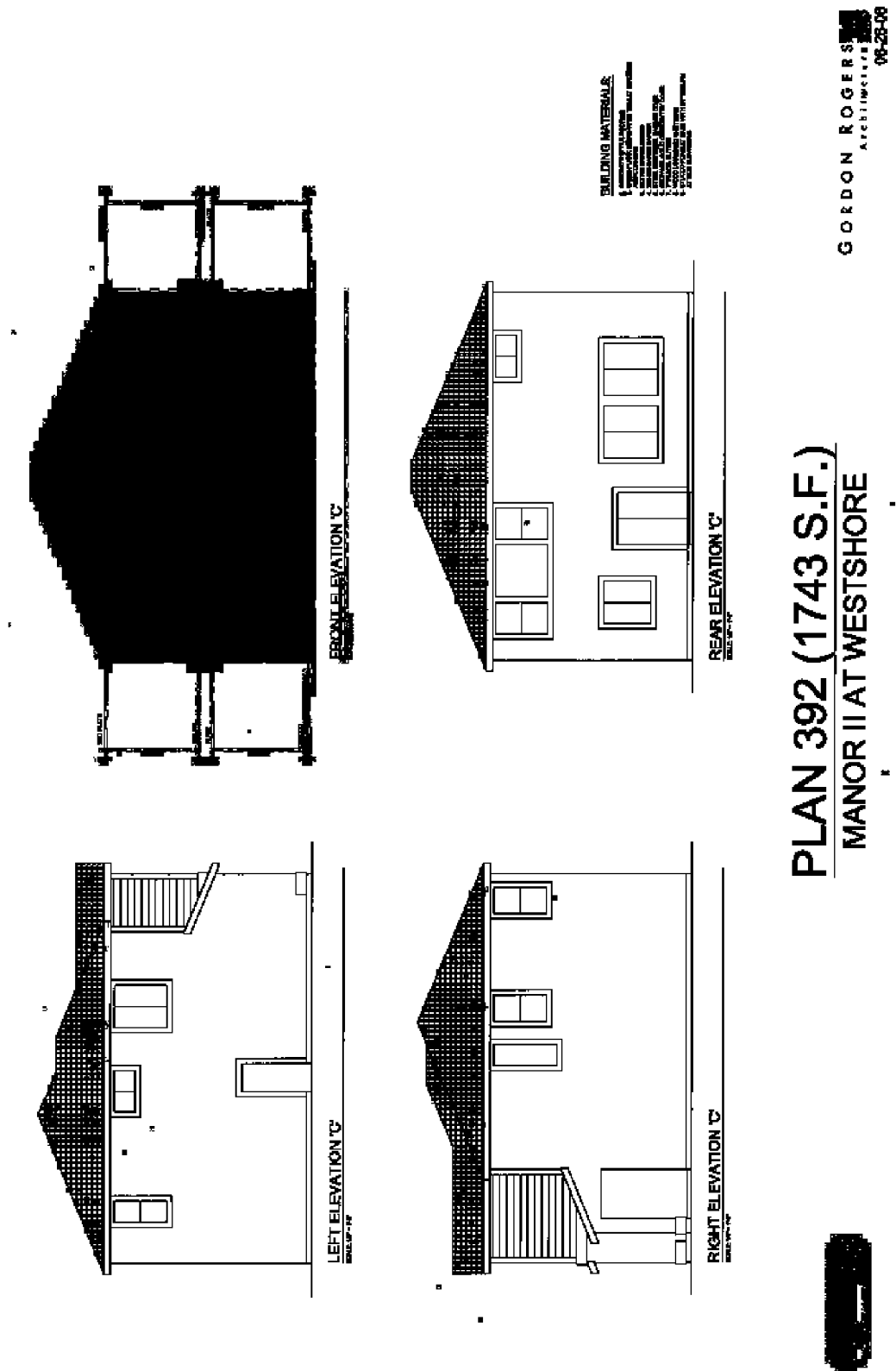


Exhibit 9D: House and Plot Plans for 393

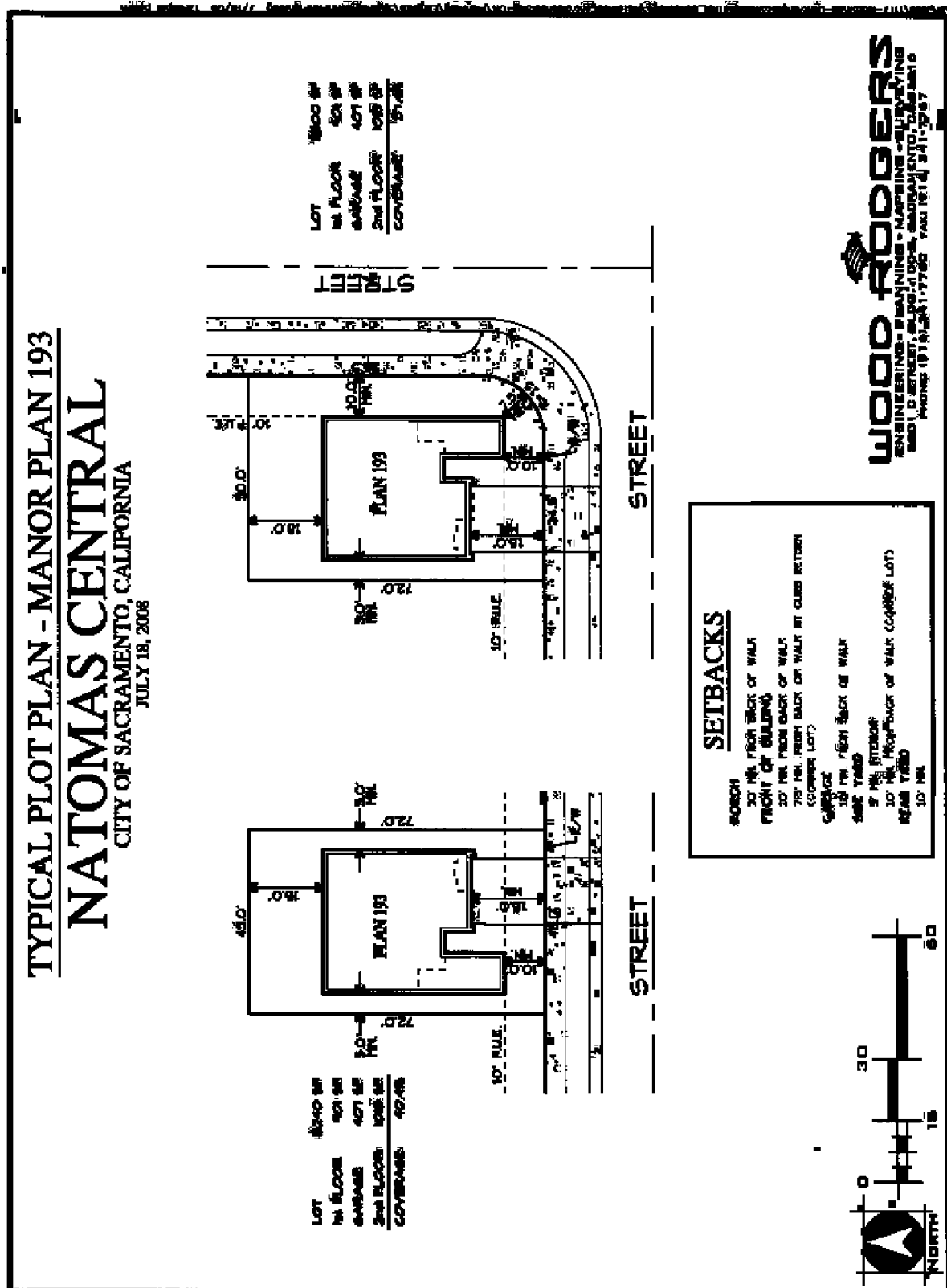
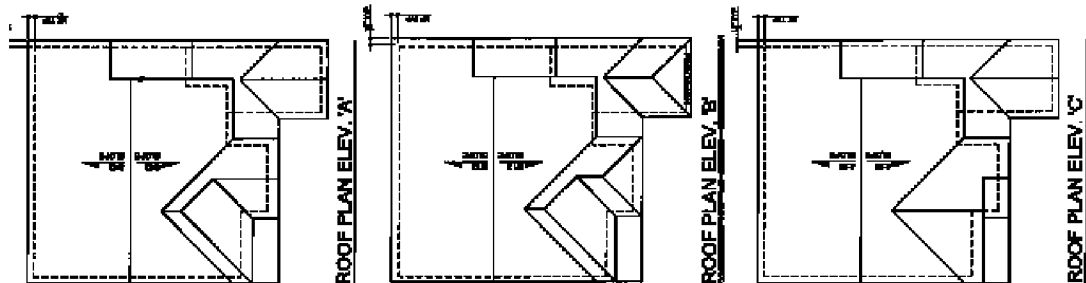
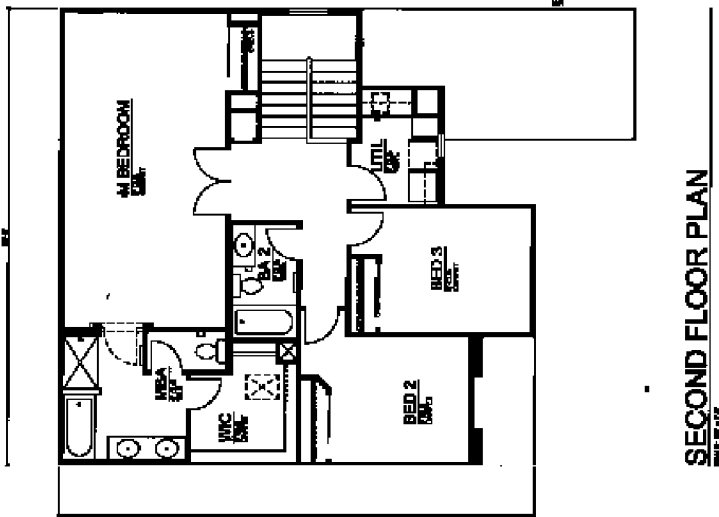
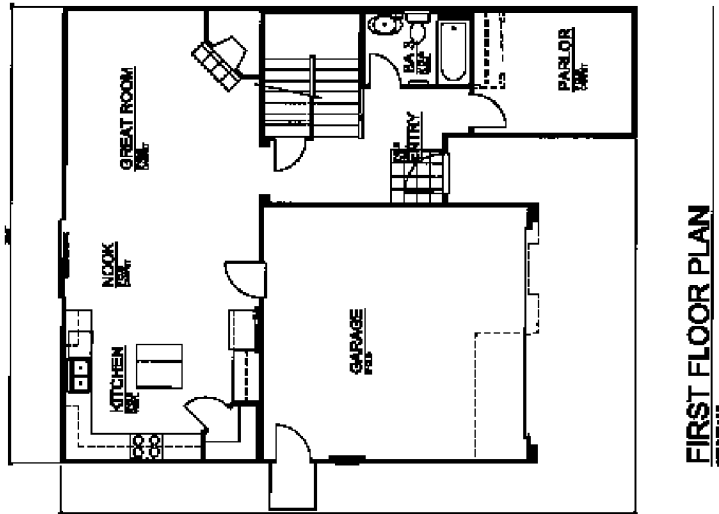


Exhibit 9D: House and Plot Plans for 393

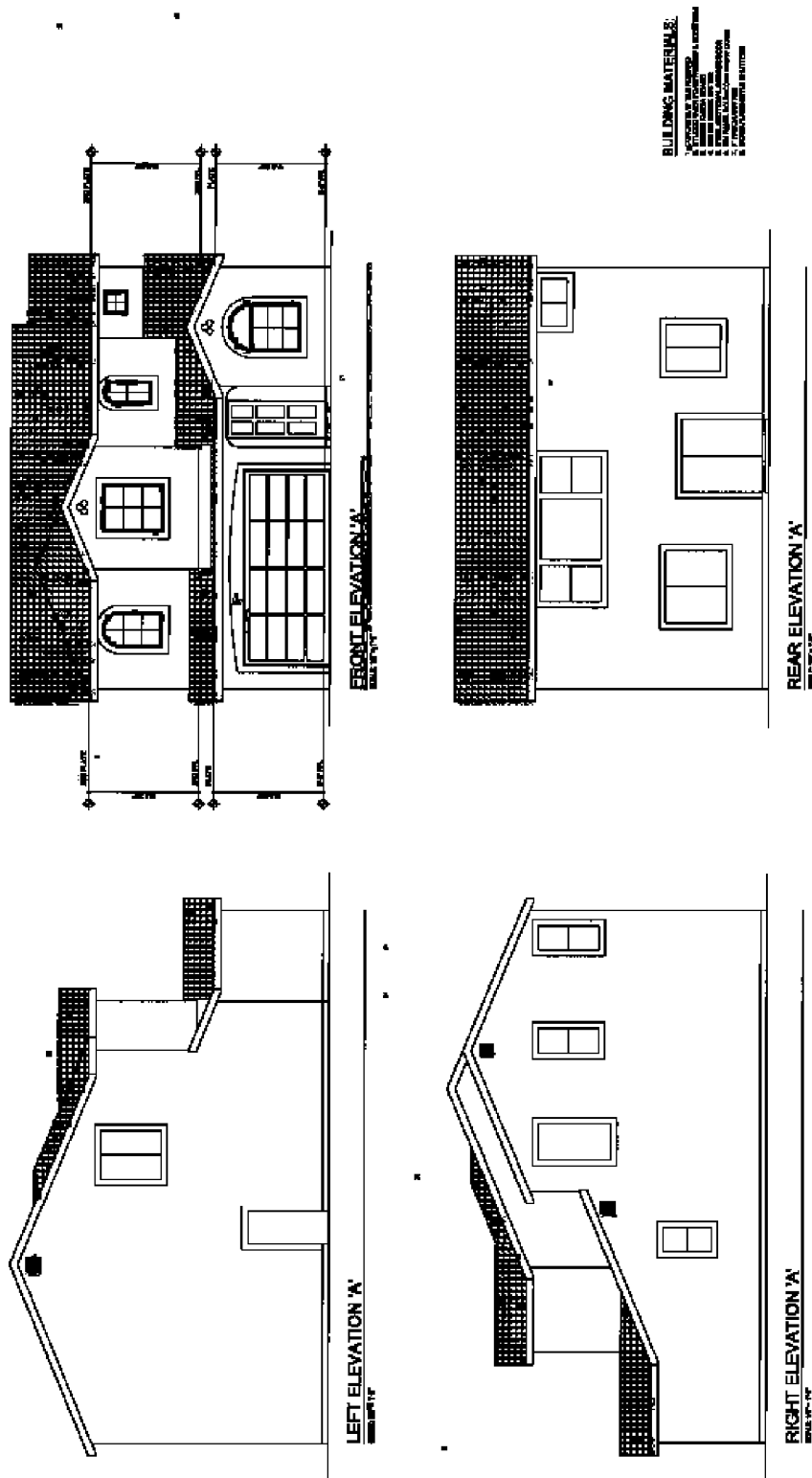
001608
ROGERS
Architects Inc.
08-28-08



PLAN 393 (1914 S.F.)
MANOR II AT WESTSHORE



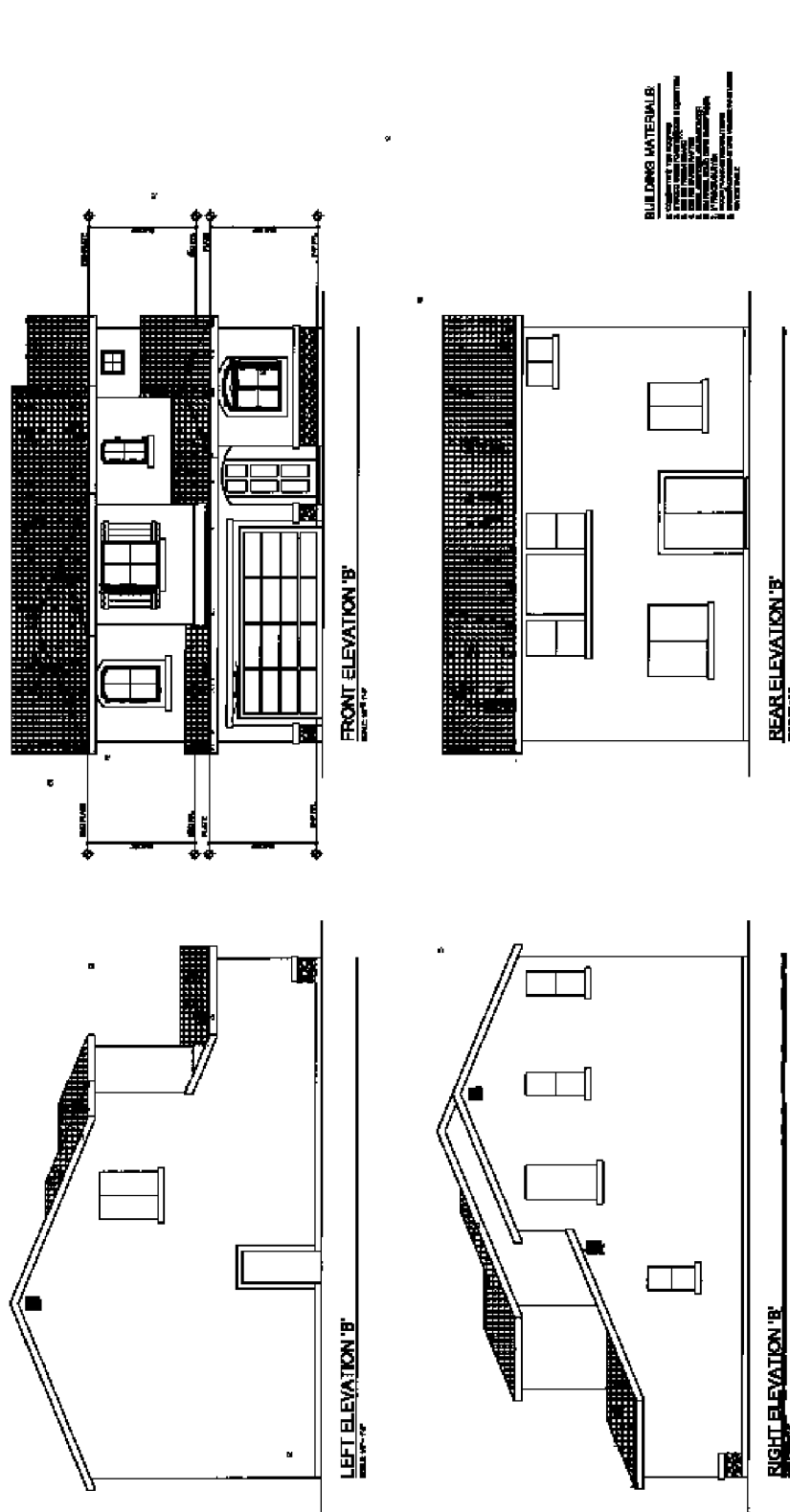
Exhibit 9D: House and Plot Plans for 393



GORDON ROGERS
Architects
P.O. Box 100

PLAN 393 (1914 S.F.)
MANOR II AT WESTSHORE

Exhibit 9D: House and Plot Plans for 393



PLAN 393 (1914 S.F.)
MANOR II AT WESTSHORE

GORDON ROGERS
Architect
08-28-08

Exhibit 9D: House and Plot Plans for 393

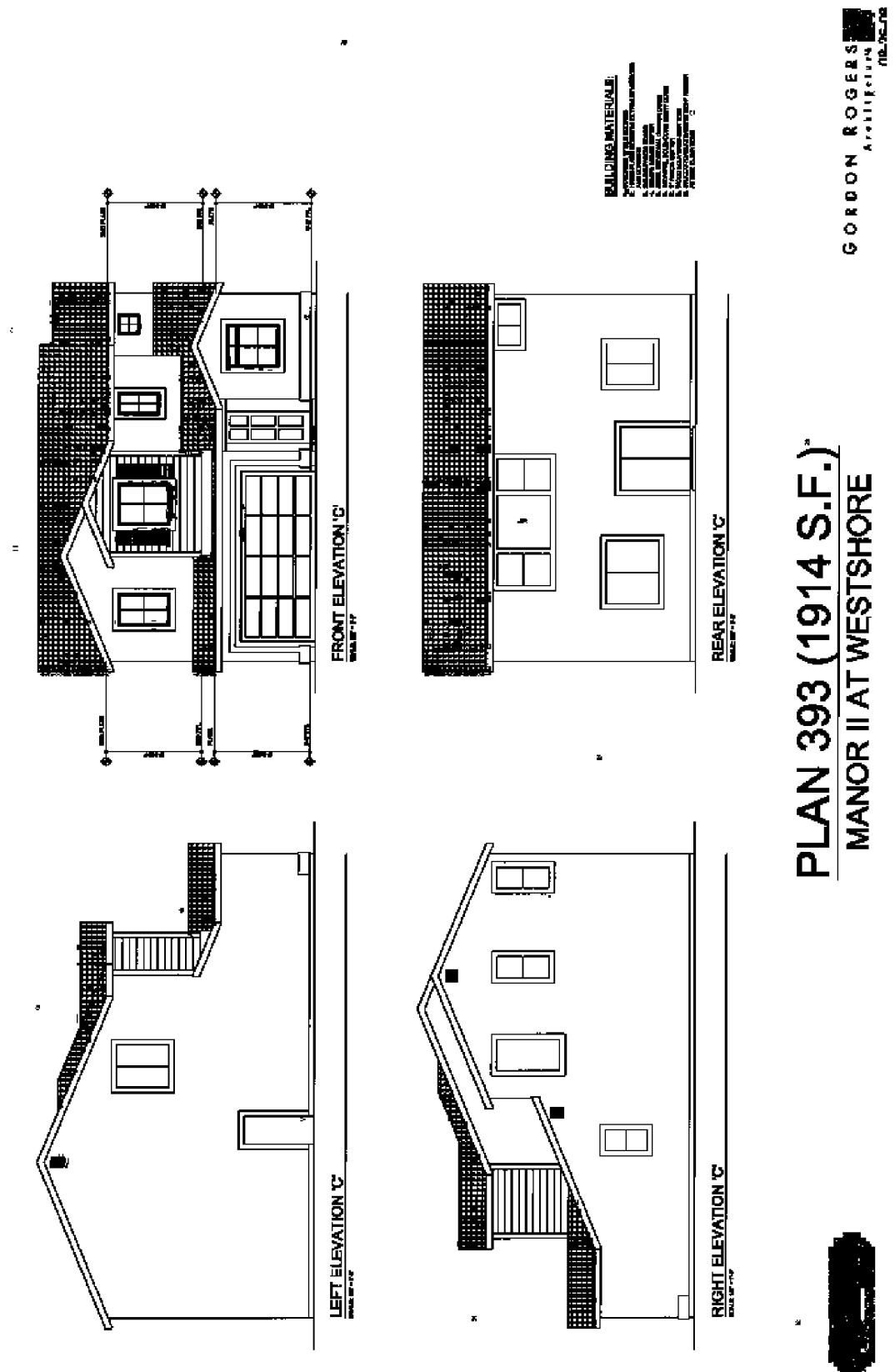


Exhibit 9E: House and Plot Plans for 394

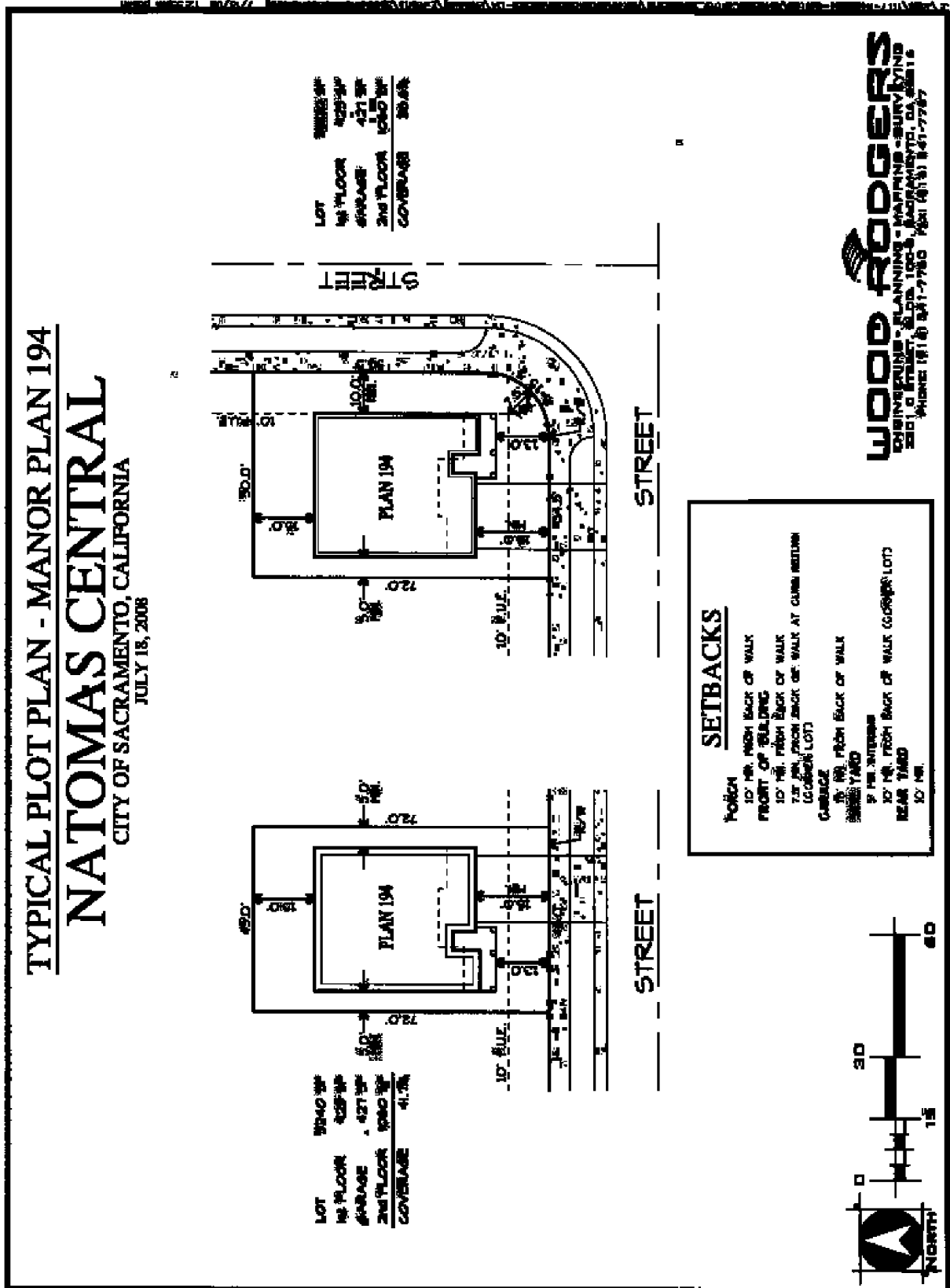
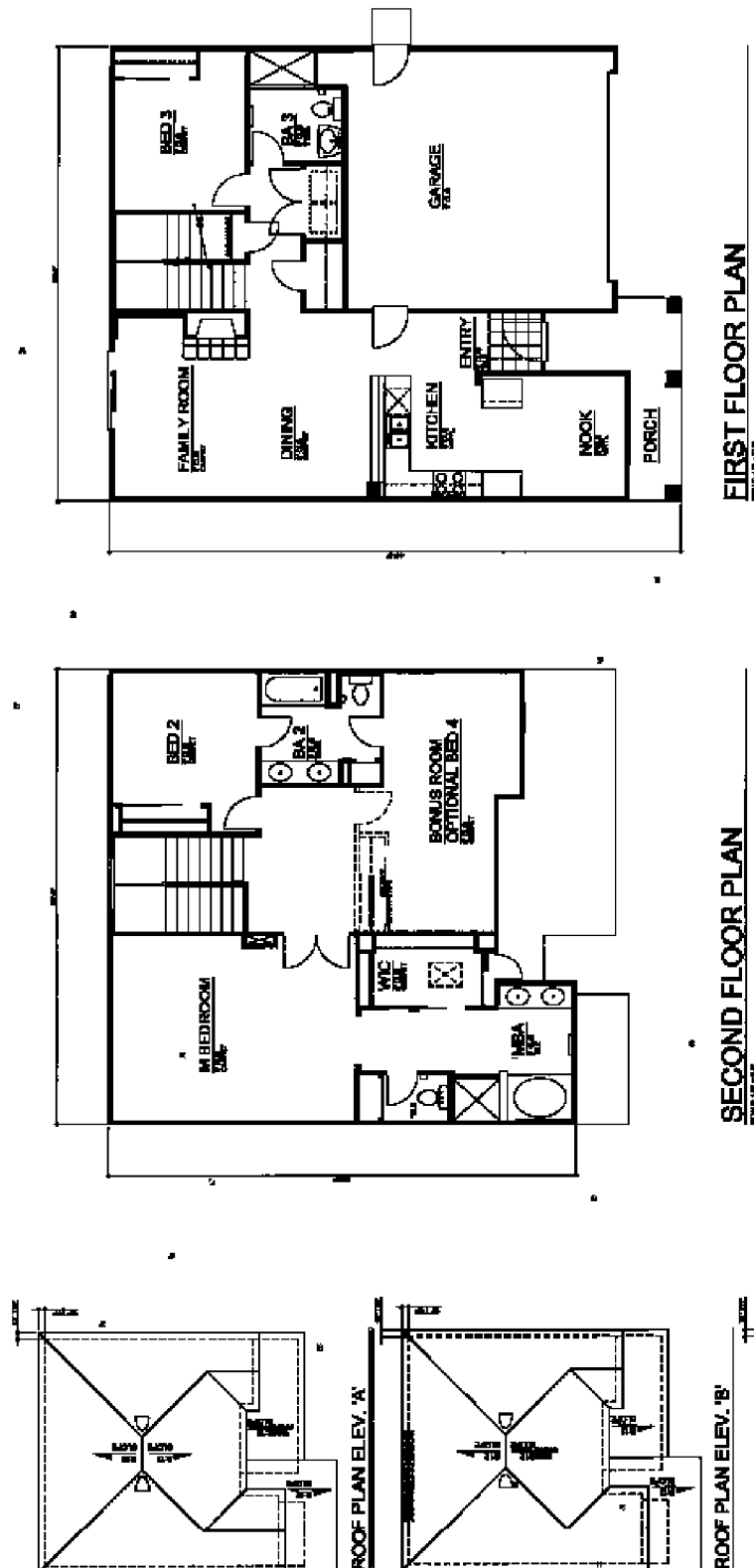


Exhibit 9E: House and Plot Plans for 394



PLAN 394 (1983 S.F.)
MANOR II AT WESTSHORE



Exhibit 9E: House and Plot Plans for 394

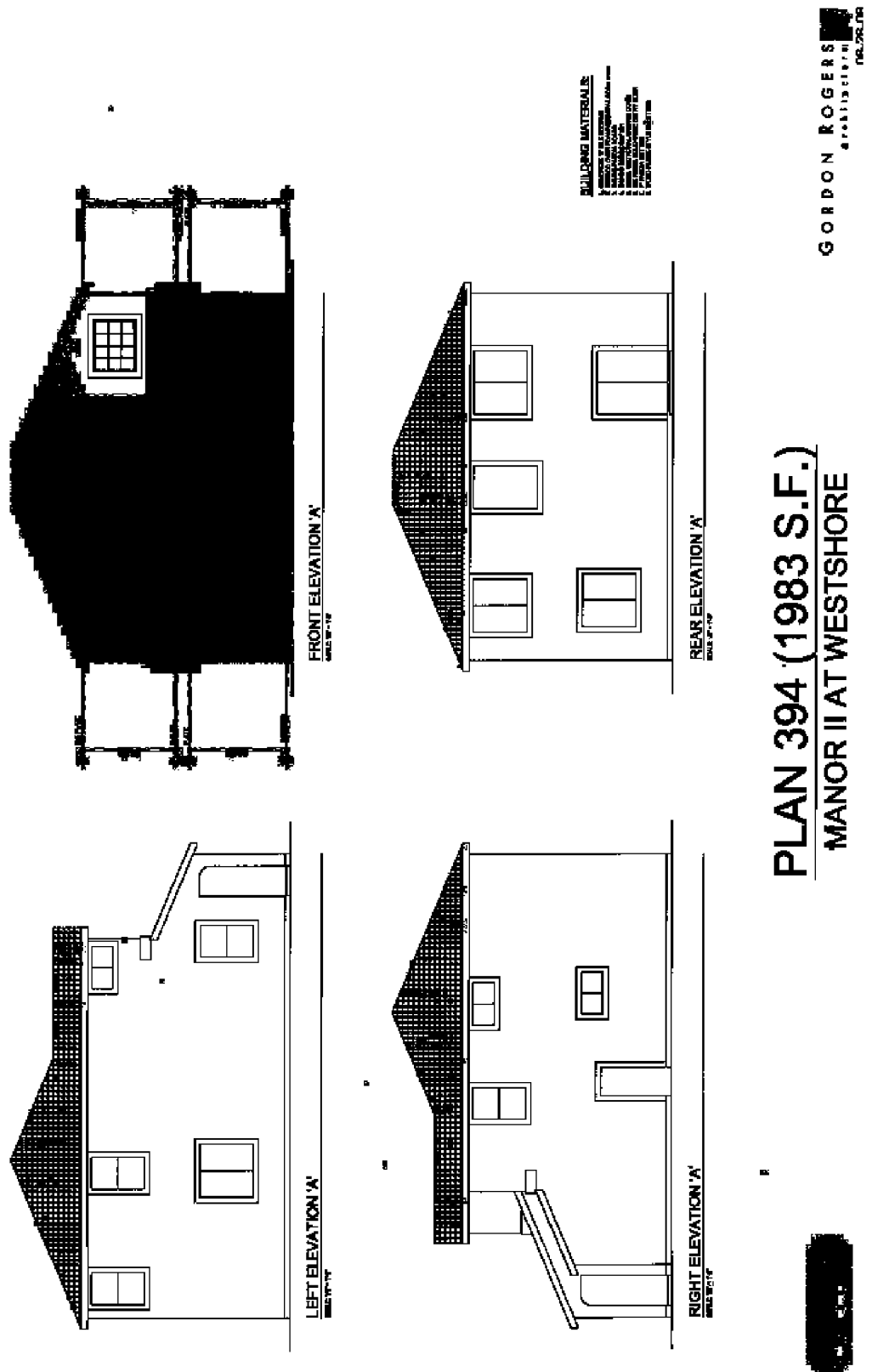
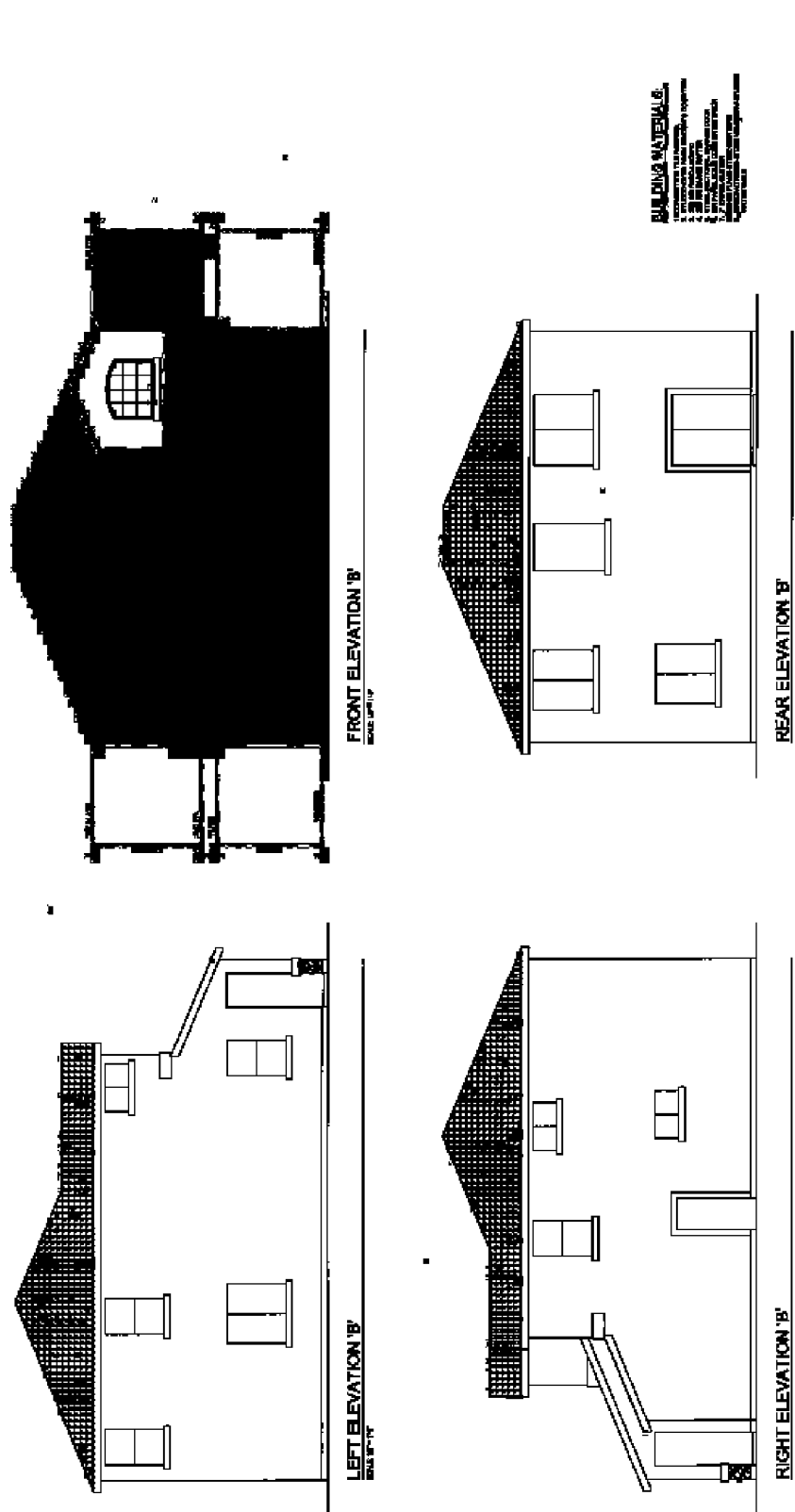


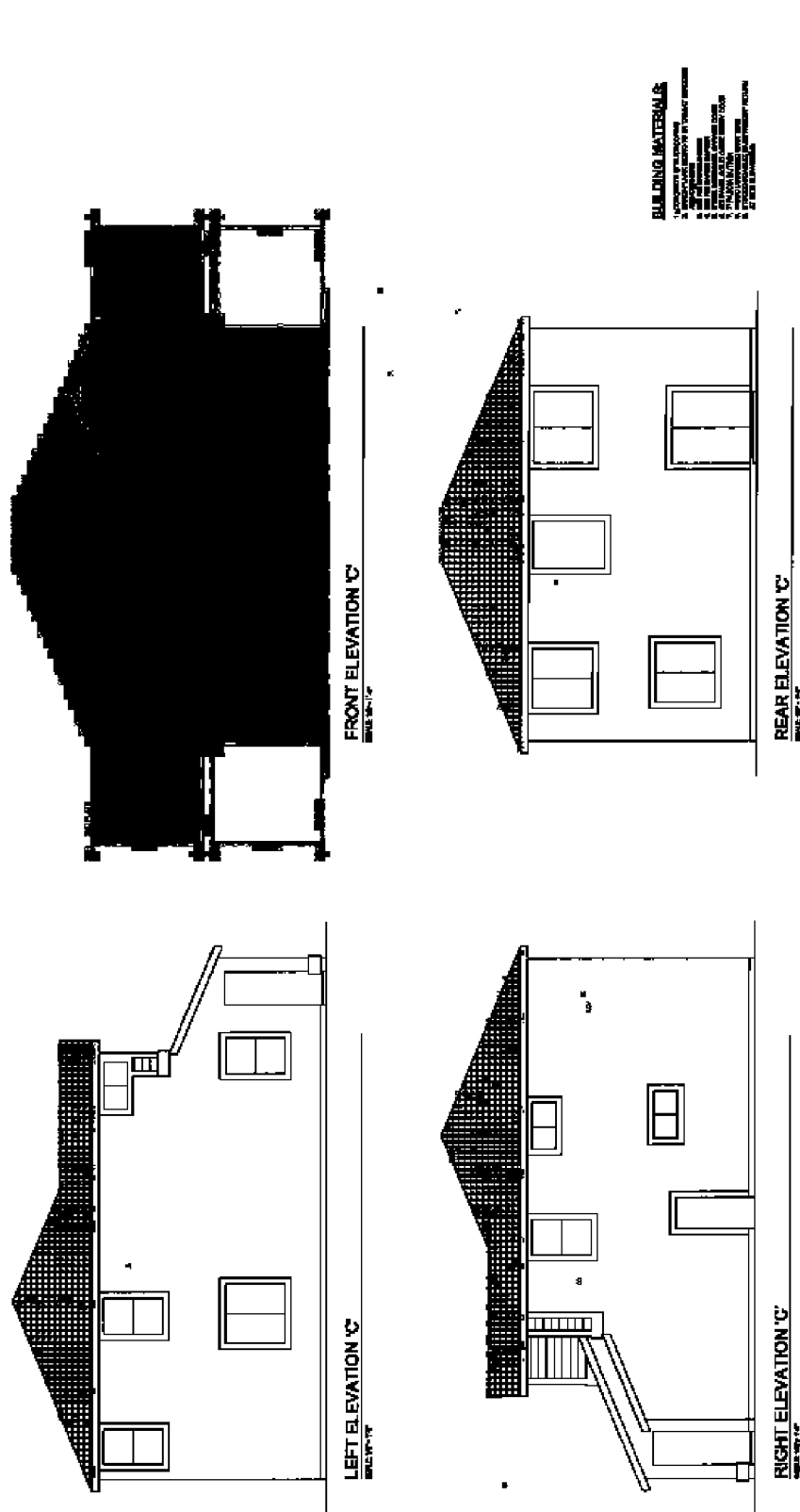
Exhibit 9E: House and Plot Plans for 394



GORDON ROGERS
ARTIST + DESIGNER
604.276.7666

PLAN 394 (1983 S.F.)
MANOR II AT WESTSHORE

Exhibit 9E: House and Plot Plans for 394



PLAN 394 (1983 S.F.)
MANOR II AT WESTSHORE

GORDON ROGERS
ARCHITECT
08-26-08

Exhibit 9F: House and Plot Plans for 395

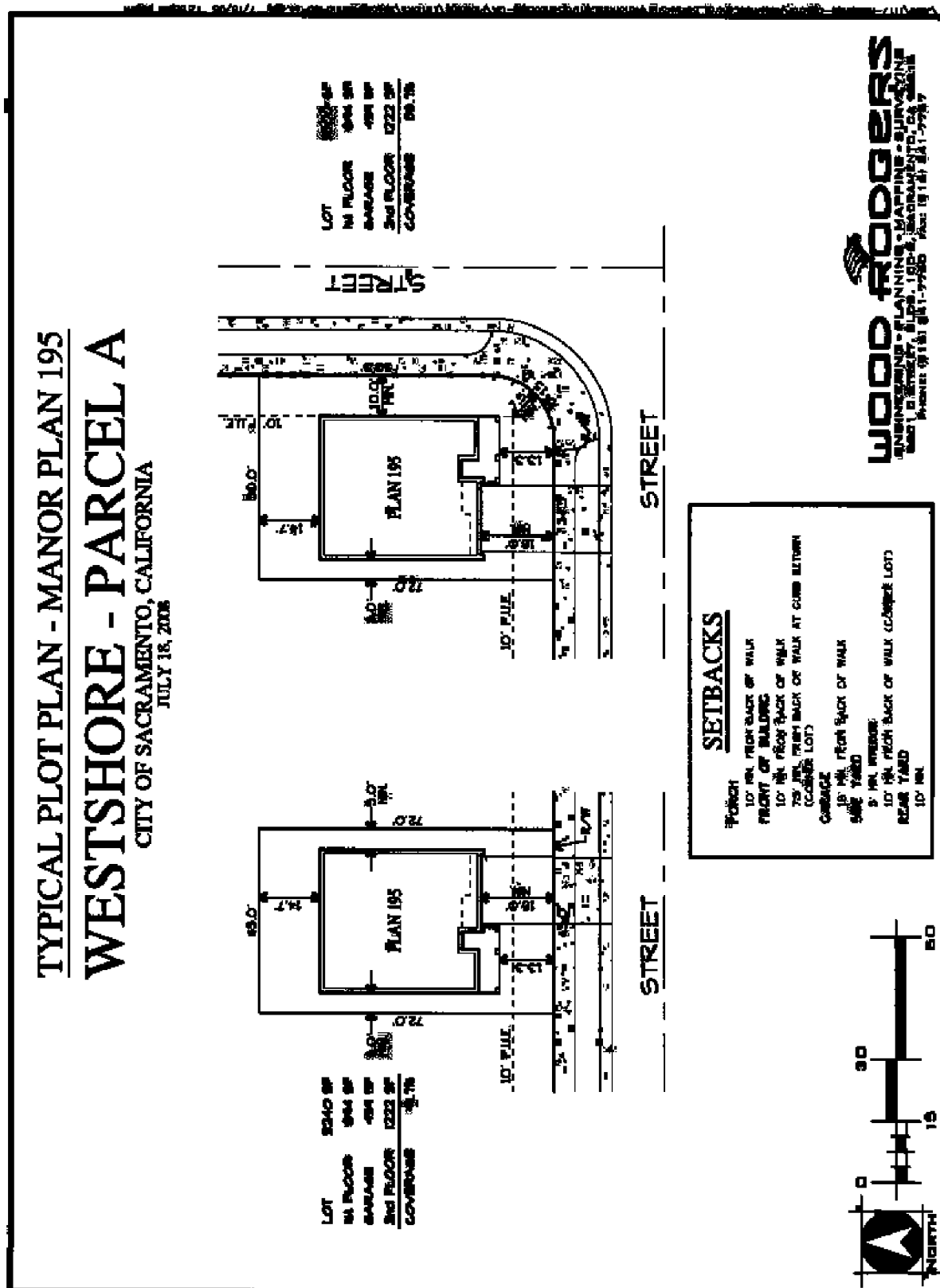
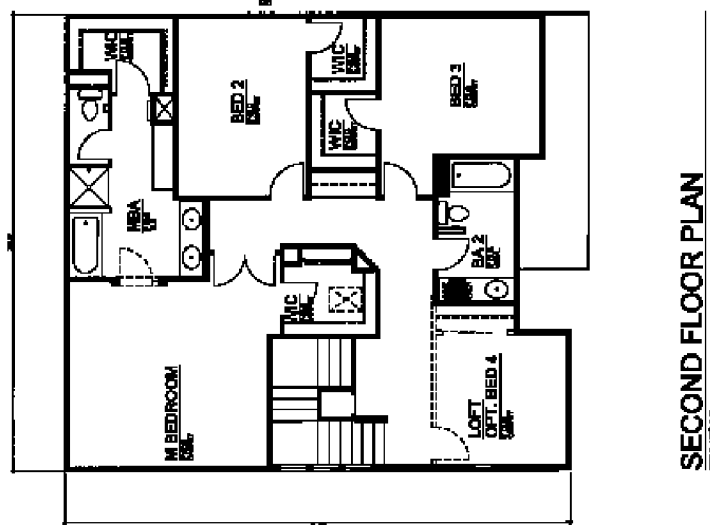
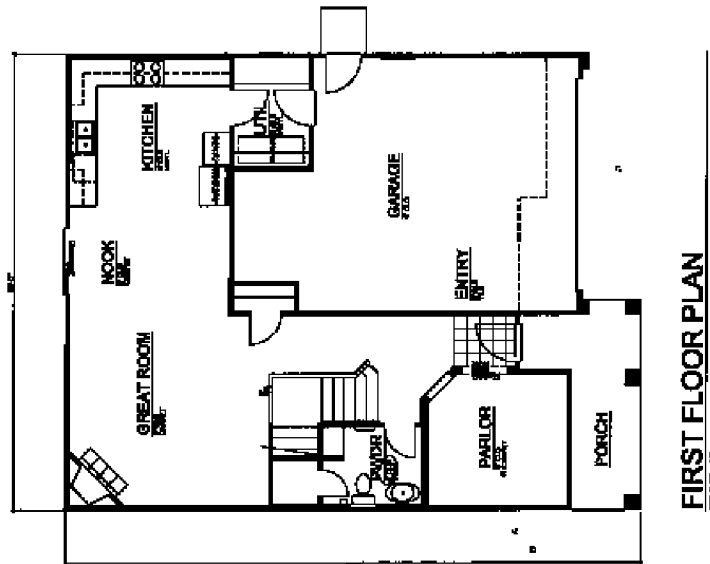


Exhibit 9F: House and Plot Plans for 395

GORDON
LOGGERS
08-28-08



PLAN 395 (2116 S.F.)
MANOR II AT WESTSHORE

PLAN 395

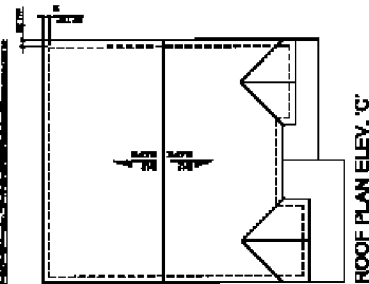
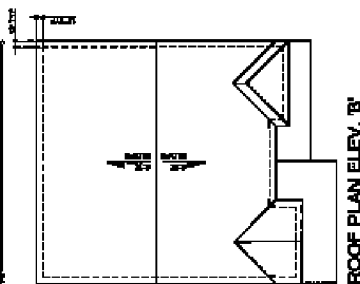
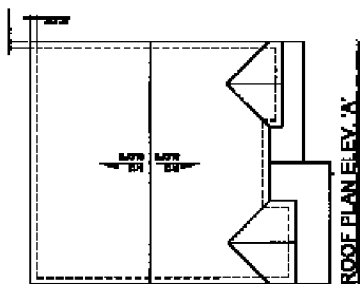


Exhibit 9F: House and Plot Plans for 395

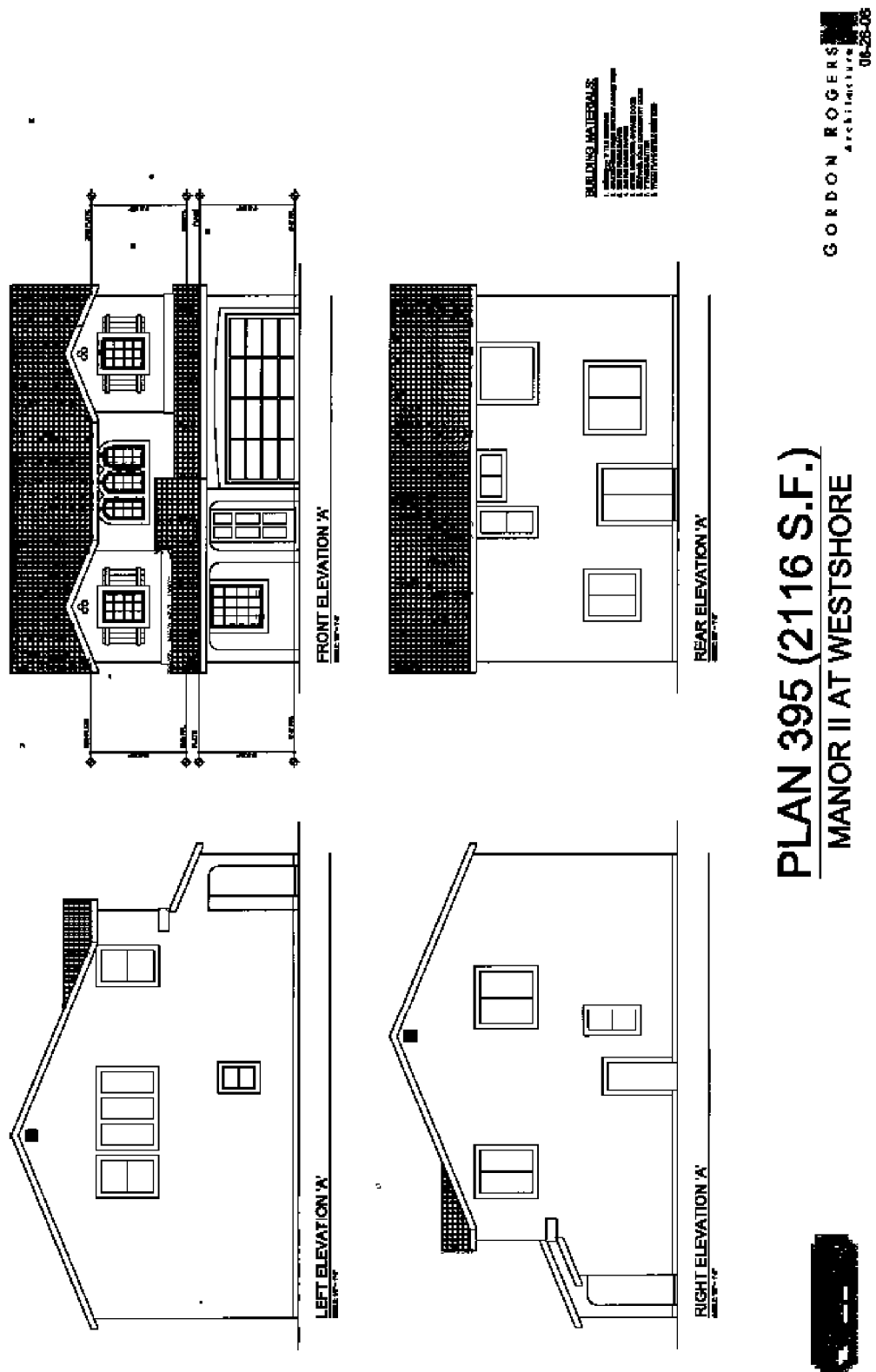


Exhibit 9F: House and Plot Plans for 395

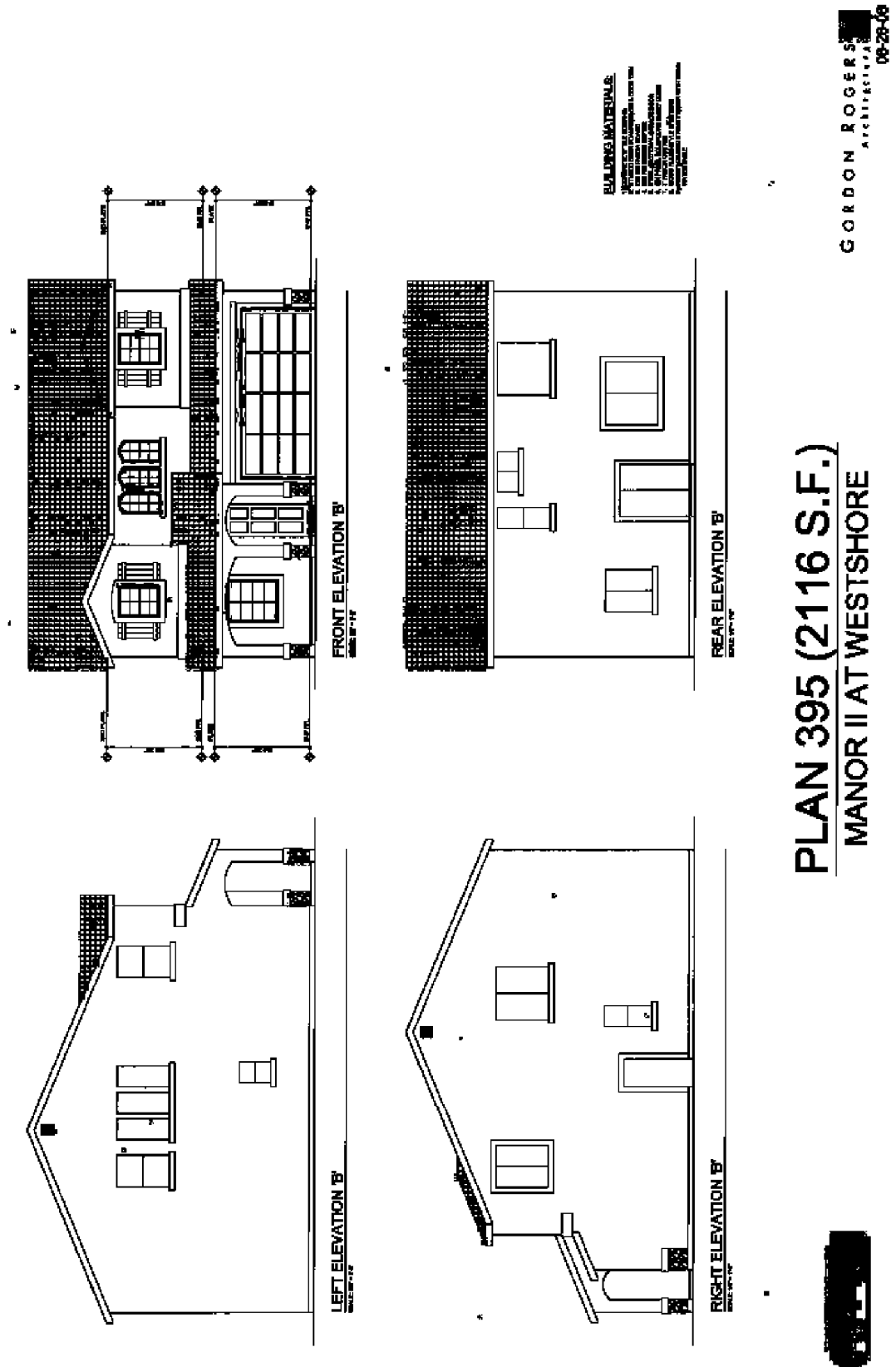
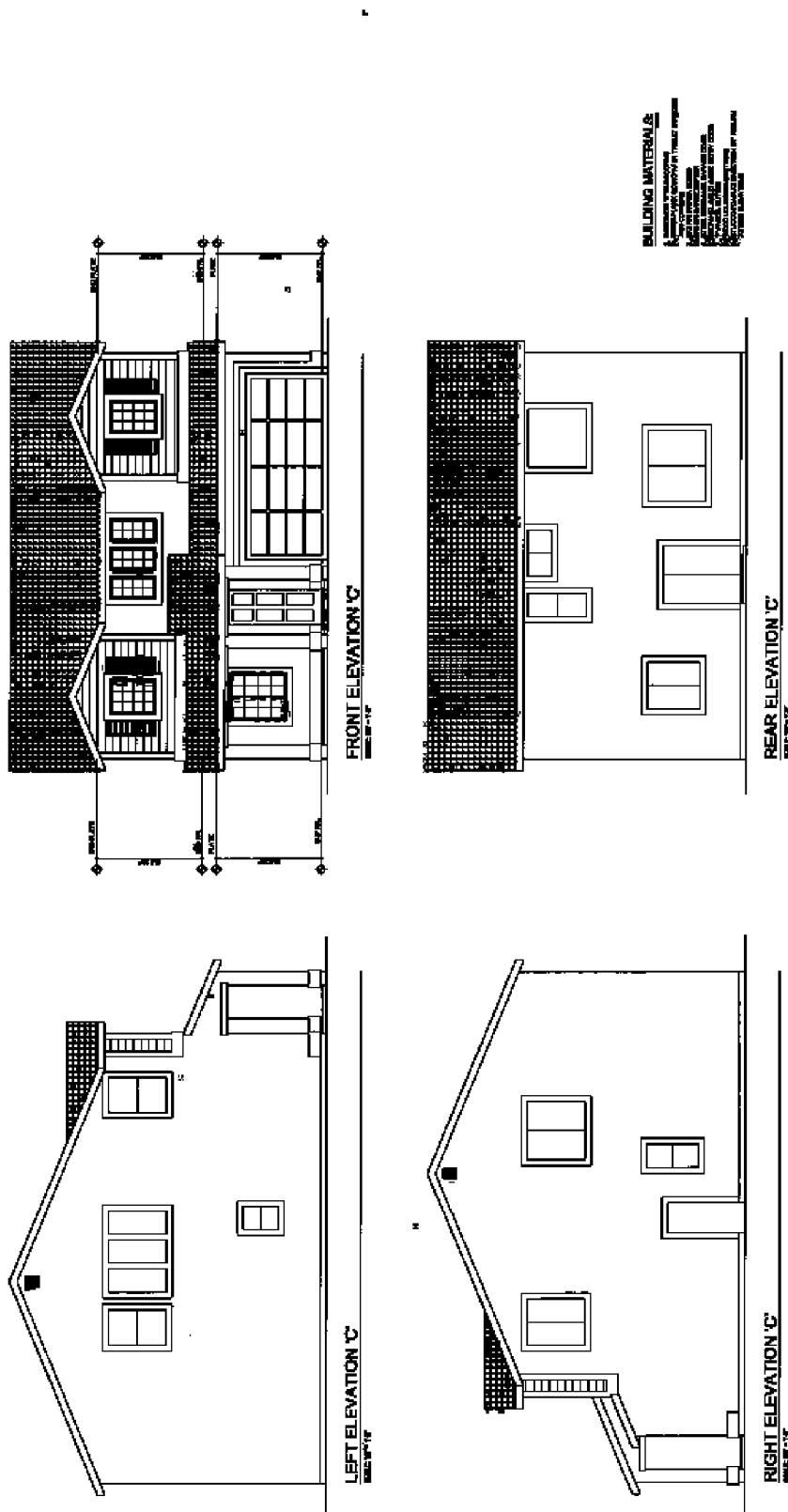


Exhibit 9F: House and Plot Plans for 395



GORDON ROGERS
Architects
08-28-08

PLAN 395 (2116 S.F.)
MANOR II AT WESTSHORE

Exhibit 9G: House and Plot Plans for 2490

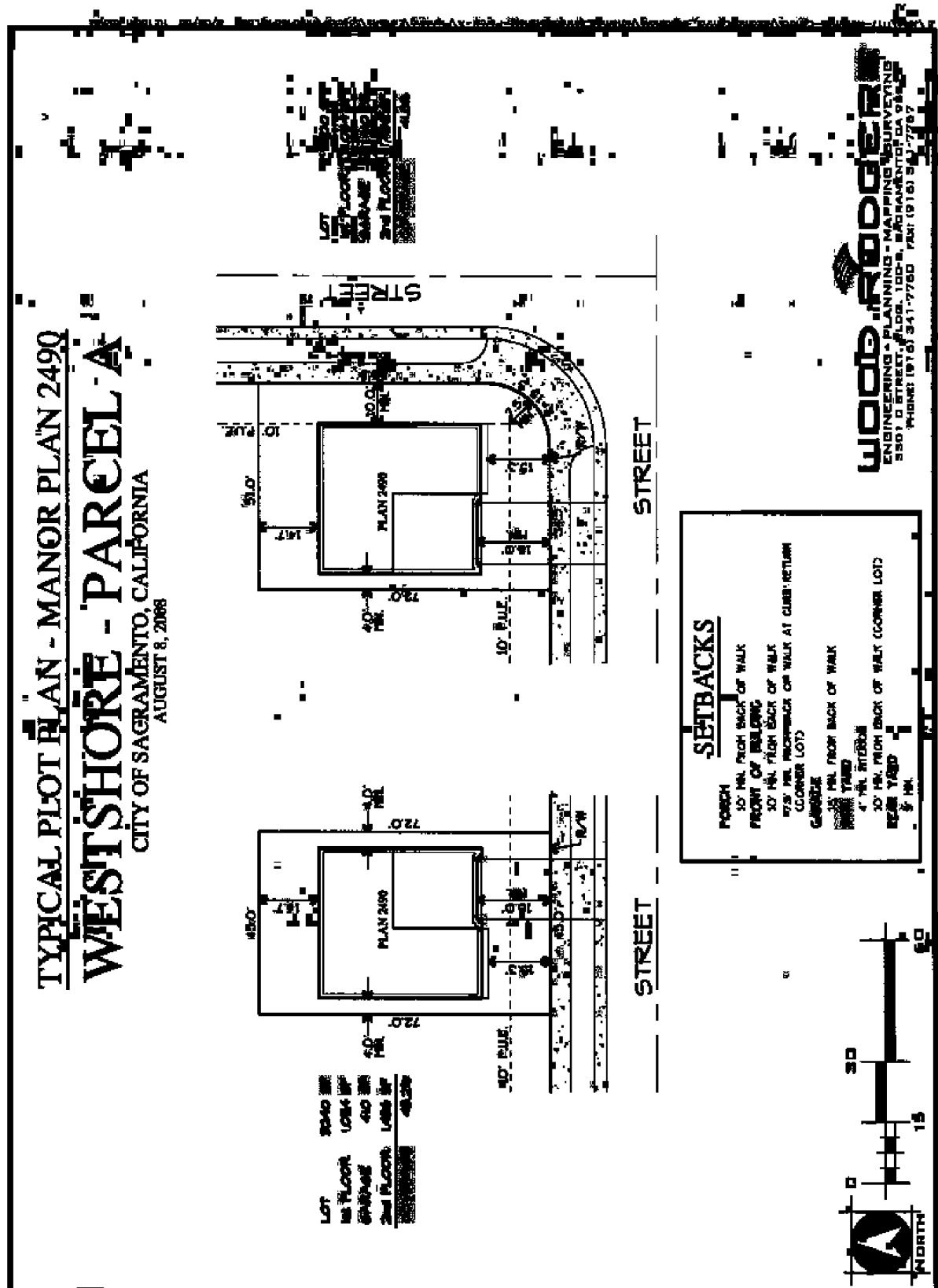


Exhibit 9G: House and Plot Plans for 2490

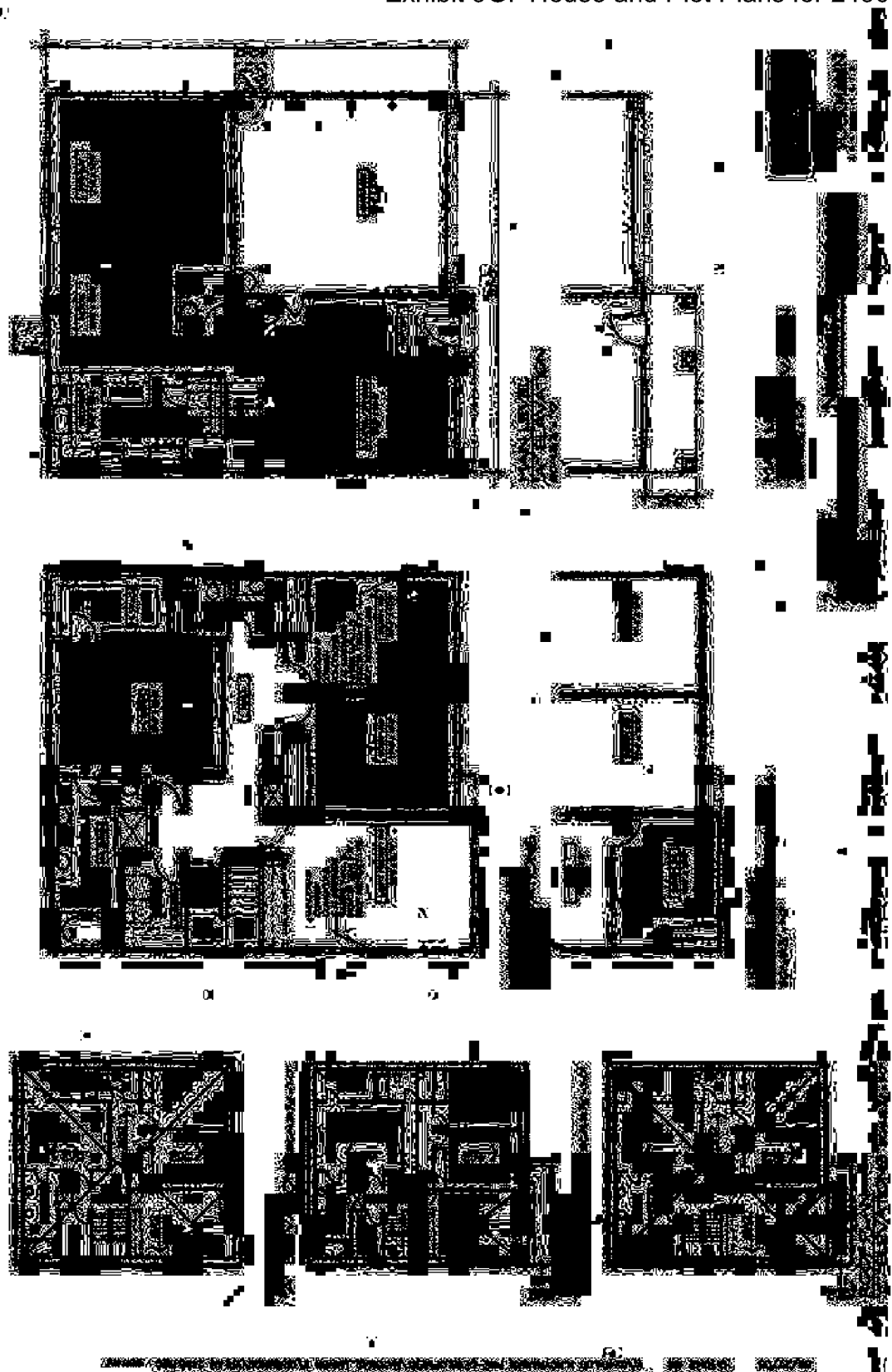


Exhibit 9G: House and Plot Plans for 2490

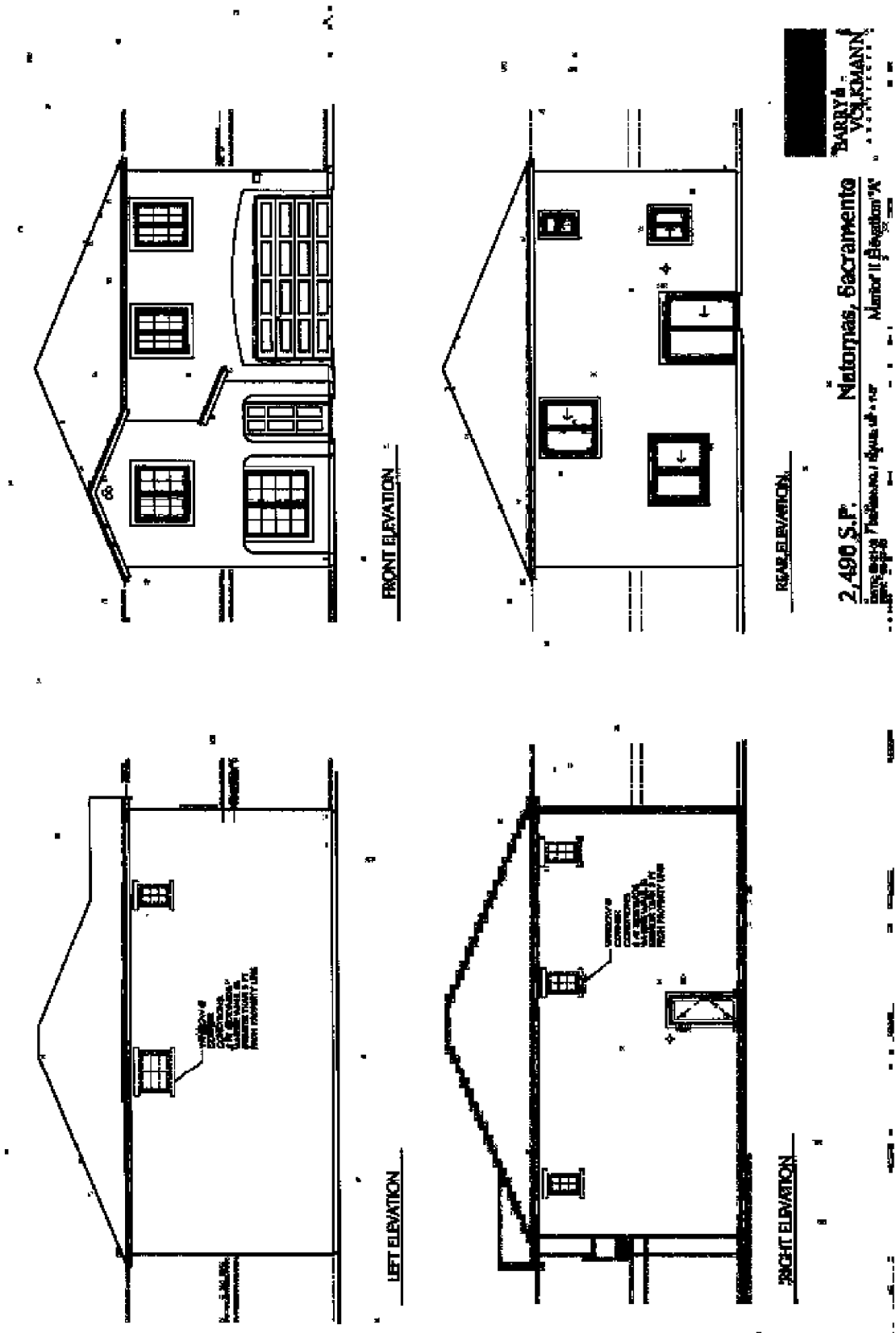


Exhibit 9G: House and Plot Plans for 2490

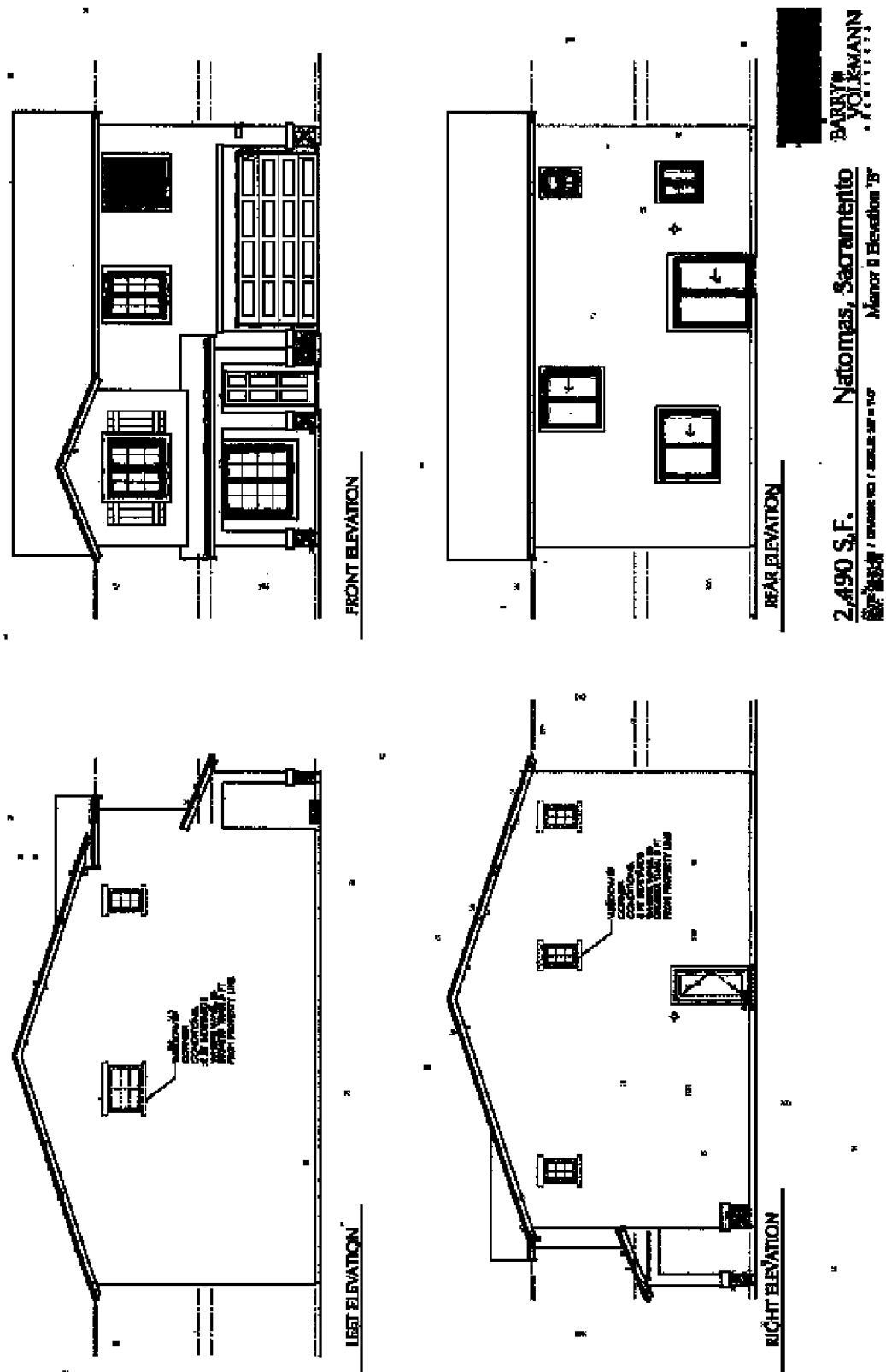


Exhibit 9G: House and Plot Plans for 2490

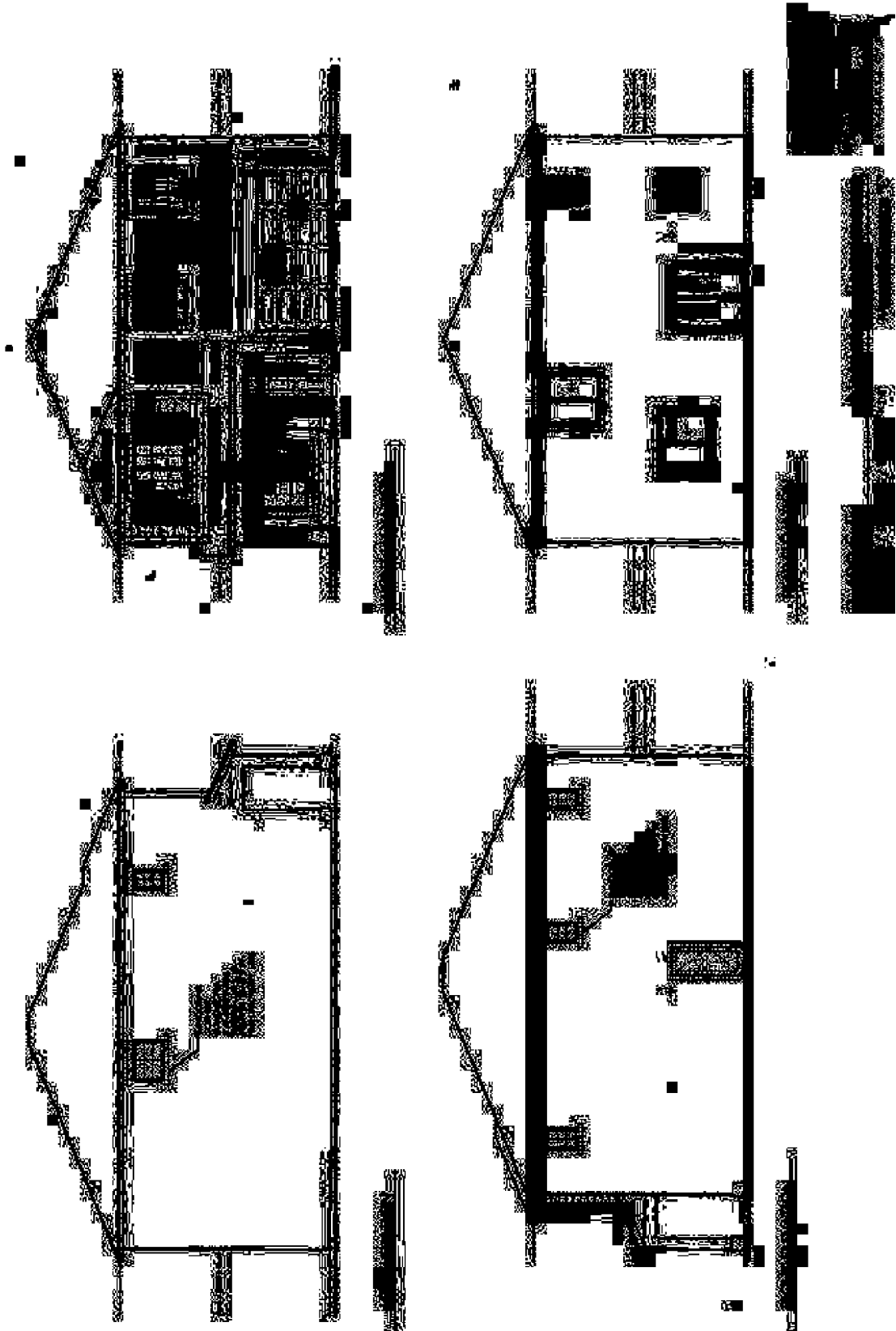
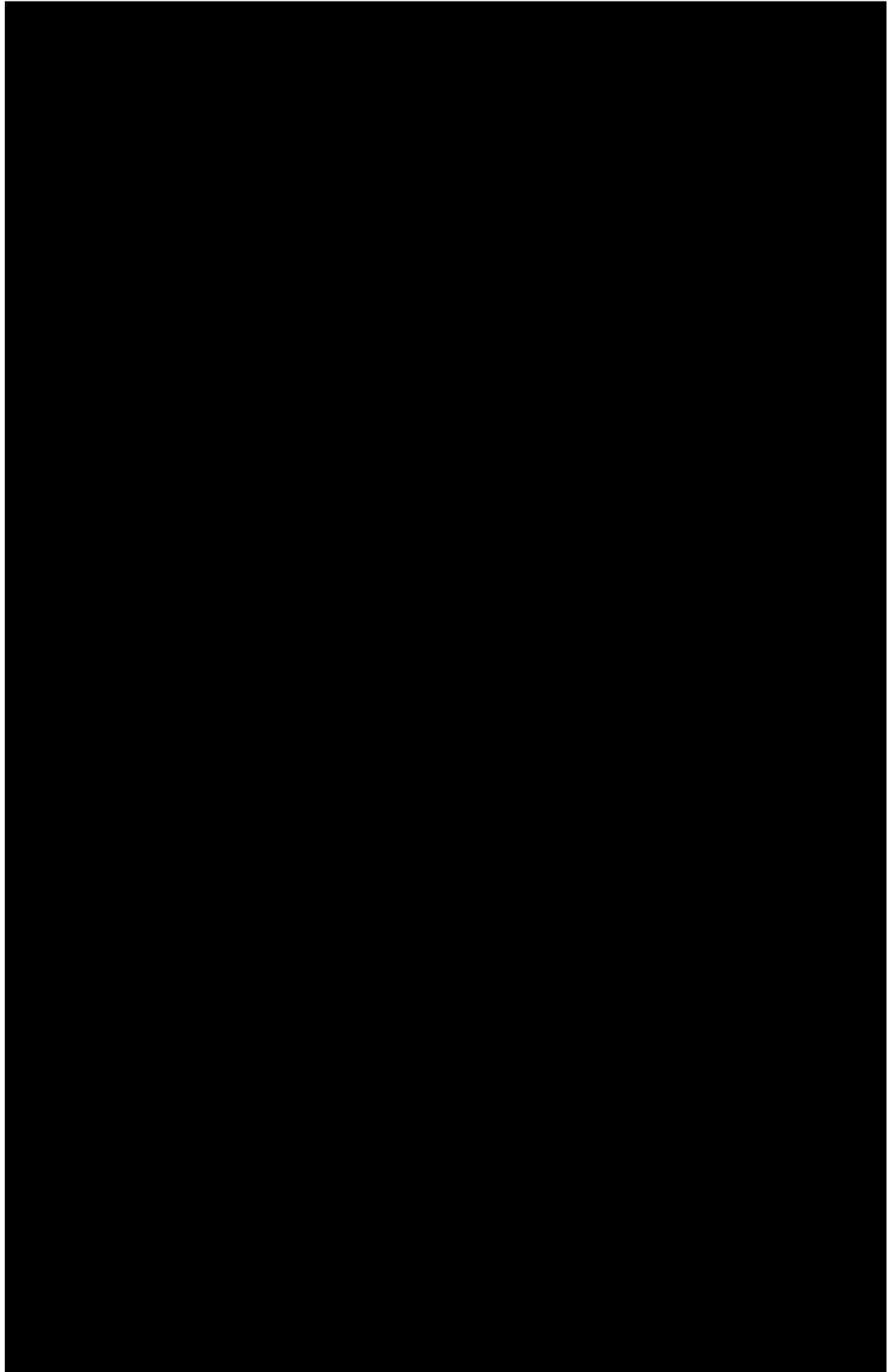


Exhibit 9H: Streetscape



Exhibit 9I: Street Tree Exhibit



Attachment 10: Inclusionary Housing Plan Amendment

RESOLUTION NO.

Adopted by the Sacramento City Council

**AMENDING AN INCLUSIONARY HOUSING PLAN FOR THE NATOMAS
CENTRAL DEVELOPMENT PROJECT FOR THE PROPERTY LOCATED IN
NORTH NATOMAS, SOUTHWEST OF THE INTERSECTION OF DEL PASO
ROAD AND EL CENTRO ROAD, SACRAMENTO, CALIFORNIA (NATOMAS
CENTRAL PLANNED UNIT DEVELOPMENT) ((APNS: 225-2270-019; -027)**

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. On September 25, 2008, the City Planning Commission conducted a public hearing and forwarded the Inclusionary Housing Plan Amendment for the Natomas Central Rezone project to the City Council with no recommendation.
- C. The City Council conducted a public hearing on November 6, 2008 concerning the above Inclusionary Housing Plan Amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

The proposed Plan Amendment 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
RESOLVED AS FOLLOWS:**

- Section 1: The City Council adopts the Inclusionary Housing Plan for the Natomas Central Project, attached hereto as Exhibit 10A.

Table of Contents:

Exhibit 10A: Inclusionary Housing Plan

Exhibit 10A: Inclusionary Housing Plan

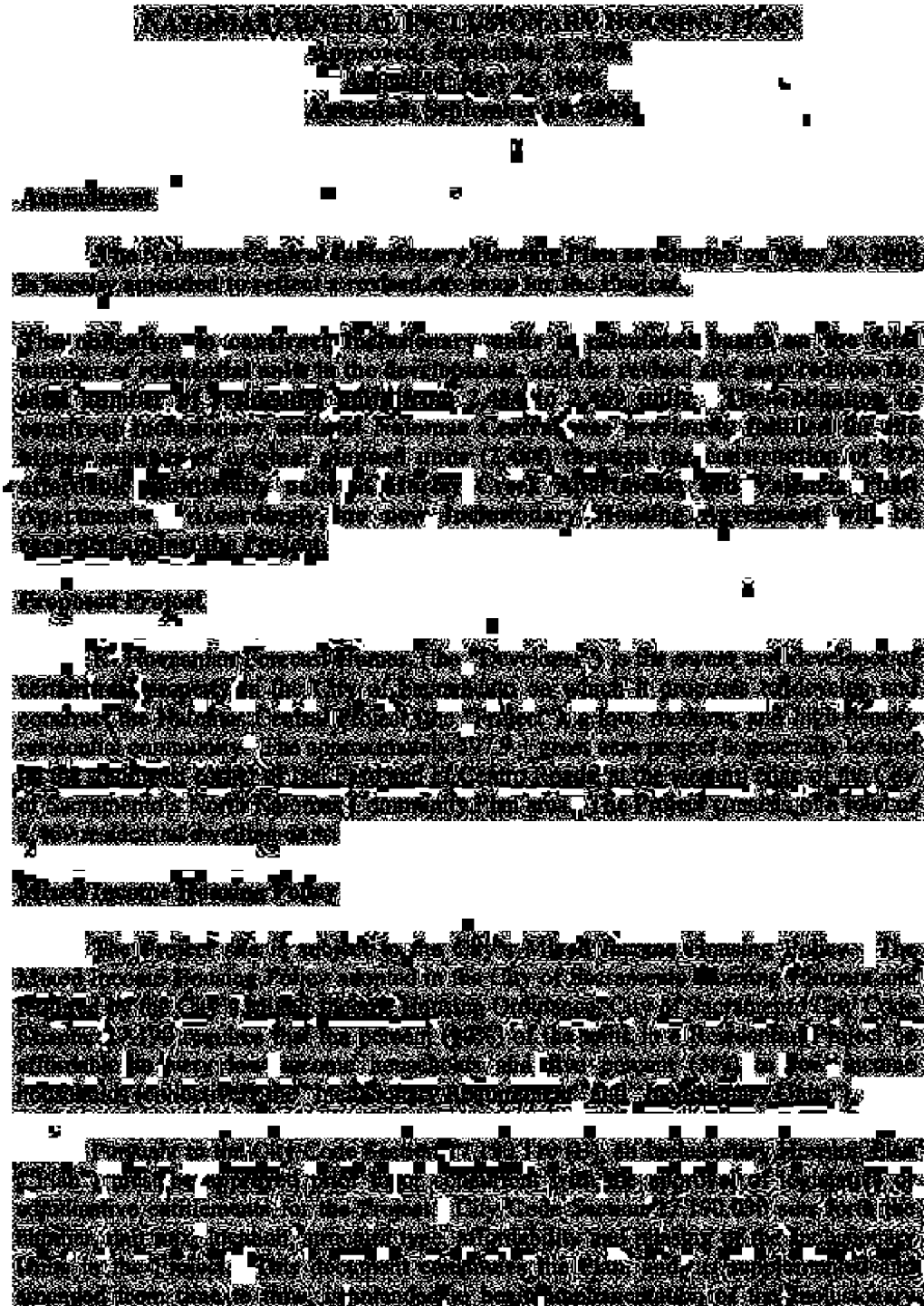


Exhibit 10A: Inclusionary Housing Plan

[illegible][illegible]

The Director of the Bureau of Land Management, Department of the Interior, is requested to provide an estimate of the number of small game animals in the Lake George National Wildlife Refuge (Unit) and Lake George National Forest (Unit) as shown in the Department's City Code Section 5. The data is to be provided by the year 2000, 2001, 2002 and 2003, and the percent change in the total number of hunting small animals for the period 2000-2003.

Section 87(2)(g)

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It is the Project proponent's intention to increase the number of units in the Project. This Plan will be amended if the number of units is increased. 100% of the increased total unit count will be in the amended minimums 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 unit reduction in the number of units in the amended total unit count. This is the amended minimums for Very Low Income Units and five percent (5%) for Low Income Units. However, with a building form that has been used as a structure to contain the units, this unit will be constructed and maintained as independent. Unit owners to the terms of Chapter 17.100 of the City Code regarding the use of independent units in the number of increased total residential units.

Exhibit 10A: Inclusionary Housing Plan

RESEARCH DESIGN

[illegible]

Site and Bedroom Cores

1. The first step is to identify the problem. In this case, the problem is that the company is not meeting its sales targets.

The property features a large swimming pool and spa in the back
 situated behind a large wall with 15 ft. high privacy fence. The pool
 features a hot tub and three additional configurations. The property includes additional
 components will generally have another unit ranging in size from 1,100 sq. ft. to 1,400 square feet
 in size and 1-2 bedroom configurations.

any future amendments to this plan to ensure that changes made in compliance with the development of preliminary plans on Articles 13 and 14 shall be made at the staff level by the Planning Director or his/her designee.

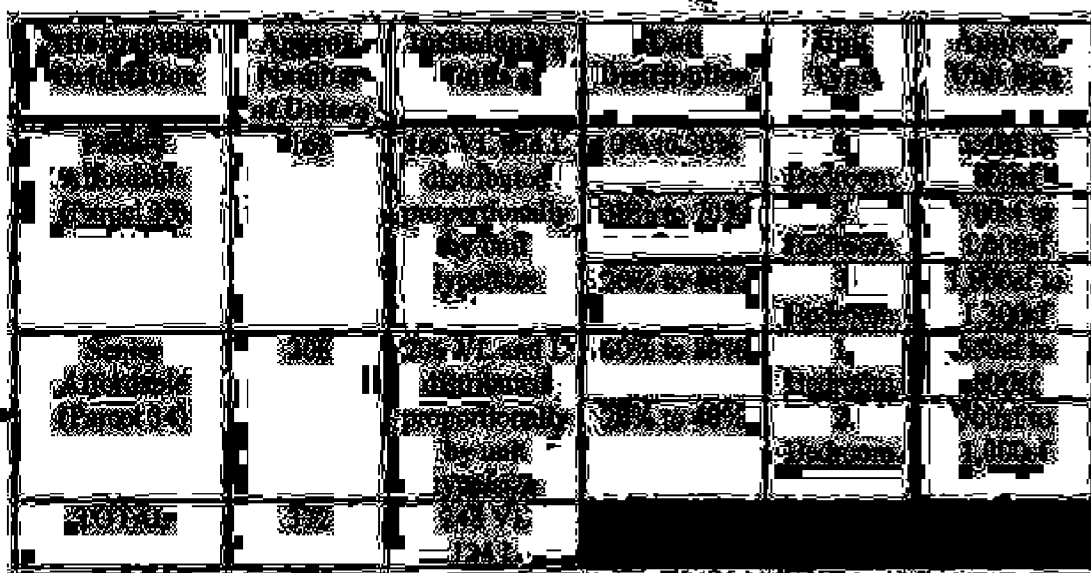


Exhibit 10A: Inclusionary Housing Plan

Expansion of the University's Undergraduate Program

[REDACTED] [REDACTED]

Abstract

[illegible]

100

The Director of Public Health will lead the team responsible for the management of the City's public health services. The team will be responsible for the development and implementation of public health policies and programs, and for the coordination of public health activities with other city departments and agencies. The team will also be responsible for the monitoring and evaluation of public health programs and for the reporting of public health data to the City Council and the public.

100

The Developer shall be required to make the necessary calls in the same manner as the following: (1) Each month, the developer may include new calls and amend the old ones. All the project information numbers will be a 6 digit project number.

Forming a Corporation or an S Corporation

The testimony will deal in general with the knowledge of the respondent that the target was in military custody, and whether the respondent was aware of the target's status as a detainee. The extent of the testimony is defined by a scope of inquiry

Exhibit 10A: Inclusionary Housing Plan

approval of the market rate units and the development of the Inclusionary Housing Plan.

Market Rate Housing Construction and Incentives

The City of Natomas is committed to the development of a mix of housing units, including market rate and inclusionary housing units. The City of Natomas is committed to ensuring that the development of inclusionary units occurs concurrently with development of market rate units.

The Inclusionary Housing Plan shall be approved concurrently with the approval of the Market Rate Housing Plan.

The Inclusionary Housing Plan shall be developed and approved concurrently with the completion of the Project's first final environmental impact report.

Inclusionary units shall generally be built concurrently with the market rate units and shall be located in the same development.

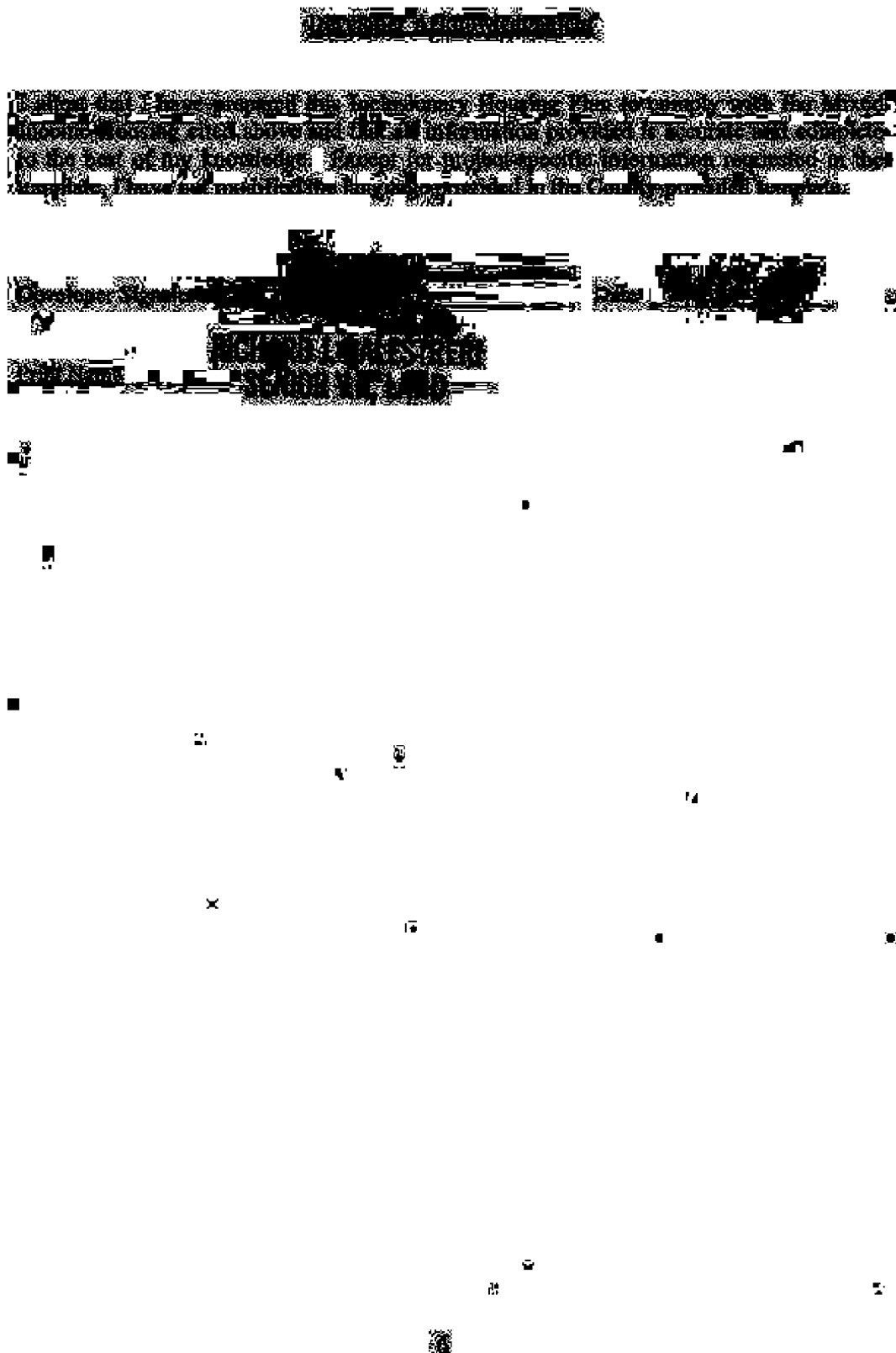
As a condition of the project, the developer shall ensure that all market rate units are leased prior to issuance of building permits for all buildings containing inclusionary units. The minimum 10% of building permits for buildings containing inclusionary units shall be issued prior to issuance of all building permits for the buildings containing market rate units.

In addition to inclusionary units, the Project shall also construct and lease a number of market rate units.

Administration and Implementation of the Inclusionary Housing Plan

The Planning Director, with the advice of the Economic Development Committee, shall administer the Inclusionary Housing Plan. The Planning Director may make minor amendments to the Plan in the event of any change in the project, and shall report any such amendments to the City Council. (Ordinance 17-100, 140-1, 141)

Exhibit 10A: Inclusionary Housing Plan



Attachment 11: July 24, 2008 WALKSacramento Comment Letter

[REDACTED]

July 24, 2008

Mr. [REDACTED]
 Director of Planning and Development
 City of Sacramento
 1515 Capitol Mall
 Sacramento, CA 95833

Re: Natomas Central Rezone (P08-066)

Dear Mr. [REDACTED]:

I am pleased to have received your letter of July 24, 2008, regarding the Natomas Central Rezone. I have been involved in the project for several years, and I am pleased to hear that you are interested in the project. I will be happy to discuss the project with you and provide you with the information you need.

The Natomas Central Rezone is a project that will allow for the development of new housing and commercial development in the Natomas Central area. The project is a part of the City of Sacramento's long-term vision for the city, and it is a project that will benefit the community. I am pleased to hear that you are interested in the project, and I will be happy to discuss the project with you and provide you with the information you need.

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[REDACTED]

Attachment 11: July 24, 2008 WALKSacramento Comment Letter

curve in Street B; the sideyard fences of lots 1 and 28; pedestrian openings on Streets D and E; and the floor plans.

1. **Reduce the block length:** The L-shaped block containing lots 29-75 is almost 1300' long on one side and almost 1000' long on the other side. The block length and shape increases walking distances for many trips within the subdivision. For example, the distance from lot 89 to Alboran Sea Circle is over 1000'. The distance with a grid layout could be less than 350'. Block lengths over 400-500 feet encourage speeds above 25 miles per hour – unsafe speeds in residential areas.
2. **Provide pedestrian visibility into park site:** A segment of Street B is perpendicular to the park site and we would like pedestrians walking west on the south side of Street B to be able to see directly into the park site. The combination of the curve in Street B, the irregular shape of lot 28, and a minimum setback would place the house in the sightline. We suggested at the meeting with the applicant that they consider a non-standard bulb ed elbow design.
3. **Improve “eyes on the park”:** The fences on the west side yards of lots 1 and 28 will diminish the “eyes on the park” if they are typical wood fences or CMU. The combination of steel tubular fence and floor plan 194 with the left elevation facing west would provide effective “eyes on the park”.
4. **Ensure that pedestrian openings at ends of D and E Streets are wide:** It is important to have wide pedestrian openings at the dead ends of Streets D and E as shown on the tentative subdivision map. Not only should emergency vehicle access be provided as indicated, but the pedestrian opening should be free of fences, walls, and tall shrubs and evergreens. This improves the visibility through the opening, making it more likely to be used by pedestrians and the dead end street less likely to become a problem area.
5. **Provide “eyes on the street”:** Neighborhoods that have houses with active living space and windows at the front of the house provide much more effective “eyes on the street” than do houses with only bedroom windows facing the street. Plan 194 is the only floor plan that has living space at the front that is likely to be frequently used during the day and evening. It is also the only floor plan that has active living space with windows on a side elevation. Two other floor plans have a parlor room at the front of the house, but those rooms are not well connected to the rest of the first floor active living rooms. Therefore, the “eyes on the street” provided by the parlors in plans 193 and 195 is likely to be relatively insignificant. Plan 192 provides essentially no “eyes on the street” since its first floor has no activity area at the front and the windows are only the front door sidelight window and a garage window.
6. **Provide additional curb ramps:** We would like to add that a curb ramp should be placed on Street B opposite the southwest corner of lot 29. We expect this

Attachment 11: July 24, 2008 WALKSacramento Comment Letter

would be in addition to dual curb ramps at every corner except where Streets A and B intersect with Natomas Central Drive. Single ramps for crossing the local street would be sufficient due to the median preventing crossing of Natomas Central Drive. The street segments without corners at each of the T intersections should have single ramps opposite the corner ramps.

7. **Re design T intersections to enable convenient pedestrian access:** A street network incorporating T intersections can improve the pedestrian environment by slowing motor vehicle traffic. If driveway locations relative to the T intersections are not considered, then orthogonal alignment of curb ramps may not be practical. In such cases it may not even be possible to construct curb ramps. In either case, the intersection will be less safe for pedestrians.
8. **Orient streets east-west:** Orienting the streets in an east-west direction would place most of the houses in a north or south orientation. This solar orientation encourages people to use the front of the home based upon the time of year. The cooler outside temperatures and lower sun draws people towards the south-facing rooms. During the summer, the north facing rooms with less exposure to the sun are more popular. Therefore, in the winter, houses on the north side of the street are more likely to provide "eyes on the street", and during the summer, houses on the north side of the street will have "eyes on the street". It is also possible that such an orientation may provide AQTMP mitigation points.
9. **Reconfigure the tentative subdivision map to provide a conventional grid street system.** Improvements include greater mobility for pedestrians and motorists, the potential for dual or single curb ramps at every intersection, better access to the park and lake, separated sidewalks on all streets, more street connections to Natomas Central Drive, and no dead-end streets.

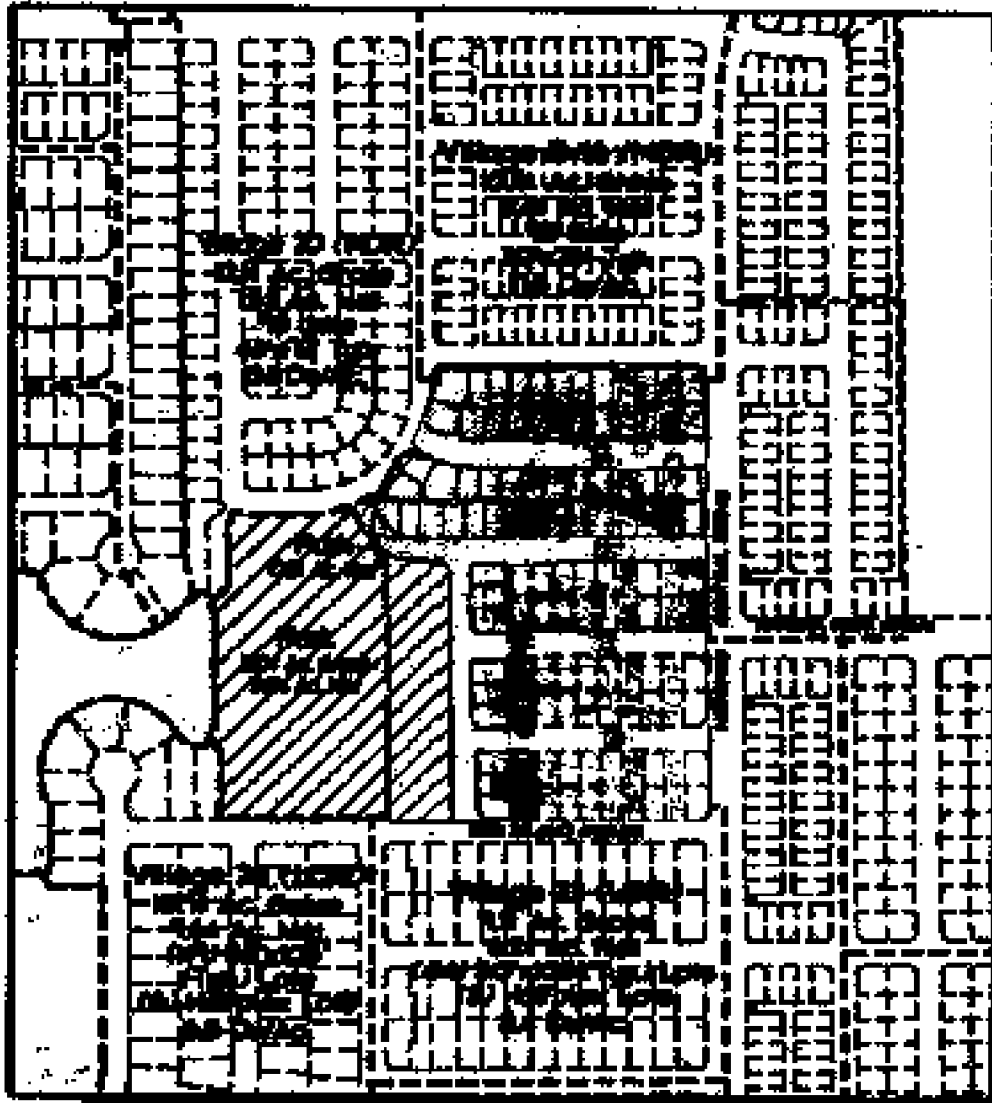
A modified tentative subdivision map, WALKSacramento alternative 2, is included at the end of this letter. All lot depths are 73' except for those on the west end of the blocks, and all interior street rights-of-way are 52' wide. We suggest modifying the standard 53' residential street cross-section by reducing the curb-to-curb width by one foot or reducing each of the planter widths by six inches to provide a 52' ROW.

Attachment 11: July 24, 2008 WALKSacramento Comment Letter

P08-066 Natomas Central School Site Rezone

AMENDMENT EXHIBIT
3 - PARCEL A
INTO CALIFORNIA
S. 200

WALKSacramento alternative
7/28/08



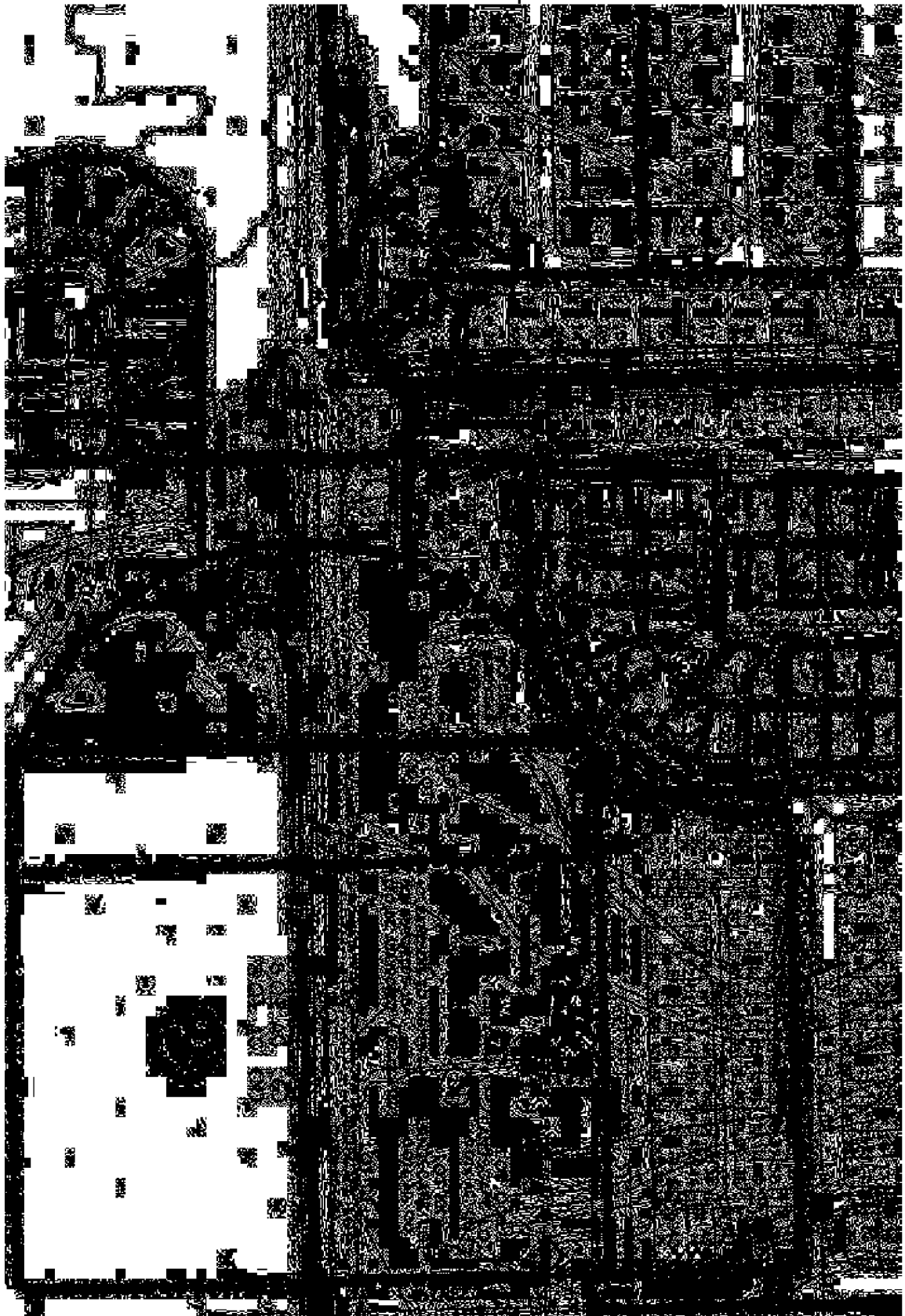
Prepared FOR Natomas City



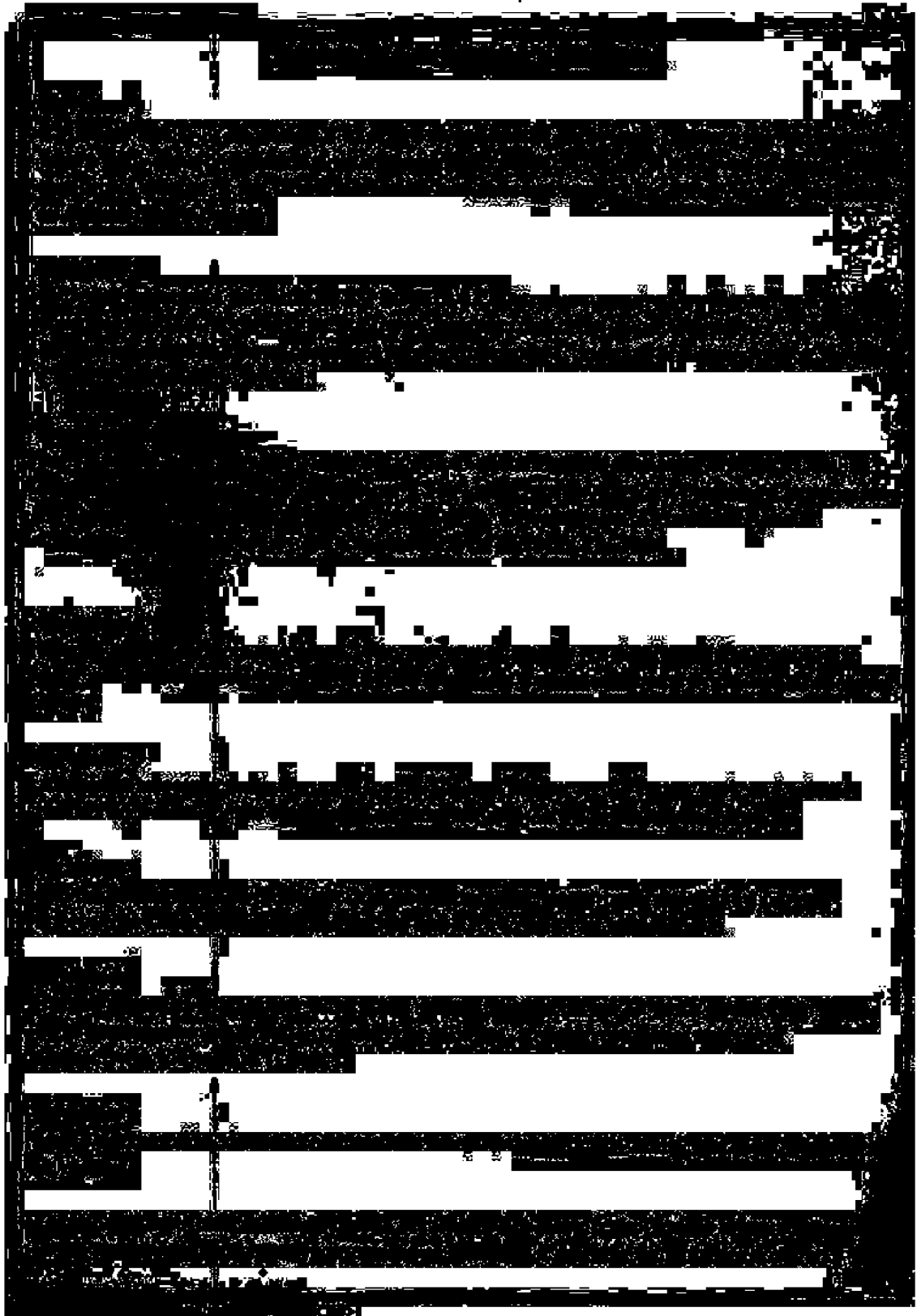
WOOD RODGERS

2001 O St., Suite 100-5 Sacramento, CA 95811 Tel: 916.441.7774 Fax: 916.441.7774

Attachment 12: Final Map Substantial Conformance Exhibit



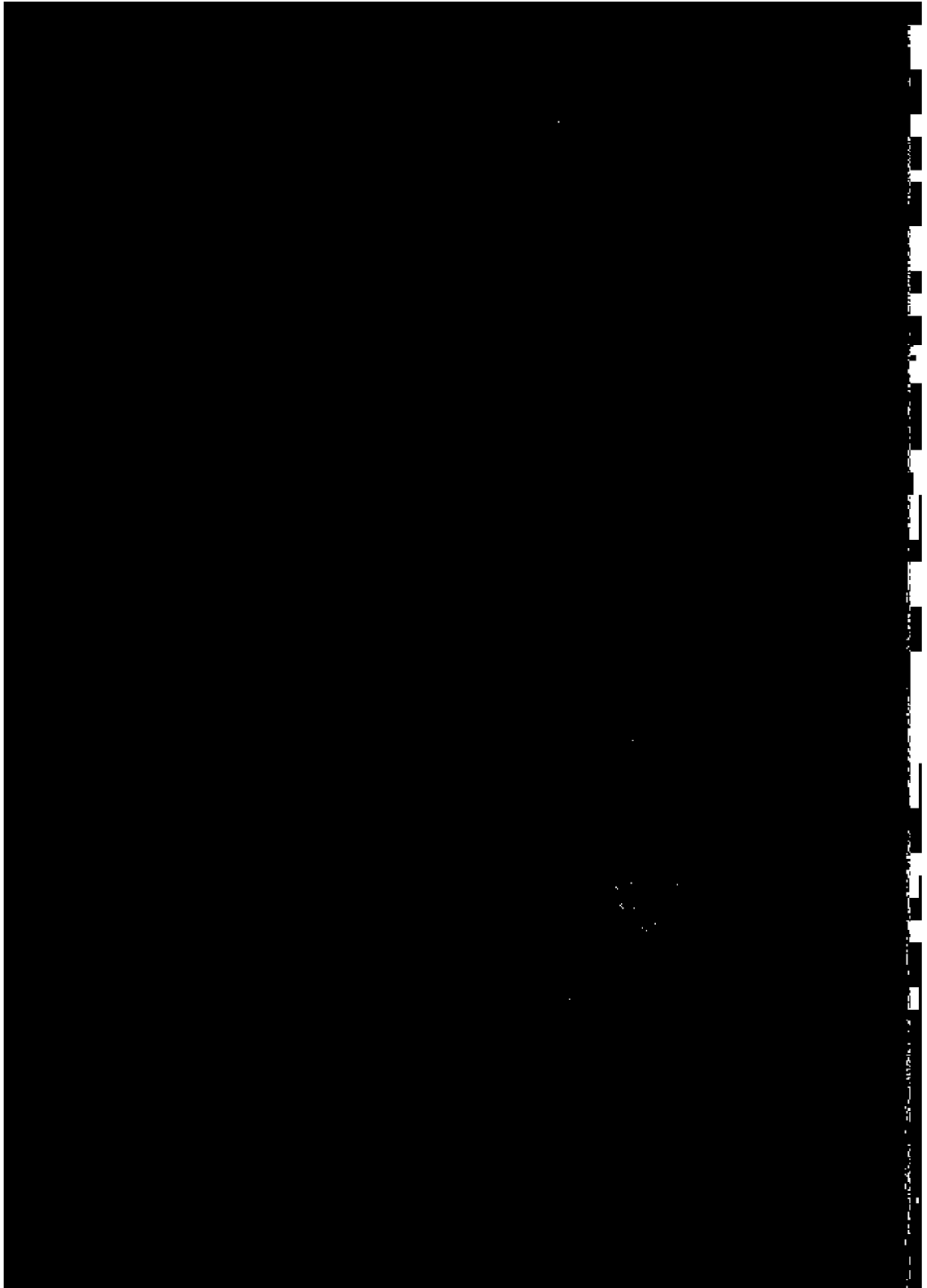
Attachment 12: Final Map Substantial Conformance Exhibit



Attachment 13: Existing Infrastructure Aerial

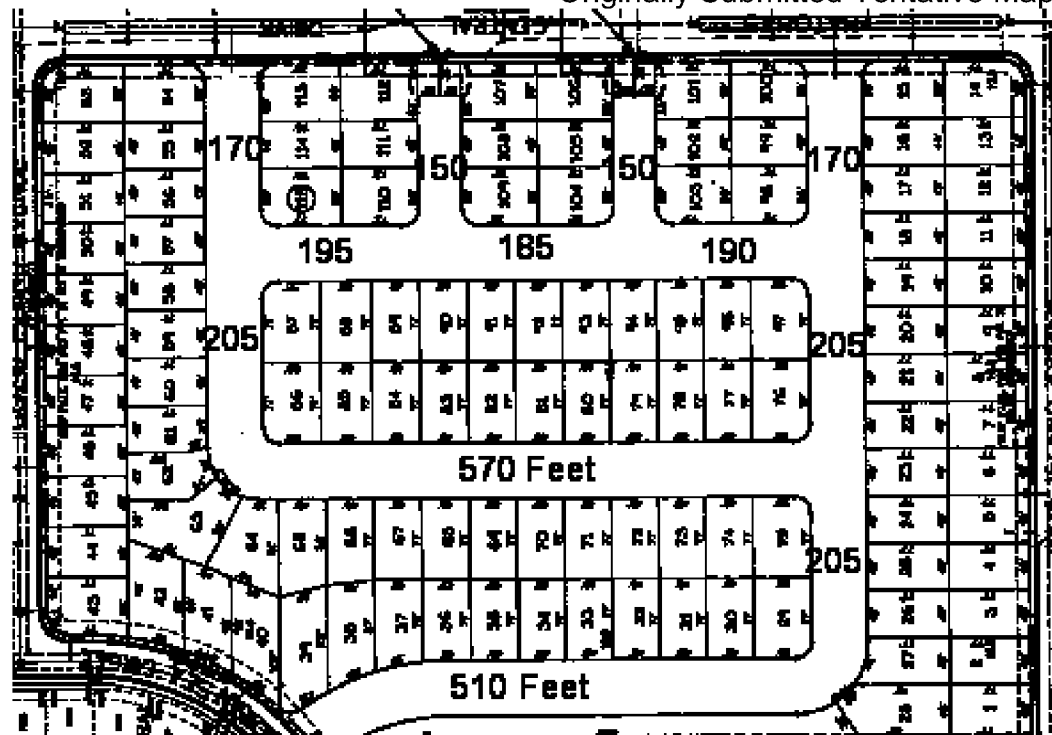


Attachment 14: Manera Rica View Corridor

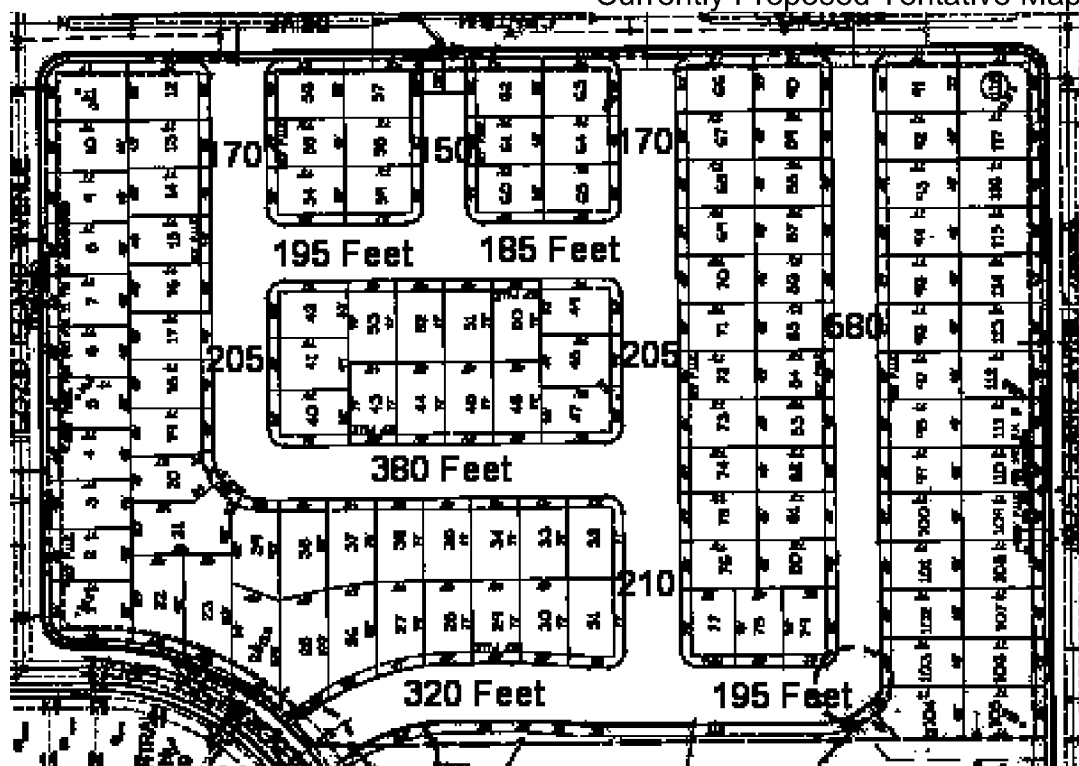


Attachment 15: Street Length Exhibit
(Values rounded to nearest 5')

Originally Submitted Tentative Map



Currently Proposed Tentative Map



Attachment 16: School Site Disclosure

COMMUNITY LAKE

The Community Lake is a small, man-made lake located within the Natomas Central Rezone. The lake is approximately 100 feet long and 50 feet wide. It is situated in the center of the rezone area, surrounded by residential development. The lake is a popular spot for fishing and boating, and it provides a scenic view for the surrounding community. The lake is maintained by the Natomas Central Rezone, and it is open to the public. The lake is a valuable asset to the community, and it provides a place for residents to enjoy the outdoors. The lake is a popular spot for fishing and boating, and it provides a scenic view for the surrounding community. The lake is maintained by the Natomas Central Rezone, and it is open to the public. The lake is a valuable asset to the community, and it provides a place for residents to enjoy the outdoors.

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Attachment 16: School Site Disclosure

[illegible]

STRENGTH AND ENDURANCE

Some have the idea in the perception of open space to the community, with almost nothing left for nature to take advantage from existing natural features. But nature is not the neglected thing. Carter Haines, a local (including the private) consultant in landscape architecture and urban planning, has been at pains to point out the surrounding area. There are many aspects of the potential danger and opportunities connected with the presence of such animals in close proximity to the community. Haines is strongly opposed to other approaches, such as fencing off the area and with fenced fields in the future to keep the animals out of the area and leaving children and dogs from the area. Haines has said:

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

[illegible]

The mission and vision of Key is to "be the best and biggest" in the public sector, including the government, state, local, or tribal or non-profit organizations, and all levels of government. In pursuit of a primary objective, we have chosen to focus on the public sector, and the degree to which the public sector continues to contribute with state and federal laws and policies regarding human capital. In the past, the responsibility of the Federal Human Administration and the state, local, and tribal entities controlling and managing the public sector.

[illegible]

Attachment 16: School Site Disclosure

The City of Sacramento and County of Sacramento permit no school operations to be conducted within their respective jurisdictions. The property within the boundaries of the Community Lake, Natomas Lake, and the Natomas Lake Community Lake is not within the jurisdiction of the City of Sacramento and the County of Sacramento. The property within the boundaries of the Community Lake, Natomas Lake, and the Natomas Lake Community Lake is not within the jurisdiction of the City of Sacramento and the County of Sacramento. The property within the boundaries of the Community Lake, Natomas Lake, and the Natomas Lake Community Lake is not within the jurisdiction of the City of Sacramento and the County of Sacramento.

3. **POTENTIAL SCHOOL SITE:**

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4. **POTENTIAL SCHOOL SITE:**

A public school site has been proposed in the area of the Community Lake, Natomas Lake, and the Natomas Lake Community Lake. The site is located in the area of the Community Lake, Natomas Lake, and the Natomas Lake Community Lake. The site is located in the area of the Community Lake, Natomas Lake, and the Natomas Lake Community Lake. The site is located in the area of the Community Lake, Natomas Lake, and the Natomas Lake Community Lake.

5. **PUBLIC UTILITY DISCLOSURE:**

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Attachment 16: School Site Disclosure

[illegible]

References

[illegible]

ROCKY MOUNTAIN PARK

A mobile team was deployed by the members of the Fisheries Agency

II. POWER IS EXERCISED BY THE DISCREET

[illegible][illegible]

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

The Community is within the limits of Area A, Area B and the main road
 carrying traffic round the lake. There is a road to your right-hand
 the right of the main road and the lake is to the right of the main
 Area A is on the right side of the lake.

THE FIRST 100 DAYS

[illegible]

PLANS FOR CREATING AFFORDABLE HOUSING

located in the historic Old Hammond, it consists of a main building and a separate kitchen building. The main building, the result of an original development, has been converted into a school and was transferred to the Board of Trustees by contract. After the payment of the final sum, the Board will have complete control over the building which occupies the site of the Hammond school on the eastern side of the Community along the Canal Road. The original building along the Canal Road will be an independent school building, the Board of Trustees will have control over it.

IS ACHIEVEMENT IN ENVIRONMENTAL SCIENCE?

1. **THE COMPANY** is a duly organized and existing corporation, duly qualified to do business in the State of New York, and is authorized to execute and deliver the foregoing instrument.

THE UNIVERSITY OF CHICAGO PRESS

(b) (7)(C), (b) (7)(D)

EXPLANATION OF THE REPORT

[illegible]

WATERFALL

The groundwater table below the surrounding is high when compared to some other parts in Chitwan's central valley. Currently, the water table is approximately 1-4 feet below the ground surface. However, it is as high as 2 feet below the ground level.

Attachment 16: School Site Disclosure

The school site is located on the corner of [redacted] and [redacted] streets. The site is approximately [redacted] acres in size and is currently zoned [redacted]. The site is currently occupied by [redacted] and is being proposed for [redacted]. The site is located in the [redacted] area of the community and is adjacent to [redacted]. The site is being proposed for [redacted] and is being proposed for [redacted]. The site is being proposed for [redacted] and is being proposed for [redacted].

The school site is located on the corner of [redacted] and [redacted] streets. The site is approximately [redacted] acres in size and is currently zoned [redacted]. The site is currently occupied by [redacted] and is being proposed for [redacted]. The site is located in the [redacted] area of the community and is adjacent to [redacted]. The site is being proposed for [redacted] and is being proposed for [redacted]. The site is being proposed for [redacted] and is being proposed for [redacted].

2. SCHOOL COVENANT
The school site is located on the corner of [redacted] and [redacted] streets. The site is approximately [redacted] acres in size and is currently zoned [redacted]. The site is currently occupied by [redacted] and is being proposed for [redacted]. The site is located in the [redacted] area of the community and is adjacent to [redacted]. The site is being proposed for [redacted] and is being proposed for [redacted]. The site is being proposed for [redacted] and is being proposed for [redacted].

3. COVENANT CONDITIONS AND RESTRICTIONS
The school site is located on the corner of [redacted] and [redacted] streets. The site is approximately [redacted] acres in size and is currently zoned [redacted]. The site is currently occupied by [redacted] and is being proposed for [redacted]. The site is located in the [redacted] area of the community and is adjacent to [redacted]. The site is being proposed for [redacted] and is being proposed for [redacted]. The site is being proposed for [redacted] and is being proposed for [redacted].

The school site is located on the corner of [redacted] and [redacted] streets. The site is approximately [redacted] acres in size and is currently zoned [redacted]. The site is currently occupied by [redacted] and is being proposed for [redacted]. The site is located in the [redacted] area of the community and is adjacent to [redacted]. The site is being proposed for [redacted] and is being proposed for [redacted]. The site is being proposed for [redacted] and is being proposed for [redacted].

The school site is located on the corner of [redacted] and [redacted] streets. The site is approximately [redacted] acres in size and is currently zoned [redacted]. The site is currently occupied by [redacted] and is being proposed for [redacted]. The site is located in the [redacted] area of the community and is adjacent to [redacted]. The site is being proposed for [redacted] and is being proposed for [redacted]. The site is being proposed for [redacted] and is being proposed for [redacted].

The school site is located on the corner of [redacted] and [redacted] streets. The site is approximately [redacted] acres in size and is currently zoned [redacted]. The site is currently occupied by [redacted] and is being proposed for [redacted]. The site is located in the [redacted] area of the community and is adjacent to [redacted]. The site is being proposed for [redacted] and is being proposed for [redacted]. The site is being proposed for [redacted] and is being proposed for [redacted].

Attachment 16: School Site Disclosure

Details about the change of ownership, whether voluntary, and the location of the building, including the type and activities within the area, shall be made known to the public. The public shall be made aware of the location and other information contained in the plan.

There are no other details about the change of ownership, whether voluntary, and the location of the building, including the type and activities within the area, shall be made known to the public. The public shall be made aware of the location and other information contained in the plan.

The purpose of this plan is to provide information to the public about the change of ownership, whether voluntary, and the location of the building, including the type and activities within the area, shall be made known to the public. The public shall be made aware of the location and other information contained in the plan.

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REMOVED AND THESE TERMS OF DISCLOSURE AND TERMS OF REMOVAL SHALL BE RELEASED AND RELEASED ANY RIGHT OR CAUSE OF ACTION WHICH THEY MAY NOW HAVE OR WHICH THEY MAY HAVE IN THE FUTURE. I, THE SELLER, HEREBY RELEASE, DEFEND, HOLD HARMLESS, AND AGREE TO HOLD HARMLESS THE BUYER, FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, FOR DAMAGES FOR PHYSICAL OR EMOTIONAL INJURY.

Attachment 16: School Site Disclosure

DISPOSABLE INCOME, AND ENJOYMENT OF PROPERTY, DIMINUTION OF PROPERTY VALUES OR FOR OTHER DAMAGES OR INJURY OR OTHER EXTRAORDINARY OR UNUSUAL LOSSES IN CONNECTION WITH THE FOREGOING RELEASE. FURTHER, DEBTOR HAS THE BENEFIT OF CALIFORNIA CIVIL CODE SECTION 154, WHICH PROVIDES:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IS KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

DATE: _____ Community: _____

Signature: _____

Signature: _____

Signature: _____

Signature: _____

Attachment 17: Letter from Natomas Unified School District



Board of Trustees
Jennifer Baker
B. Teri Burns
Ron Dwyer-Voss
Susan Howells
Lisa Kaplan

Dr. Steve M. Farrar, Superintendent

August 9, 2007 (CORRECTED DATE)

Robert E. Howse
Vice President, Land Planning
K. Hovnanian Homes
1375 Exposition Blvd., Suite 300
Sacramento, CA 95815

Re: APN 225-0227-019; APN 225-0227-027

Dear Bob:

Pursuant to action taken by the Board of Trustees at its August 8, 2007 Board meeting, the District hereby releases all claim and interest in the proposed school site located in the "Natomas Central" development as referenced by the APN numbers listed above.

We appreciate your cooperation with the District on this matter. Please feel free to give me a call with any additional questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael S. Cannon".

Michael S. Cannon
Assistant Superintendent
Facilities & Planning Department

MSC:cag

cc. Dr. Steve Farrar, Superintendent, Natomas Unified School District
Board of Trustees, Natomas Unified School District

Attachment 18: Matrix Team Contact Information

Project Planner	Paul Philley	916-808-5714
Team Lead	Edward Oswell	916-808-8867
Senior Planner	Lindsey Alagozian	916-808-2659
Development Engineering	Scott Tobey	916-808-8307
Building	Carey Boyd	916-808-1014
Fire	King Tunson	916-808-1358
Urban Forest Services	Duane Goosen	916-808-4996
Environmental	Rochelle Hall	916-808-5914
Utilities	Jesus Reyes	916-808-1721
Streets	Art Del Carmen	916-808-1168