

**P02-120 – Jefferson Commons**

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

**B. Mitigation Monitoring Plan;**

**C. General Plan Amendment** to redesignate 15.41± acres of Community/Neighborhood Commercial and Offices to Medium Density Residential (16-29 du/na);

**D. Rezone** of 15.41± acres from the Two-family (R-2), General Commercial (C-2), General Commercial Review (C-2R), and Light Industrial (M1) zones to the Multi-family (R-3) zone;

**E. Special Permit** for a gated community;

**F. Plan Review** to construct a 288 unit apartment complex with clubhouse on 15.41± acres in the Multi-family (R-3) zone;

**G. Variance** to reduce street setbacks from 25-feet to 15-feet, and;

**H. Lot Line Adjustment** to relocate the common lot lines between four parcels totaling 5.41± acres, resulting in two parcels.

**LOCATION:** Near the southeast corner of the intersection at 65<sup>th</sup> Street and 4<sup>th</sup> Avenue.

APNs: 015-0081-001, 009, 012, 013, 024, and 025.

Sacramento City Unified School District

City Council District 6

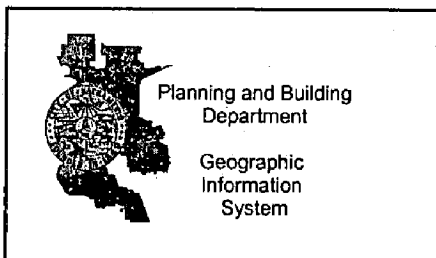
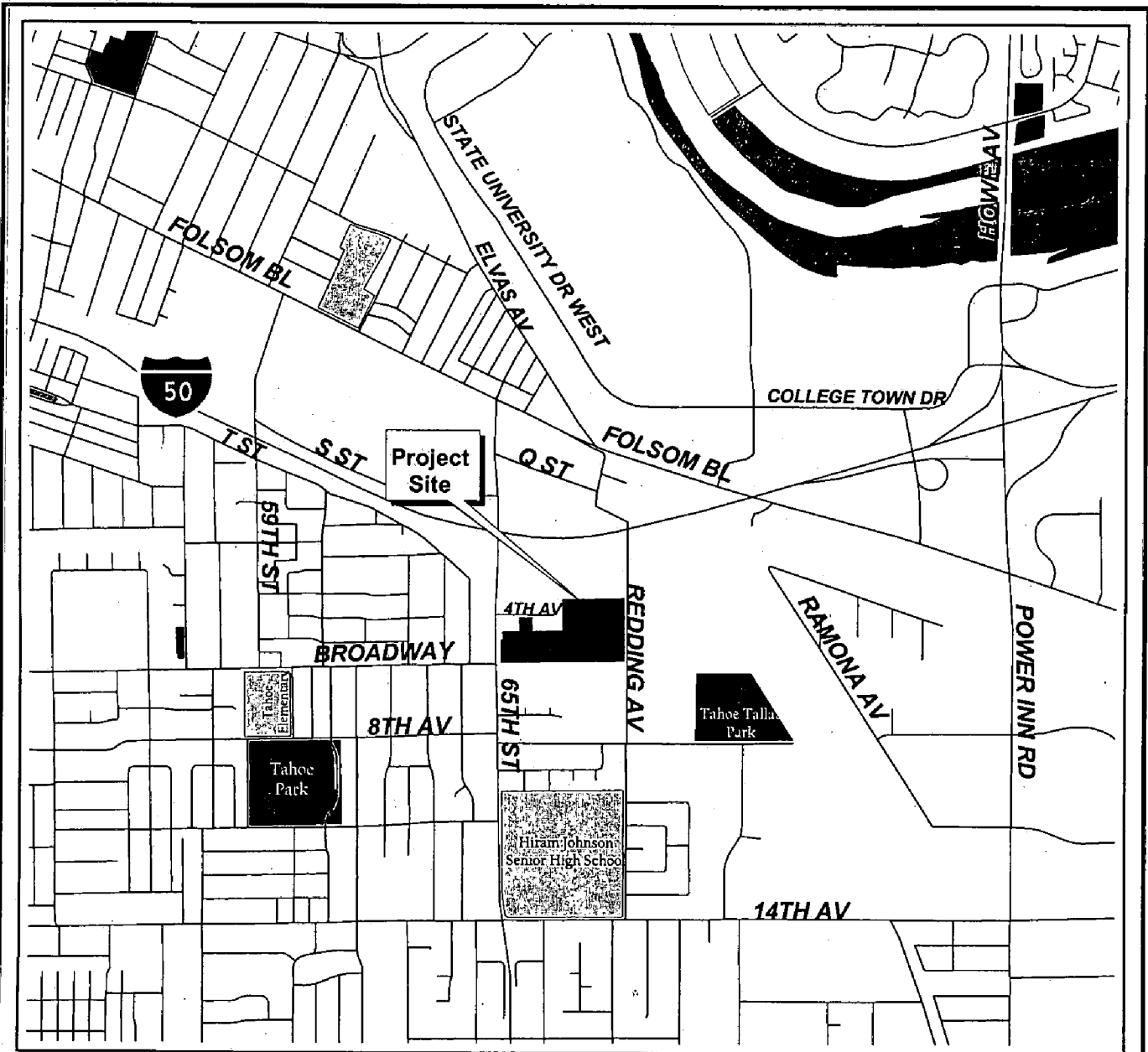
**APPLICANT:** JPI – Jonathan Clayton  
600 east Las Colinas Boulevard, Suite 1800  
Irving, Texas 75039  
972-373-3947

**OWNER:** Pacific Coast Building Products  
3001 I Street,  
P.O. Box 160488  
Sacramento, California 95816

**APPLICATION FILED:** August 16, 2002

**APPLICATION COMPLETED:** September 16, 2002

**STAFF CONTACT:** Kimberly Kaufmann-Brisby, 264-5590



### Vicinity Map Jefferson Commons



**SUMMARY:** The applicant is requesting various entitlements to develop 15.41± acres as a student housing complex with 18 apartment buildings housing 288 apartment units plus a separate clubhouse located in the 65<sup>th</sup> Street Transit Village South Planning Area. The project is composed of five building types, with each apartment unit housing anywhere from one to four bedrooms.

Project issues involved the amount of proposed parking, architectural design, on-site water quality and detention, north-south pedestrian connectivity through the project, and the provision of a bicycle/pedestrian path providing connectivity from the 65<sup>th</sup> Street Expressway to Redding Road. Staff has worked at length with the applicant to resolve the project issues, and the majority of staff concerns have been addressed. Still to be resolved are: the placement of fencing and pedestrian gate along the proposed bicycle/ pedestrian path; the proposed 30-year laminated dimensional composition roofing material versus staff's requirement of a 40-year laminated dimensional composition tile, and the requirement to replace portions of the building stucco with stone. To date, staff has received three comment letters regarding the Mitigated Negative Declaration. These letters and responses will be forwarded as a separate packet.

**RECOMMENDATION:** Staff recommends approval of the project, subject to conditions in the Notice of Decision. This recommendation is based on: 1) The project's consistency with the General Plan and with the proposed 65<sup>th</sup> Street Transit Village South plan policies and land use designation; 2) The project's adherence to the Multi-family Design Principles; and, 3) Substantial compliance with Zoning Ordinance requirements.

**PROJECT INFORMATION:**

General Plan Designation:	Community/Neighborhood Commercial and Office
Existing Land Use of Site:	Abandoned commercial buildings and vacant land
Existing Zoning of Site:	Two-family (R-2), General Commercial (C-2), General Commercial Review (C-2R), and Light Industrial (M-1)

Surrounding Land Use and Zoning:

North:	Commercial; C-2, C-2R, R-3
South:	Industrial, residential and vacant; C-2 and R-1
East:	Industrial; M-1
West:	Residential and commercial; C-2 and R-1

P02-120

April 24, 2003

Setbacks:	Required	Provided
Front:	25'	15'
Side (St):	25'	15'
Side (Int):	5'	15'-20'
Rear:	15'	20'-90'

Property Dimensions:	Irregular
Property Area:	15.41± gross acres 14.22± net acres
Density of Development:	20.2 dwelling units per net acre (du/na)
Height of Buildings:	28± feet
Exterior Building Materials:	Hardy Plank, Stucco (with stone wainscot and column accents on selected buildings stairwells and clubhouse)
Roof Material:	30-year laminated dimensional composition shingles proposed 40-year laminated dimensional composition shingles required by staff
Parking Provided:	705 spaces
Parking Required:	451 spaces
Topography:	Flat
Street Improvements:	Existing and To Be Constructed
Utilities:	Existing and To Be Constructed

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

<u>Permit</u>	<u>Agency</u>
Certificate of Compliance	Public Works, Development Services
Driveway Permit	Public Works, Development Services
Building Permit	Building Division
Demolition Permit	Building Division
Off-site Improvements Permit	Public Works, Plan Check
Sign Permit	Building Division

**BACKGROUND INFORMATION:** On August 24<sup>th</sup>, 1989, the Planning Commission approved a Special Permit allowing 100 percent office in the Light Industrial (M-1) zone for a portion of the current application's project site, assessor's parcel 015-0081-001 (P89-263). The office complex was never constructed and further investigation revealed no additional entitlements for the project site.

The project site is within the proposed 65<sup>th</sup> Street Transit Village South Planning area, which is in the process of being established. Since the project precedes adoption of the Plan, specific policies have not been established for the area, however, the project developer worked closely with staff to create a project that, for the most part, subscribes to the draft land use plan for the

65<sup>th</sup> Street Transit Village South.

**STAFF EVALUATION:** Staff has the following comments:

**A. Policy Considerations**

The General Plan designates the parcels as Community/Neighborhood Commercial and Offices. The site is part of the proposed 65<sup>th</sup> Street Transit Village South that designates the site for Mixed Use and Residential Mixed Use. The current zoning of the parcels is General Commercial (C-2), General Commercial Review (C-2R), Two-family Residential (R-2) and Light Industrial (M-1).

The applicant proposes to amend the General Plan land use designation to Medium Density Residential (16-29 du/na) and rezone the parcels to the Multi-family Residential (R-3), which would make the proposed project consistent with both the General Plan land use designation as well as with the zoning. The proposed project density of 20.2 dwelling units per net acre is within the density constraints of both the General Plan and zoning designation.

**General Plan**

By following the Multi-family Residential Design Principles and the project conditions, this proposal will support the General Plan policies listed below. The project has employed design principles consistent with adopted City policies, will provide needed student-housing opportunities, and is compatible with the adjacent land use of the proposed 65<sup>th</sup> Street Transit Village South as well as with existing adjacent development.

**Smart Growth Planning Principles**

"Smart Growth" is a term coined by the United States Environmental Protection Agency (USEPA) as an umbrella term for the many initiatives intended to address some of the negative consequences of urban sprawl. Smart Growth generally occurs when development patterns are sustainable and balanced in terms of economic objectives, social goals, and use of environmental/natural resources. The following Smart Growth principles apply to the proposed Jefferson Common's student housing project:

- Higher-density, cluster development;
- In-fill development;
- Multi-modal transportation and land use patterns that support walking, cycling, and public transit, and;
- Planned and coordinated projects between jurisdictions and stakeholders.

**Mixed Income Housing Ordinance**

The project is not located in a designated area subject to the Mixed Income Housing Ordinance.

### **Multi-family Residential Design Guidelines**

City Council approved the Multi-family Design Principles on August 5<sup>th</sup>, 2000 (Res. CC2000-487). The Guidelines outline the City's design criteria for multi-family developments within the City and serve to inform the reviewing bodies regarding design standards. The intent of the Guidelines is to achieve well-designed projects that enhance the community's overall value and appearance. When practically possible, the proposed project has embraced many of the design principles; project specifics are addressed in the following analysis.

### **B. General Plan Amendment**

The proposed project proposes to amend the General Plan Land Use map by redesignating 15.41± acres of Community/Neighborhood Commercial & Offices to Medium Density Residential (16-29 du/na). The project will provide 288 apartment units with 792 beds for student housing within close proximity to the California State University – Sacramento campus. Planning staff supports the proposed General Plan Amendment as the proposed land use designation is consistent with the intent of the proposed 65<sup>th</sup> Street Transit Village South land use designation for the site and furthers City goals to provide alternative housing types.

The project supports General Plan goals and policies relating to quality of life, economic development, and new growth areas. Specifically the project supports the following General Plan goals and policies:

- Develop residential land uses in a manner that is efficient and utilizes existing and planned urban resources (p. Sec. 2-15).
- Identify areas where increased densities, land use changes or mixed uses would help support existing services, transportation facilities, transit and light rail. Then proceed with necessary General Plan land use changes for property with service capacities adequate to support more intensive residential development (p. Sec. 2-15).
- Continue to support redevelopment and rehabilitation efforts that add new and reconditioned units to the housing stock while eliminating neighborhood blight and deterioration (p. Sec. 2-16).

The project, as an infill site, will utilize existing resources and is proximate to the 65<sup>th</sup> Street transit stop. In addition, the applicant proposes to remove the abandoned commercial structures on 65<sup>th</sup> Street as part of the first phase of construction.

**C. Rezone**

The applicant proposes to rezone the project site from General Commercial (C-2), General Commercial Review (C-2R), Two-family (R-2), and Light Industrial (M-1) to Multi-family (R-3) to allow construction of the 288-unit apartment complex. The proposed rezone would bring the zoning consistent with the proposed General Plan land use designation of Medium Density Residential (16-29 du/na) and would also facilitate the revitalization of this area, serving as the cornerstone for future development within the proposed 65<sup>th</sup> Street Transit Village South.

**D. Special Permit for a Gated Community**

The applicant proposes to provide a gated and secured student housing facility. The vehicular entry will be gated, and will be open from dawn to dusk year-round. Additional pedestrian gates are proposed and are to be located around the perimeter of the complex. One gate will be located off the 65<sup>th</sup> Street frontage and three gates are proposed along the 4<sup>th</sup> Avenue portion of the project. An additional pedestrian gate will be conditioned to be installed on 4<sup>th</sup> Avenue in order to provide Building 14 street access. Farther east, two pedestrian gates are proposed off Redding Avenue and two pedestrian gates are proposed to provide access along the southwestern portion of the site, onto the proposed 12-foot wide bicycle/pedestrian path.

The wrought iron fencing for the project has been incorporated between the buildings as wing fencing along Redding Avenue. The fencing will be screened with landscaping to reduce visual impacts. The remainder of the project perimeter was designed with fencing between the buildings and the street, which is contrary to the Multi-family Design Principles. The project will be conditioned to incorporate wing fencing between the buildings. The area has been determined by the Police Department to have high incidents of automobile and residential burglaries. Given the vehicular and pedestrian gating will be open during daylight hours, the incorporation of the fencing with the buildings to minimize pedestrian restriction, the proposed landscape screening, and the security challenges of an area in transition, staff supports the applicant's request for gating the complex.

**E. Plan Review**

**Site Plan Design/Zoning Requirements**

The Zoning Ordinance indicates a Plan Review, approved by the Planning Commission, is required for the development of any property within the Multi-family Residential (R-3)

zone. In the approval of the Plan Review, the Planning Commission shall consider the effect of the site development plan on traffic, safety and congestion, consistency with all applicable general, community and specific plans, energy conservation, and the availability of city utility services as well as compliance with Zoning Ordinance regulations.

The project site consists of 15.41± gross acres on five parcels. The site is partially developed with two abandoned commercial structures fronting on 65<sup>th</sup> Street. The applicant proposes to demolish the existing structures and construct, in two phases, a 288-unit student-housing apartment complex with a recreational amenities consisting of a pool and spa, a covered basketball half-court, and a sand volleyball court.

Phase I will demolish the existing structures along 65<sup>th</sup> Street and construct the majority of the apartment complex save the two apartment buildings on 65<sup>th</sup> Street, which are proposed for construction in Phase II. The project will be conditioned to landscape the Phase II area, according to the proposed Landscaping plans, along 65<sup>th</sup> Street with turf installed and maintained in the areas proposed for construction in Phase II until such time as the Phase II construction takes place.

**Site Design:** The project site is bounded to the north by 4<sup>th</sup> Avenue and the proposed extension of 4<sup>th</sup> Avenue to the east by 65<sup>th</sup> Street and to the west by Redding Avenue. To the south, a proposed bicycle/pedestrian path and a joint use detention/park facility closes the project boundary. The purpose of the proposed bicycle/pedestrian path is to provide pedestrian and non-motorized vehicle connectivity from Broadway, on the west, to Redding Avenue, on the east, and to the proposed 7± acre joint use drainage detention basin/park facility located south of the eastern half of the project site. At staff's request, a 6-foot wide pedestrian easement is proposed to bisect the site via a north-south route, providing north-south connectivity to the surrounding community. The gated pedestrian path/easement will be open from dawn to dusk year-round.

The four buildings along 65<sup>th</sup> Street and 4<sup>th</sup> Avenue are oriented to the street with the patios/balconies facing the street; the buildings along Redding Avenue would be facing existing industrial development so these buildings will be oriented into the project, facing west. The two buildings in the southeastern quadrant of the project site are oriented facing the proposed 7±-acre joint use detention/park facility directly south of these units. The two buildings in the southwestern quadrant will have dual front elevations, affording eyes on the proposed pedestrian/bicycle pathway directly south of these buildings, as well as on the landscaped quadrant to the north. Around the perimeter of the complex, wherever street improvements are required by the Department of Public Works, separated sidewalks with 6-foot planters will be constructed, including a portion of 65<sup>th</sup> Street where the existing sidewalk will be replaced with a detached walk and planter.

The interior of the complex has nine buildings, all of which are oriented to each other around a landscaped or sports quadrangle. Just south of the clubhouse, four buildings form three sides of a rectangle surrounding the outdoor recreation area with the clubhouse and the covered basketball half-court "closing the quadrangle" to the north. Locating the sports facilities internally is consistent with the Multi-family Design Principles in that the recreation and open space areas are located toward the center of the complex, thereby avoiding conflict with adjacent property owners. To the west, another quadrangle is formed with five buildings surrounding an open landscaped area. Sidewalks provide excellent pedestrian connectivity throughout the complex, with specially stamped and colored asphalt proposed across parking areas.

The proposed 4,900± square foot clubhouse, located adjacent to the main entry gate just south of 4<sup>th</sup> Avenue, will have game, computer, and study rooms, a fitness center, vending services and transportation kiosks. A 330 square foot covered porch serves as the gated wrought iron entryway to the clubhouse as well as connecting the active portion of the clubhouse, to the north, with the management and leasing area to the south.

**Circulation/Parking:** Vehicular access to the site would be off 4<sup>th</sup> Avenue, through a gated entryway adjacent to the complex's clubhouse. The gate is proposed to be open during daylight hours, year-round. Emergency access/egress would be provided at the southwest corner of the project, off 65<sup>th</sup> Street, and off Redding Avenue, midway along that frontage. A transit turnout/stop is proposed on 4<sup>th</sup> Avenue, directly north of the clubhouse. A pedestrian easement is proposed to bisect the site via a north-south route, providing connectivity to the surrounding community through the complex grounds. The gated pedestrian path/easement will also be open from dawn to dusk year-round.

Ample parking is proposed. The required number of parking spaces is 451 spaces (1.5 spaces x 288 units plus 1 guest space per 15 units). Due to the unique nature of this housing type-student living and leasing by the bed for a total of 792 beds, the applicant proposes additional parking to house the anticipated additional vehicles. To support the parking request, the applicant had Pricewaterhouse Coopers conduct a survey of CSUS students in May of 2002 to determine the percentage of students who own cars or bicycles. The survey found 86 percent of the students owned their own car, and 25 percent owned a bicycle. With this in mind, the applicant is proposing to provide 705 parking spaces, of which 32 will be handicap accessible and 54 will be compact spaces. Of the remaining 619 spaces, 236 will be under carports and the remainder will be located closest to the apartment buildings.

To mitigate for potential traffic impacts on the area the applicant will be providing a shuttle service to and from the campus on a regular basis. Additionally, every fall the complex will sponsor a Transportation Fair within the complex where alternative travel modes available to the residents will be promoted. Also, the applicant will be providing a total of 54 bicycle parking facilities on site, of which 24 will be Class I lockers, the

remaining 30 parking facilities will be Class II, or III. The proposed number of bicycle parking facilities exceeds the City's requirement by 31 spaces.

**Bicycle Parking:** The project is required to provide bicycle parking based on the number of required parking spaces. The Sacramento City Code, Section 17.64.050, requires one (1) bicycle parking space for every twenty (20) required vehicle parking spaces. This project is required to provide 23 bicycle parking spaces. To mitigate for the additional parking, and to provide for anticipated bicycle parking needs, the project plans indicate 54 bicycle parking spaces will be provided. Twenty-four Class I bicycle lockers and 30 Class II or III bicycle parking facilities will strategically placed around the complex.

The applicant proposes two recycling enclosures, each enclosure will have an 8 cu. yd. capacity for a total capacity of 16 cu. yd. capacity, on-site. These two enclosures will serve the buildings in the west and central portions of the complex. An additional recycling station is needed to provide the required 18 cu. yds. of recycling capacity. The project will be conditioned to comply with the City's Recycling Ordinance. Also, the enclosure exteriors will be conditioned to finish the masonry enclosures with stucco.

**Apartment Plans:** Please see the table below for individual building particulars. The applicant proposes to construct five building types and six apartment types, with each building type containing a variety of apartment types. The bedroom and bath combinations range from one bedroom/one bath to four bedrooms and four-bath units. In addition, all of the first floor units will be handicapped accessible, for a total of 96 accessible units. Each apartment unit will be fully furnished with a washer and dryer in each unit.

Jefferson Commons Building Data										
Bldg. Type	Area (sq.ft.)	Quantity	Unit Type	Area (sq.ft.)	Bdrm/ Baths	Units/ Bldg.	Beds/ Bldg.	Total Beds	Total Units	Total Building Area (sq.ft.)
II	13,380	6	D1	1,115	4/2	12	48	288	72	80,280
IV	16,674	6	A1	478	1/1	6	42	36	36	100,044
			B3	767	2/2	18		216	108	
X	13,392	1	C2	988	3/3	6	42	18	6	13,392
			D4	1,244	4/4	6		24	6	
Xa	13,392	2	C2	988	3/3	6	42	36	12	26,784
			D4	1,244	4/4	6		48	12	
XI	13,902	3	C2	988	3/3	6	42	54	18	41,706
			D3	1,329	4/4	6		72	18	
Total		18						792	288	262,206

**Building Design:** All apartment buildings will be 3-stories, approximately 28-feet in height, within the R-3 zone height limit of 35-feet, with access to the upper floors

provided via a covered and partially enclosed stairwell. The primary exterior building material will be Hardiplank siding, with a 5" exposure for the first level of the buildings and an 8" exposure for the upper levels, creating the illusion of a heavier base. The sides of the covered stair tower, proposed to be stucco covered, will be conditioned to be finished in stone. All windows will be finished with wood trim with some windows flanked with decorative shutters. The roofs will be constructed at a 12/10 pitch with 40 year laminated dimension composition shingles and will be conditioned to include a heavy ridge cap on all ridge lines. The applicant has provided four color schemes with two options per scheme for a total of eight color palettes. The five building types are proposed with similar façade treatments and articulation. The distinguishing characteristics of each style are the placement of the stair towers, patios and balconies that articulate the buildings, interrupting the horizontal plane and providing visual interest and definition to the buildings.

The proposed 4,900± square foot clubhouse, located adjacent to the main entry gate just south of 4<sup>th</sup> Avenue, will have game, computer, and study rooms, a fitness center, vending services and transportation kiosks. A 330 square foot covered porch serves as the wrought iron gated entryway to the clubhouse as well as connecting the active portion of the clubhouse, to the north, with the management and leasing area to the south. The exterior building materials for the clubhouse will consist of Hardiplank siding repeating the varying exposure widths, stucco, with a 40-year laminated dimensional composition roof. The project will be conditioned to replace the stuccoed portions with stone.

The complex is consistent with the Multi-family Residential Design Guidelines in that: the buildings are arranged to provide functional public and private outdoor spaces; where appropriate, the buildings front on the street; appropriate amenities will be provided for the residents, and; the site is designed with the pedestrian in mind with a network of obstruction-free walkways providing connectivity.

**Setbacks:** The project site is surrounded on three sides by streets. The Zoning Ordinance setback requirements for the R-3 zone are: front yard-25 feet; street side yard – 25 feet; interior side yard-5 feet, and; rear yard-15 feet.

The proposed building design extends the stair towers into the street side yard setback by 10 feet on both 65<sup>th</sup> Street and 4<sup>th</sup> Avenue; the walls of the main buildings are located 25 feet behind the street side setback line. Along Redding Avenue, the buildings extend into the front setback by 10 feet, but will be separated from the street by an additional 5-foot detached sidewalk and 6-foot planter. Because of these encroachments, the applicant is requesting to reduce the front and street-side setbacks from 25 to 15 feet. Because the project proposes to deviate from the setback requirements the approval of a Variance is necessary. Given that just the stair towers encroach into the street side setback and the fact that the buildings will be approximately 25 feet distant from Redding Avenue, and will be buffered with the 6-foot

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planter and 5-foot detached sidewalk, staff supports the Variance request.

**Landscaping:** A project preliminary landscaping plan has been provided. All the proposed trees, save one, are 24" box trees, giving the landscaping a slight head start, growth-wise. A mix of deciduous and coniferous trees is proposed, along with a variety of palm trees.

The proposed landscaping plan adheres to several of the Multi-family Residential Guidelines, in particular: the site design and landscaping provide functional recreation spaces and community site amenities; the exterior spaces are designed to enhance the overall appearance and compatibility of the development by providing privacy, buffering and daylight, and; provide a pleasant transition to the street.

**Signage:** The applicant has indicated that signage will be a part of this project, but has not submitted any specific sign information. All signage will be required to comply with the City of Sacramento Sign Ordinance requirements. The proposed site plan indicates one monument sign is proposed.

**H. Lot Line Adjustment**

The applicant requests to adjust the lot lines of four existing parcels, totaling 5.41± acres to create two new parcels. The Lot Line Adjustment will accommodate the two anticipated phases of construction. Phase I will involve the eastern 10± acre parcel which is not a part of the Lot Line Adjustment and the 3.71± acre Parcel 1 of the proposed Lot Line Adjustment. Phase II will involve the western 1.7± acre Parcel 3 as proposed in the Lot Line Adjustment. Staff supports the Lot Line Adjustment subject to conditions in the Notice of Decision and Findings of Fact.

**PROJECT REVIEW PROCESS:****A. Environmental Determination**

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address: Land Use; Biological Resources; Hazards & Hazardous Materials; Utilities/Service Systems; Noise; Air Quality; Cultural Resources, and; Transportation/Traffic. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A). Staff has received three (3) comment letters regarding the Environmental document. Responses to these letters will be forwarded in a separate packet.

**B. Public/Neighborhood/Business Association Comments**

Early Project Notification was sent to the Tahoe Park and Colonial Park Neighborhood Associations. To date, staff has received no written comments from either group. JPI, the project developer, conducted a neighborhood meeting regarding the proposed Jefferson Commons project on February 18<sup>th</sup>, 2003, which staff attended in an advisory capacity. Neighborhood concerns centered around existing traffic problems and potential parking impacts on the neighborhood. The neighborhood residents requested that a one to one parking ratio be provided so the Jefferson Commons residents parking needs wouldn't overflow into the adjacent streets. JPI shared with the neighbors that a traffic light would be installed at the 4<sup>th</sup> Avenue and 65<sup>th</sup> Street intersection and that the intersection at 4<sup>th</sup> and Redding avenues could possibly have some type of traffic control requirement, but that the Public Works department had not made that determination as yet. Additionally, the proposed parking ratios and rationale for the quantity of proposed parking was shared. JPI asserted the proposed parking ratio would accommodate all resident parking needs, based on past experience with other student housing facilities as well as the student survey conducted in May of 2002. No other pertinent issues were

discussed.

**C. Summary of Agency Comments**

The project has been reviewed by several City Departments and other agencies. The comments have been incorporated as conditions of approval and are listed in the Notice of Decision and Findings of Fact.

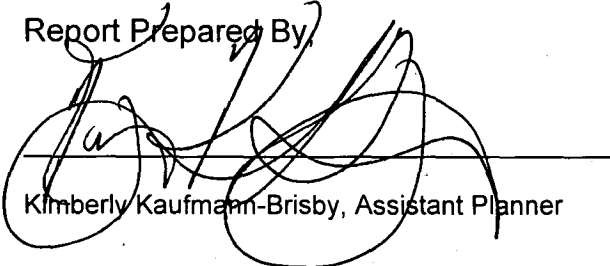
**PROJECT APPROVAL PROCESS:** Of the entitlements below, Planning Commission has the authority to approve or deny A, B, E, F, G, and H. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 calendar days of the Planning Commission action. Items C and D below require City Council approval.

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

- A. Adopt the attached Notice of Decision and Findings of Fact ratifying the Mitigated Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;
- C. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the General Plan Amendment to redesignate 15.41± acres of Community/Neighborhood Commercial and Offices to Medium Density Residential (16-29 du/na);
- D. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the Rezone of 15.41± acres from the Two-family (R-2), General Commercial (C-2), General Commercial Review (C-2R), and Light Industrial (M1) zones to the Multi-family (R-3) zone;
- E. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the Special Permit for a gated community;
- F. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the Plan Review to construct a 288 unit apartment complex with clubhouse on 15.41± acres in the Multi-family (R-3) zone;
- G. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to reduce street setbacks from 25 feet to 15 feet, and;

- H. Adopt the attached Notice of Decision and Findings of Fact approving the Lot Line Adjustment to relocate the common lot lines between four parcels totaling 5.41± acres, resulting in two parcels.

Report Prepared By,



Kimberly Kaufmann-Brisby, Assistant Planner

Report Reviewed By,

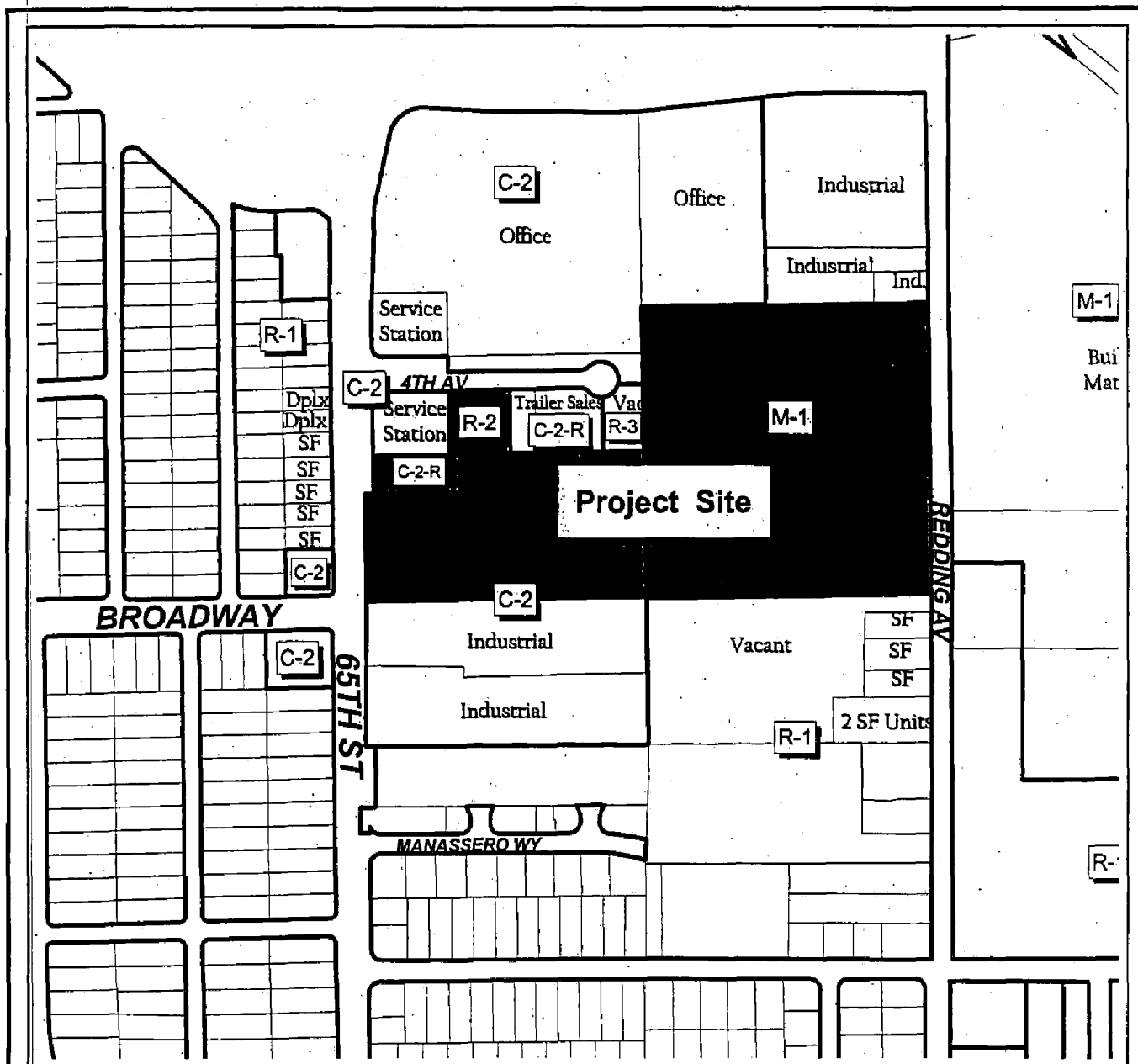


Thomas S. Pace, Senior Planner

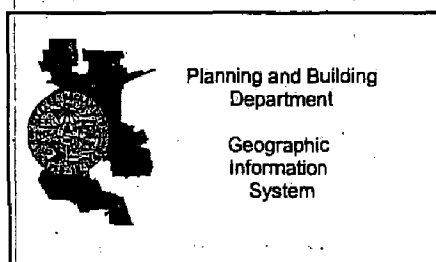
Attachments

- Attachment 1 Notice of Decision & Findings of Fact
- Exhibit 1A Mitigation Monitoring Plan
- Exhibit 1B General Plan Resolution
- Exhibit 1C General Plan Amendment Exhibit
- Exhibit 1D Rezone Ordinance
- Exhibit 1E Rezone Exhibit
- Exhibit 1F Lot Line Adjustment Exhibit
- Exhibit 1G Preliminary Site Plan
- Exhibit 1H Landscape Plan
- Exhibit 1I Clubhouse Elevations
- Exhibit 1J Clubhouse Floor Plan
- Exhibit 1K Clubhouse Roof Plan
- Exhibit 1L Building Type II – Elevations
- Exhibit 1M Building Type II – First and Second Floor Plans
- Exhibit 1N Building Type II – Third Floor and Roof Plans
- Exhibit 1O Building Type IV – Elevations
- Exhibit 1P Building Type IV – First and Second Floor Plans
- Exhibit 1Q Building Type IV – Third Floor and Roof Plans
- Exhibit 1R Building Type X – Elevations
- Exhibit 1S Building Type X – First and Second Floor Plans
- Exhibit 1T Building Type X – Third Floor and Roof Plans
- Exhibit 1U Building Type Xa – Elevations
- Exhibit 1V Building Type Xa – First and Second Floor Plans
- Exhibit 1W Building Type Xa – Third Floor and Roof Plans
- Exhibit 1X Building Type XI – Elevations
- Exhibit 1Y Building Type XI – First and Second Floor Plans
- Exhibit 1Z Building Type XI – Third Floor and Roof Plans
- Exhibit 1AA Maintenance Building Plans and Elevations
- Exhibit 1BB Entry Gate Detail
- Exhibit 1CC Trash Enclosure Detail
- Exhibit 1DD Carport Section
- Attachment 2 Land Use & Zoning Map

# Attachment 2 - Land Use & Zoning Map



400 0 400 800 Feet



## Jefferson Commons Land Use and Zoning Map



*Amended by Staff 4/23/2003*  
**NOTICE OF DECISION AND FINDINGS OF FACT  
FOR**

**JEFFERSON COMMONS STUDENT HOUSING PROJECT, LOCATED NEAR THE  
SOUTHEAST CORNER OF THE INTERSECTION AT 65<sup>TH</sup> STREET AND 4<sup>TH</sup> AVENUE,  
SACRAMENTO, CALIFORNIA IN THE MULTI-FAMILY (R-3) ZONE. (P02-120)**

At the regular meeting of April 24, 2003, the City Planning Commission heard and considered evidence in the above-entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Environmental Determination: Mitigated Negative Declaration;**
- B. **Approved the Mitigation Monitoring Plan;**
- C. **Recommend approval of the General Plan Amendment** to redesignate 15.41± acres of Community/Neighborhood Commercial and Offices to Medium Density Residential (16-29 du/na);
- D. **Recommend approval of the Rezone** of 15.41± acres from the Two-family (R-2), General Commercial (C-2), General Commercial Review (C-2R), and Light Industrial (M1) zones to the Multi-family (R-3) zone;
- E. **Approve the Special Permit** for a gated community;
- F. **Approve the Plan Review** to construct a 288 unit apartment complex with clubhouse on 15.41± acres in the Multi-family (R-3) zone;
- G. **Approve the Variance** to reduce street setbacks from 25 feet to 15 feet, and;
- H. **Approve the Lot Line Adjustment** to relocate the common lot lines between four parcels totaling 5.41± acres, resulting in two parcels.

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

**FINDINGS OF FACT**

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

1. The Mitigated Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;
2. The proposed Mitigated Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;
3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.

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

1. One or more mitigation measures have been added to the above-identified project;
2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1A;
3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.

**E. Special Permit:** The Special Permit for a Gated Community is **approved** based on the following findings of fact:

1. The project is based upon sound principles of land use in that:
  - a. The proposed use is compatible with the residential and non-residential uses surrounding the site and will not adversely affect the peace and general welfare of the surrounding neighborhood as the gating will be open from dawn to dusk, year round;
  - b. The fencing will be incorporated with the buildings to lessen the visual intrusion and to provide a more pedestrian friendly community. In addition, adequate screening landscaping will be provided to also lessen the visual intrusion of the decorative wrought iron fencing;
  - c. The proposed fencing is consistent with the Multi-family Residential Guidelines that recommend integrating the fencing with the site design. The applicant has incorporated the decorative wrought iron fencing as

wing fencing between buildings and will be installing landscaping to serve as a screen.

2. The project, as conditioned, will not be detrimental to the public welfare and result in the creation of a public nuisance in that the site and building design will be compatible in the area and adequate landscaping will be provided.
4. The project is consistent with land use policies in the General Plan that designate the site for Medium Density Residential (16-29 du/na).

**F. Plan Review:** The Plan Review to construct a 288-unit apartment complex with clubhouse on 15.41± acres in the Multi-family (R-3) zone is approved based on the following Findings of Fact:

1. The proposed project is consistent with the General Plan land use designation of Medium Density Residential (16-29 du/na). The student housing project proposes a density of 20.2 du/na;
2. Facilities, including utilities, access roads, sanitation and drainage will be adequate once the conditions for the project are complied with by the developer;
3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area, and other requirements of this title, in that it is sufficient to provide adequate off-street parking and landscape areas; and;
4. Approval of the Plan Review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties in that the site is designed in accordance with all Zoning Ordinance requirements.

**G. Variance:** The Variance to reduce street setbacks from 25 feet to 15 feet, and is approved subject to the following Findings of Fact:

- a. The Variance does not extend a special privilege to the property owner and the variance is appropriate for any property owner facing similar circumstances;
- b. The proposed Variance does not allow a use that would not normally be permitted in the Multi-family (R-3) zone;
- c. The proposed Variance will not be injurious to the public welfare, nor to property in the vicinity of the applicant;
- d. The proposed Variance is consistent with the purpose and intent of the Zoning Ordinance. It will not have an adverse affect on the General Plan or the Open

Space Zoning regulations.

- H. The Lot Line Adjustment:** The Lot Line Adjustment to relocate the common lot lines between four parcels totaling 5.41± acres, resulting in two parcels is approved based on the following findings of fact:
1. The Lot Line Adjustment is consistent with the General Plan that designates the site as Medium Density Residential (16-29 du/na);
  2. All existing streets and/or utility easements of record are reserved;
  3. The Lot Line Adjustment will not eliminate or reduce in size the access way to any resulting parcel;
  4. The resulting parcels conforms to the requirements of the Subdivision Ordinance, Section 16, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.

#### **CONDITIONS OF APPROVAL**

- E. The Special Permit** for a Gated Community is hereby approved subject to the following conditions of approval:
- E1. Planning:**
- a. Obtain all necessary building permits prior to construction.
  - b. Development of this site shall be in compliance with the attached Site plan, Landscaping plan, and Entry Gate Details (Exhibits 1G, 1H, and 1BB).
  - c. Prior to issuance of building permits, the developer shall submit to planning staff for review and approval revised Entry gate details that incorporate the circular designs as shown in the wrought iron fencing detail;
  - d. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits. Any significant modification to the project may require subsequent entitlements;
  - e. The main vehicular gate and the north and south pedestrian easement access gates shall be open from dawn to dusk, year round;

f. ~~Prior to issuance of building permits, the developer shall submit to planning staff for review and approval a revised site plan indicating the addition of a sidewalk and pedestrian gate accessing 4<sup>th</sup> Avenue adjacent to Building 14. The site plan shall also indicate revised fencing locations along 65<sup>th</sup> Street, 4<sup>th</sup> Avenue and the southwest portion of the complex. The fencing shall placed between the buildings;~~

g. **Phase I** - Prior to issuance of the building permit for Phase I of construction, the developer shall submit to planning staff for review and approval, a revised site plan indicating the fencing, including the pedestrian access gate, along 65<sup>th</sup> Street. This "temporary fencing" shall be constructed 25-feet behind the property line along 65<sup>th</sup> Street, have seven (7) decorative pillars placed at regular intervals along the fence line. The Phase II area shall be landscaped with the landscaping shown on the proposed landscape plan along 65<sup>th</sup> Street together with a mix of shrubbery and turf for the parking and building sites within the Phase II boundary. In no event shall the parking areas within Phase II be installed until such time as the building permits are issued for Phase II construction.

**Phase II** - Prior to issuance of the building permit for Phase II of construction, the developer shall submit to planning staff for review and approval a revised site plan indicating the removal of the Phase I fencing and the Phase II fencing moved to 15-feet behind the property line and placed between the buildings, including the pedestrian access gate, along the 65<sup>th</sup> Street frontage.

**Note:** Should the developer propose the construction of Phase II concurrently with Phase I, only the Phase II conditions for the fencing shall apply. If, the developer has not begun construction on Phase II at the time of issuance of the Phase I building permit, the developer shall comply with the Phase I fencing requirements noted above.

F. **The Plan Review** to construct a 288-unit apartment complex with clubhouse on 15.41± acres in the Multi-family (R-3) zone is hereby approved subject to the following conditions of approval:

### Planning

#### F1. General:

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

- b. Prior to issuance of any building permits, the applicant shall provide appropriate documentation indicating compliance with all mitigation measures a prescribed in the adopted Mitigation Monitoring Plan (Exhibit 1A);

#### **Mitigation Measure 1**

The prime contractor shall submit to the District a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list.

An enforcement plan shall be established to evaluate weekly project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 - 2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.

Construction contracts should stipulate that at least 20% of the heavy-duty off-road equipment included in the inventory be powered by CARB certified off-road engines, as follows:

175 hp - 750 hp	1996 and newer engines
100 hp - 174 hp	1997 and newer engines
50 hp - 99 hp	1998 and newer engines

#### **Mitigation Measure 2**

If fireplaces are proposed, the project developer shall install only natural gas fireplace or wood burning fireplaces that meet EPA Phase II standards. Examples of fireplaces meeting the Phase II standards include, but are not limited to, the Fireplace Xtrodinaire and OPEL 2000.

#### **Mitigation Measure 4**

The project applicant shall provide a dedicated shuttle service between the Proposed Project site and the CSUS campus that provides similar service to the CSUS Hornet Express shuttle, *or the project applicant shall work with Regional Transit to develop a plan to mitigate transit impacts.*

#### **Mitigation Measure 5**

In the event that the onsite vernal pool is removed, filled, interrupted or otherwise disturbed, it is the developer's responsibility to provide replacement of the vernal pool at a 1:1 ratio or purchase of mitigation credits at a mitigation bank.

#### **Mitigation Measure 6**

In the event that underground tanks or other features, such as stained or discolored soil or oily or odorous water, or materials that could present a threat to human health or the environment are discovered during construction, activities in that immediate area shall cease immediately. A qualified environmental consultant shall evaluate the find and make appropriate recommendations regarding the health and safety of site workers and the environment. The City shall implement the recommendations to ensure public and environmental safety.

#### **Mitigation Measure 7**

Prior to demolition of the former service station and nightclub/restaurant, the City shall ensure the buildings are tested for the lead-based paints and asbestos-containing materials (ACM) in accordance with adopted State regulations set forth in Title 8 of the California Code of Regulations and Sacramento Metropolitan Air Quality Management District Rule 902 (asbestos) standards. The City shall ensure lead-based paint and ACM removal and disposal of contaminated materials is performed in accordance with applicable regulations.

#### **Mitigation Measure 8**

As a means of complying with the 45 dB Ldn interior noise level standard at first and second floor facades, the following recommendations will be required for the first row of facades facing 65th Street. Normal construction practices per the latest edition of the Uniform Building Code are sufficient provided that:

1. Air conditioning or mechanical ventilation systems are installed so that windows and doors may remain closed.
2. Windows and sliding glass doors are mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications).
3. Exterior doors are solid core with perimeter weather-stripping and threshold seals.
4. Exterior walls consist of stucco or brick veneer.
5. Glass in both windows and doors should not exceed 20% of the floor area in a room.
6. Windows should have an Sound Transmission Classification (STC) rating of at least 35.

7. Roof or attic vents facing the noise source of concern should be boxed.

If the above recommendations cannot be implemented into the construction of the proposed buildings facing 65th Street, a detailed analysis of interior noise levels at first and second floor rooms shall be conducted when floor plans and construction details are available.

#### **Mitigation Measure 10**

In the event of the discovery of buried archaeological or historic deposits, project activities in the vicinity of the find shall be temporarily halted and a qualified archaeologist consulted to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. If human remains are found, the Sacramento County Coroner's Office shall be contacted immediately. The coroner shall contact the Native American Heritage Commission, which shall notify the appropriate descendant.

- c. The project shall substantially conform to the approved plans as shown on the attached exhibits and as conditioned to revise (including building colors and materials). Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.
- d. Prior to the issuance of any building permits, the applicant shall provide the City with a copy of the certificate of payment of school fees for the applicable school district(s).
- e. The applicant shall comply with all mitigation measures in the adopted Mitigation Monitoring Plan (refer to Exhibit 1A);
- f. The approved color palette shall be utilized for the Jefferson Commons apartment complex. The Planning Director may allow deviations from the building color scheme subject to review and approval of any substitutions prior to building permit issuance;
- g. All mechanical equipment shall be located within the structure or enclosed in cabinets or screened by either landscaping or screens/fencing, where landscaped areas are of insufficient width to accommodate adequate landscaping. Final designs of landscaping and/or screening shall be shown on the final landscaping plan;
- h. The applicant shall paint electrical meters/cabinets, telephone connection boxes, and other utility appurtenances to match the building to which they are attached;

- i. Prior to issuance of building permits, the developer shall submit to planning staff for review and approval carport elevations, plans and details;
- j. All walkways crossing asphalt shall be distinctively colored.

**F2. Landscaping:**

- a. Landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval by the Site Conditions Unit and the Landscape Architecture Section. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met.
- b. Continuous 6" high, 6" wide concrete curbing shall be provided around all planter areas within or adjacent to parking lots and driveways.
- c. Screening shrubbery shall be planted where parking areas are adjacent to public streets as determined by the Planning Director.
- d. Landscaping shall be provided to screen ground-mounted mechanical equipment, backflow preventers, transformers, and other similar appurtenances to the satisfaction of the Planning Director.

**F3. Fencing:**

- a. The placement of fencing and the pedestrian access points shall conform to the site plan (Exhibit 1B). Any modifications may require additional staff review and/or a special permit modification.
- b. Any fencing located adjacent to the surrounding streets shall be placed between the apartment buildings, **as shown on Exhibit 1G**;
- c. All wrought iron fencing shall be painted either black or a compatible color with the buildings.
- d. The developer shall install a post and cable assembly to insulate the pedestrian/bicycle pathway easement, along the south side of the bicycle/pedestrian, from the adjacent property. The post and cable assembly shall be installed wherever there is no 6" vertical curb along the entirety of the easement

**F4. Trash enclosures:**

- a. Trash enclosures shall be constructed of concrete block or similar masonry

- material and finished with stucco that is compatible in color and texture to the building facades;
- b. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength, and number to adequately support the metal gates;
  - c. The trash enclosure facility shall be designed to allow walk-in access by residents without having to open the main enclosure gates.
  - d. The trash enclosure facility shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
  - e. A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size, and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup.
  - f. The minimum dimensions of the concrete apron for a single two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Plan Checker.
  - g. Paving material shall consist of 5" aggregate base rock and 6" Portland cement paving;
  - h. The applicant shall comply with the City's Recycling Ordinance and shall ensure that trash and recycling enclosures are provided within 250 feet of each dwelling unit.
- F5. Exterior Lighting:**
- a. Lighting fixtures shall be of a high quality decorative design, having a color and style, which is compatible with the building architecture, as determined by the Planning Director.
  - b. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
  - c. Each building address number shall be illuminated;
  - d. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained

illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of 0.25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, passageway, or parking area related to the building project during the same hours;

- e. The height of pole mounted light fixtures shall be no more than 30 feet.

**F6. Parking:**

- a. Parking design shall be provided as required by the Zoning Ordinance. Parking shall also be consistent with the currently proposed number of 705 spaces.
- b. Fifty-four bicycle-parking facilities are required for this project. 24 Class I facilities are to be provided as well as 30 Class II or III bicycle parking facilities. All bicycle parking facilities shall be strategically placed throughout the complex.

**F7. Building Design:**

- a. The applicant shall paint electrical meters/cabinets, telephone connection boxes and other utility appurtenances to match the building to which they are attached.
- b. ~~Prior to issuance of building permits, the developer shall~~ **construct the architectural enhancements to the project as shown on the building elevation exhibits, including revised Exhibits 1Ga, 1I, 1Ia, 1L, 1O, 1Oa, 1R, 1U, and 1X.** ~~submit to planning staff for review and approval revised building elevations, including the clubhouse, incorporating stone masonry on all elevations where stucco is shown. The maintenance building shall incorporate Hardiplank siding where stucco is shown;~~
- c. All roofs shall have 40 year laminated dimensional composition roofing with heavy ridge caps along all ridgelines.

**F8. Signage:**

- a. The applicant shall submit a sign application/program identifying all signage for the site including but not limited to monument signs, entry signs, building identification and address signs, trash enclosure signs, and directional signage prior to the issuance of any sign permits. The sign application/program shall be reviewed by both the Planning and Building departments for conformance and compatibility with the project.
- b. All signage shall comply with the City of Sacramento's Sign Ordinance.
- c. All detached signs shall be monument signs.

**F9. Maintenance and Security**

- a. Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project. Landscaping shall not obscure common areas;
- b. The developer shall comply with City apartment addressing standards;
- c. The recreation facility shall be primarily for tenant use. No public events are allowed without obtaining a City Special Events permit prior to the event.
- d. Parking spaces shall be steam cleaned a minimum of twice per year.
- g. No long-term auto repair is allowed on the site.
- h. Visitor parking shall be strictly enforced.
- i. The applicant shall sign an agreement delegating the sworn employees of the Sacramento Police Department to act as the applicant's agent for the sole purpose of enforcing Section 602(k) of the California Penal Code and the applicant agrees to properly post project property, aid in the investigation and prosecution of such cases. The posting shall consist of notices, in block letters, with the wording:

**NO TRESPASSING  
VIOLATORS WILL BE PROSECUTED  
UNDER 602(K) C.P.C.**

The following condition shall only apply when Police determines there is no immediate need for on-site security. If Police determines security is needed right away, the phrase in italics should be deleted, ensuring that security is provided as soon as the project is occupied.

- j. On-site management shall be provided. *If security becomes a concern and if deemed necessary by the Police Department,* the applicant shall contract with a reputable security firm to provide on-site security, night and day, when the management office is closed.

**F10. Building Division:**

- a. Site, Clubhouse, and first floor units shall be handicap accessible;
- b. Underground utilities shall not cross property lines or provide a utility easement(s).

**Department of Utilities:**

The following are conditions for the **Plan Review** that shall be approved by the Department of Utilities prior to issuance of a building permit.

**F11. Water:**

- a. Provide separate metered domestic services to each parcel. Any new domestic water services shall be metered. Only one domestic water service per parcel will be allowed. (The Preliminary water system shall be redesigned to provide a separate service to each proposed parcel);
- b. Multiple fire services are allowed per parcel and may be required;
- c. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy;
- d. Place a 2-inch (minimum) sleeve(s) under the sidewalks along all streets with separated curb and sidewalk in order to allow for landscaping and irrigation of the landscape planter. Sleeves shall be placed at the time sidewalks are constructed. Landscaping may be deferred until construction of the on-site landscaping.

**F12. Sewer:**

- a. A sanitary sewer study as described in Section 9.9 of the Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities. Each parcel shall have a separate sewer service connection. (Building B8 shall send sewer flows to the west and Buildings B12 and B13 shall have service to 65<sup>th</sup> Street in a common service.) The project is served by the Combined Sewer System (CSS). Without mitigation the project will have an impact on the CSS. Therefore, impacts from the project to the CSS must be mitigated to the satisfaction of the Department of Utilities. If mitigation of impacts is not practical, the developer may enter into an impact fee agreement with the City or pay a fee based upon the projects estimated sanitary sewer flows prior to the issuance of a building permit. The fee will be used for improvements to the CSS;
- b. The applicant shall show all easements that serve the subject parcel and proposed utilities including services that cross property lines. Current plans indicate that a proposed sewer service may go through Parcel 3 to serve Parcel 1. The applicant must enter into and record an **Agreement for Conveyance of Easements** with the City for the placement, repair and maintenance of future utility services that cross property lines stating that private utility easements shall

be conveyed to and reserved from Parcel 3 to Parcel 1, at no cost, at the time of sale or other conveyance of either parcel.

**F13. Drainage:**

- a. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual). The site is located within Drainage Basin 31. A detention basin is planned for the parcel south of Jefferson Commons. The drainage plan shall coordinate with the design and construction of the detention basin. Jefferson Commons will be allowed to develop only if this detention basin or equivalent on-site detention mitigation is provided to the satisfaction of the Department of Utilities;
- b. Either the lots must be graded so that drainage does not cross property lines or the applicant must enter into and record an **Agreement for Conveyance of Easements** with the City, stating that: A private reciprocal drainage easement shall be conveyed to and reserved between Parcels 1, 3, & 5, at no cost, at the time of sale or other conveyance of any parcel.

**F14. Grading and Water Quality:**

- a. 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 improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction;
- b. 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;
- c. This project will disturb greater than 1 acre of property, 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 at [www.swrcb.ca.gov/stormwtr/construction.html](http://www.swrcb.ca.gov/stormwtr/construction.html). The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity

map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) certification by property owner or authorized representative;

- d. Post construction, storm water quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures (e.g. vegetated swale, media filtration, water quality pond) are required. **On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures", dated January 2000, for appropriate source control measures and recommended on-site control measures.

**F15. Advisory Notes:**

- a. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression systems;
- b. The proposed project is located in the flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof;
- c. City Code 13.04.570 requires that no fire service shall be installed across any parcel other than the parcel to which the service is being furnished, provided that the fire chief may, in his or her discretion, authorize a fire service line that serves more than one parcel, upon the recording of an agreement, in a form approved by the city, that fully provides for the operation, maintenance and repair of the line,  
and grants a permanent easement for these purposes, at no cost or liability to the city. Please further coordinate this issue with fire plan checker.

**F16. Parks Planning, Design, and Development Division (PPDD):**

- a. The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or

annex the project to an existing parks maintenance district prior to the issuance of any building permit. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitable spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread upon hearing report which specifies the tax rate and method of apportionment;

- b. Prior to the issuance of Certificate of Occupancy for Phase I of construction, the multi-use trail/bicycle pedestrian path (along southern portion of the southwest quadrant of the project) shall be constructed as approved by the Parks Planning, Design, and Development Division (PPDD) and as follows:
- The proposed multi-use trail is to be a total of 12-feet wide including 10-feet of asphalt pavement with a 2-foot wide decomposed granite shoulder on the south side of the trail;
  - Trail shall be 3" asphaltic concrete over 6" minimum of aggregate base, with a centerline stripe (refer to PPDD Trail Detail and Specification);
  - Landscaping plans for the area adjacent to the bike trail are to be approved by PPDD prior to the issuance of any building permits;
  - Fold-down bollards shall be placed at the entrance to all access points to the trail, (refer to PPDD Fold-down Bollard Detail and Specification).

**F17. Public Works – Technical Services Division-Electrical Section:**

- a. This project shall require street lighting. There are existing streetlights in the project area. Improvements to the right-of-way may require modifications to the existing system.

**F18. Public Works Department – Development Services Division:**

- a. Dedicate and construct the extension of 4<sup>th</sup> Avenue (full width) to the satisfaction of the Department of Public Works. 4<sup>th</sup> Avenue shall be constructed with a 69 foot right-of-way as shown on the site plan (received on March 5, 2003). The applicant shall be required to construct standard full frontage improvements to the satisfaction of the Department of Public Works;
- b. Dedicate sufficient right-of-way (if needed) on Redding Street and construct standard full frontage improvements on the west side of Redding Avenue to the satisfaction of the department of Public Works. Redding Street shall be constructed as a Major Collector section with a total of 59 feet right-of-way;

- c. Dedicate an additional 20 feet of right-of-way on 65<sup>th</sup> Street to match the existing dedication on the northern portion of the project's 65<sup>th</sup> street frontage to the satisfaction of the Department of Public Works. Repair or replace/reconstruct any existing deteriorated curb, gutter on 65<sup>th</sup> Street per City standards and to the satisfaction of the Department of Public Works. 65<sup>th</sup> Street shall be reconstructed with a separated sidewalk fronting this project to the satisfaction of the Department of Public Works;
- d. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the city code and standards. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City standards.
- e. Repair or reconstruct any deteriorated curb, gutter and sidewalk fronting the property on the existing portion of 4<sup>th</sup> Avenue to the satisfaction of the Department of Public Works.
- f. All vehicular gates shall be a minimum of 20 feet behind the Right-of-Way. All gates shall be equipped with a Knox lock to the satisfaction of the Fire Department;
- g. Construct ADA compliant ramps at the northwest and southwest corners of the intersection of Redding and 4<sup>th</sup> Avenues.
- h. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
- i. Stopping sight distance shall be accommodated at all driveways. Any fencing or signage has to be located at a minimum of 10 feet behind the right-of-way;
- j. Construct a traffic signal at the following intersection when required by the Department of Public Works:
  - 4<sup>th</sup> Avenue and 65<sup>th</sup> Street

**NOTE:** The Department of Public Works shall determine the need for

signals, based on CalTrans signal warrants and known pending development projects prior to the issuance of any building permit. If required, signals shall be constructed as part of the public improvements for the Special Permit/ Plan Review. Signal design and construction shall be to the satisfaction of the Department of Public Works. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances;

- k. The applicant shall submit a signal design concept report to the Department of Public Works for review and approval prior to the submittal of any improvement plans involving traffic signal work;
- l. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works;
- m. The applicant shall record the Lot Line Adjustment, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits;
- n. The design of walls fences and signage 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 at maturity. The area of exclusion shall be determined by the Department of Public Works;
- o. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance);
- p. The applicant shall dedicate and construct a bus turn-out for a bus stop adjacent to the subject site on the south side of 4<sup>th</sup> Avenue as shown on the site plan received march 5, 2003 to the satisfaction of the Department of Public Works.
- q. The applicant shall dedicate a 12-foot bike/pedestrian easement along the southwest quadrant of the project. The dedication shall end 20' east of the northwest corner of the adjoining future park parcel. The applicant shall construct a bike path consistent with Section B shown on the site plan received march 5, 2003 to the satisfaction of the Department of public Works;

- r. As a result of the proposed alignment of 4<sup>th</sup> Avenue, the northwest corner of Parcel 5 will be an isolated triangular piece. The applicant shall landscape and maintain the landscaping on the isolated piece which is a portion of Parcel 5 to the satisfaction of the Department of Public Works;
- s. The applicant shall dedicate a 6-foot wide pedestrian easement running continuously north to south through the project site north to 4<sup>th</sup> Avenue as shown on the Site plan dated 4/15/2003 to the satisfaction of the Departments of Public Works and Planning.

**F19. Public Works - Solid Waste:**

- a. The applicant is required to provide a site plan that includes the locations, sizes of enclosures, types of dumpsters/receptacles, and the access and security measures planned for the enclosures to the Solid Waste Division. The enclosures designed for this project should be large enough to accommodate the required recycling capacity.
- b. The applicant is required to describe the recyclable commodities that will be diverted from the waste stream of this proposed development. The applicant should include commodities such as packing materials, paper, and beverage containers.
- c. The applicant is instructed to divert construction waste during the construction phase of the project. The applicant should target cardboard wood waste, scrap metal, and dry wall for recovery.

**F20. Police Department:**

- a. Due to the prevalence of residential and vehicle burglary and assaults in similar complexes, this complex shall:
  - Be posted "No Trespassing";
  - Have sufficient lighting to thoroughly illuminate the parking and public areas;
  - Have security doors with good quality deadbolt locks on each unit.
- b. All gates shall be equipped with Knox locks;
- c. Prior to issuance of the Final Certificate of Occupancy for Phase I, the developer must enlist a Community Safety Representative (CSR) to perform a CPTED review, all serious public safety concerns observed by the CSR must then be rectified;

- d. Due to the types and volume of calls at other student housing complexes, the Police Department strongly recommends at least one 24/7 on-site uniformed security officer:

**F21. Fire Department:**

- a. **Fire apparatus access.** Plans for fire department access roads shall be submitted to the fire department for review and shall be approved prior to the start of construction. CFC 901.2.2.1
- b. **Fire hydrant systems.** Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and shall be approved prior to start of construction. CFC 901.2.2.2
- c. **Timing and Installation.** When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 901.3
- d. **Fire-protection equipment and fire hydrants.** Fire-protection equipment and fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. When required by the chief, hydrants locations shall be identified by the installation of reflective markers. CFC 901.4.3
- e. **Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. CFC 902.2.2.1
- f. **Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fireflow or rain based on 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2
- g. **Turning radius.** The turning radius of the fire apparatus access road shall be as approved (45° or hammerhead). CFC 902.2.2.3
- h. **Key Boxes.** When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or firefighting purposes, or where the building is served by a fire alarm system which is monitored by a central station; the chief is authorized to require approved key switches, key boxes or padlocks to be installed in approved accessible locations or areas in order

to permit immediate fire department access. CFC 902.4

- i. **Fire service.** The fire sprinkler system in each building shall be supplied by its own main. CFC 903.1.1
- j. **Gates and barriers.** Plans shall be submitted for review and approval prior to the installation of gates, barriers, and access control devices which are to be constructed on or within fire department apparatus access roadways. CFC 902.2.4.3
- k. **Required Water Supply for Fire Protection.** An approved water supply capable of supplying the required fire flow for the protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief. CFC 903.2. **Note:** contact Joyce Pilgrim with the Department of Utilities at 264-1430, for flow test required for sprinkler submittal.
- l. **Required installations.** The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or the site of the premises or both to be protected as required and approve by the chief. CFC 903.4.2 See also Appendix III-B, Section 5, Distribution of Fire Hydrants.
- m. **Gated system.** Shall be reviewed by fire, single gate-20' clear width, dual gate-16' each side.

**F22. Sacramento Municipal Utility District:**

- a. Dedicate a 12.5-foot public utility easement for overheads and underground facilities and appurtenances adjacent to all public street rights-of-way;

**H. The Lot Line Adjustment** to relocate the common lot lines between four parcels totaling 5.41± acres, resulting in two parcels is hereby approved subject to the following conditions of approval:

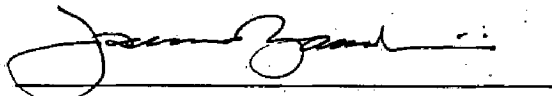
**H1. Utilities**

- a. Only one domestic water service per parcel is allowed. Any excess

domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.

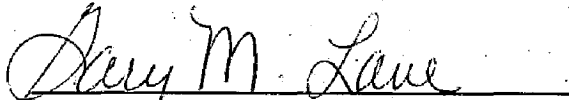
**H2. Public Works – Development Services Division**

- a. The applicant shall file an application for a Certificate of Compliance with the Department of Public Works. The applicant must submit all documents required by the submittal requirements checklist and pay necessary fees;
- b. The applicant must file a Waiver for a Parcel Map;
- c. The applicant shall pay off or segregate existing assessments;



CHAIRPERSON

ATTEST:



SECRETARY TO CITY PLANNING COMMISSION

4/25/03

DATE (P02-120)

Attachments

Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	General Plan Resolution
Exhibit 1C	General Plan Amendment Exhibit
Exhibit 1D	Rezone Ordinance
Exhibit 1E	Rezone Exhibit
Exhibit 1F	Lot Line Adjustment Exhibit
<b>Exhibit 1G</b>	<b>Preliminary Site Plan</b>
<b>Exhibit 1Ga</b>	<b>Street Elevation Site Plan</b>
Exhibit 1H	Landscape Plan
Exhibit 1I	Clubhouse Elevations
<b>Exhibit 1Ia</b>	<b>Clubhouse Elevations</b>
Exhibit 1J	Clubhouse Floor Plan
Exhibit 1K	Clubhouse Roof Plan
<b>Exhibit 1L</b>	<b>Building Type II – Elevations</b>
Exhibit 1M	Building Type II – First and Second Floor Plans
Exhibit 1N	Building Type II – Third Floor and Roof Plans
<b>Exhibit 1O</b>	<b>Building Type IV – Elevations</b>
<b>Exhibit 1Oa</b>	<b>Building Type IV – Elevations</b>
Exhibit 1P	Building Type IV – First and Second Floor Plans
Exhibit 1Q	Building Type IV – Third Floor and Roof Plans
<b>Exhibit 1R</b>	<b>Building Type X – Elevations</b>
Exhibit 1S	Building Type X – First and Second Floor Plans
Exhibit 1T	Building Type X – Third Floor and Roof Plans
<b>Exhibit 1U</b>	<b>Building Type Xa – Elevations</b>
Exhibit 1V	Building Type Xa – First and Second Floor Plans
Exhibit 1W	Building Type Xa – Third Floor and Roof Plans
<b>Exhibit 1X</b>	<b>Building Type XI – Elevations</b>
Exhibit 1Y	Building Type XI – First and Second Floor Plans
Exhibit 1Z	Building Type XI – Third Floor and Roof Plans
Exhibit 1AA	Maintenance Building Plans and Elevations
Exhibit 1BB	Entry Gate Detail
Exhibit 1CC	Trash Enclosure Detail
Exhibit 1DD	Carport Section
Attachment 2	Land Use & Zoning Map

**Mitigation Monitoring Plan  
For  
Jefferson Commons  
P02-120**

Type of CEQA Environmental Document:

**Mitigated Negative Declaration**

Prepared for;

**City of Sacramento, Planning and Building Department-Planning Division**

**April 14<sup>th</sup>, 2003**

Adopted by:

**City of Sacramento, Planning Commission**

Date: *4/24/03*

*James Z...*  
\_\_\_\_\_

Attest:

*Amy M. Lane*  
\_\_\_\_\_  
Secretary

## CITY OF SACRAMENTO MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Planning and Building Department, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines section 15097.

### Project Description

Project Name/File Number: Jefferson Commons Housing Project

City of Sacramento Contact Person: Grace Hovey  
City of Sacramento, Planning  
and Building Department  
1231 I Street, Room 300  
Sacramento, California 95814  
(916) 264-7601

Applicant: JPI

Address: 600 East Las Colinas Blvd., Suite 1800  
Irving, Texas 75039

### Project Site

The project site for the Jefferson Commons Housing project (Proposed Project) is located in the City of Sacramento. The site is bounded by 65th Street to the west, 4th Avenue to the north, Redding Avenue to the east, and the City's proposed 65<sup>th</sup> Street Detention Basin and commercial buildings to the south. The 15.41± acre site is currently designated in the City of Sacramento General Plan as Community/Neighborhood Commercial and Offices, and is zoned as C-2-R, C-2 (General Commercial Zone), R-2 (Two-Family Zone) and M-1 (Light Industrial Zone). The surrounding land uses are commercial, industrial, and residential.

The project site is essentially undeveloped and contains annual and perennial grasses and forbs, with a few ornamental trees growing along the edge of the site. Trees on the site consist almost entirely of ornamental species that have become established and naturalized on the site due to its proximity to adjacent development. Only one small valley oak tree was observed. There is one potential jurisdictional wetland located within the site (one vernal pool), which was observed along the

southern boundary of the site near the adjacent pasture. The only buildings present on the site include a service station and restaurant/nightclub, both vacant, located in the southwest corner of site.

### Project Background

The majority of the project site is undeveloped. From approximately 1937 to 1953, small structures that appear to be homes were observed in the northeast and southwest corners of the site.<sup>1</sup> From 1953 to the mid-1980s, a gas station and a restaurant/nightclub operated on the west side of the site, while the eastern portion of the site remained vacant. The gas station and restaurant/club on the western portion of the site along 65th Street are now abandoned structures, and would be demolished as part of this project. There are no other buildings or structures present on the site.

There is a gravel parking lot at the northeast corner of the site that has been used by California Diamond Products since approximately 1993.

Pacific Coast Building Products purchased the site in 1988, and is the current owner.

### Adjacent Land Uses

There are several types of land uses surrounding the Proposed Project site. To the north and to the east, across Redding Avenue, are commercial and industrial uses. These include a lumberyard, a gas station and mini-mart, and other uses. To the south, there are commercial and residential uses, including two homes, and some vacant pastureland identified for development as a joint-use park detention basin under the area's long range planning efforts. To the west, across 65th Street, there are residential and commercial uses.

### Project Objectives

Specific project objectives identified for the Proposed Project include:

- Supply student housing to meet the needs of the area's existing student population, especially for California State University, Sacramento students.
- Provide safe and convenient student housing opportunities close to the CSUS campus.
- Further the proposed 65th Street Transit Village South Area Plan by concentrating a significant number of potential transit riders in an area near an existing light rail station and transit center.
- Provide a north-south pedestrian linkage from 4th Avenue to the proposed joint use park/detention facility south of the project site.
- Provide an east-west bicycle/pedestrian path between Broadway and proposed park/detention basin south of the project site.
- Provide a shuttle service from the project site to the CSUS campus through the existing Hornet Express shuttle program or a private shuttle contractor.

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1 City of Sacramento Application and Project Questionnaire, P02-120, Jefferson Commons, August 16, 2002.

- Construct a bus/shuttle stop on 4th Avenue to provide alternative modes of transportation for project residents.

### Project Description

The project proposes to merge the 15.41 acres into three lots and develop a garden style apartment complex that would include 288 residential units, including one outdoor half-basketball court, a sand volleyball court, a swimming pool, and spa. There would also be 54 bike lockers for residents' use: 24 Class I and 30 Class II or III style lockers. The clubhouse would also include an indoor half-basketball court, an exercise room, a computer room, a club room, and restrooms. The residences would be housed in 18 buildings tailored to serve the housing needs of university students. There would be 792 beds available, with rents based on the bed, as opposed to the unit.

The residence buildings would be three stories tall with a height of 28 feet. Buildings would be constructed of hardi-plank siding with composition roofs. There would also be a clubhouse on site. The property would be fenced using a combination of six-foot masonry walls and wrought iron fencing. There would be a total of 705 covered and uncovered onsite parking spaces provided to the residents. Approximately 18 percent of the site would be covered with buildings, 43 percent with landscaping, and 39 percent with paved surfaces.

Vehicle access to the project site would be through one gated entrance off 4th Avenue. There would be a small visitors parking lot just outside the gate. Emergency access would be available along Redding Avenue and 65<sup>th</sup> Street. These access points would serve only as an emergency access, and would not be used for routine ingress or egress to the site.

To enable access to the site, the project would extend 4th Avenue to Redding Avenue. Currently, 4th Avenue dead-ends at the eastern edge of the existing commercial buildings. The extension would bisect the northern portion of the project site.

The project is adjacent to existing bus service and is 0.4 miles south of a major light rail and transit center. The project would also provide a shuttle service for residents to and from the CSUS campus. The shuttle would be free to project residents. The proposed shuttle stop would be located on 4<sup>th</sup> Avenue near the project clubhouse to provide easy transit vehicle access and a waiting area for students. It is anticipated the shuttle would operate, during fall and spring semesters, Monday through Friday and would be operated by either the CSUS Hornet Express or be privately contracted by the developer. If the shuttle is operated by the CSUS Hornet Express, it would provide service every one half hour and be open to all CSUS students including those not residing at Jefferson Commons. If the shuttle is privately operated, it will be open to project residents only and operation hours would be determined based on usage.

Much of the project site would be landscaped with trees and shrubs lining the parking lots, and along the perimeter of the project site. Setbacks along 65<sup>th</sup> Street, 4th Avenue and Redding Avenue would also be landscaped. Lighting onsite would be provided via pole-mounted lights in the parking lot and around the perimeter of the site, as well as building lights. Trash and recycling enclosures would be provided for residents' use. The enclosures would be located in the parking lot at seven different locations.

The project would require a General Plan Amendment to change the land use designation from Commercial to Medium Density Residential. A Zoning Ordinance amendment would also be required to rezone the site from C-2-R, C-2 (General Commercial Zone), R-2 (Two-Family Zone) and M-1 (Light Industrial Zone) to R-3 (Multi Family Zone).

### **Mitigation Monitoring Plan**

#### **Introduction**

The California Environmental Quality Act (CEQA) requires review of any project that could have significant adverse effects on the environment. In 1988, CEQA was amended to require reporting on and monitoring of mitigation measures adopted as part of the environmental review process. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of measures adopted from the Jefferson Commons Housing Project Mitigated Negative Declaration and Draft Initial Study (MND/DIS).

#### **Mitigation Measures**

The mitigation measures are taken from the Jefferson Commons Housing Project MND/DIS, and are assigned the same number they had in the MND/DIS. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions.

#### **MMP Components**

The components of each monitoring form are addressed briefly, below.

**Mitigation Measure:** All mitigation measures that were identified in the Jefferson Commons Housing Project MND/DIS are presented, and numbered accordingly. The mitigation measures from the MND/DIS are presented by topic (e.g., Noise).

**Monitoring Program:** For every mitigation measure, one or more action is described. These are the center of the MMP, as they delineate the means by which MND/DIS measures will be implemented, and, in some instances, the criteria for determining whether a measure has been successfully implemented. Where mitigation measures are particularly detailed, the action may refer back to the measure.

**Timing:** Each action must take place prior to the time at which a threshold could be exceeded. Implementation of the action must occur prior to or during some part of approval, project design or construction or on an ongoing basis. The timing for each measure is identified.

**Parties Responsible for Implementing Measure:** This item identifies the entity that will undertake the required action.

Entity Responsible for Ensuring Compliance: The City of Sacramento is responsible for ensuring that most mitigation measures are successfully implemented. Within the City, a number of departments and divisions will have responsibility for monitoring some aspect of the overall project. Occasionally, monitoring parties outside the City are identified. These parties are referred to as "Responsible Agencies" by CEQA.

Verification of Compliance: This section provides confirmation that a measure has been implemented, with space for the signature, title, and department of the individual who is verifying compliance. A space is also provided for notes.

Where more than one action is required in the monitoring program, each item is numbered, and the timing and responsible parties are numbered accordingly.

## INITIAL STUDY SECTION 6 - AIR QUALITY

### Mitigation Measure 1

#### Mitigation Measure:

The prime contractor shall submit to the District a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list.

An enforcement plan shall be established to evaluate weekly project-related on-and-off-road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 - 2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.

Construction contracts should stipulate that at least 20% of the heavy-duty off-road equipment included in the inventory be powered by CARB certified off-road engines, as follows:

175 hp - 750 hp	1996 and newer engines
100 hp - 174 hp	1997 and newer engines
50 hp - 99 hp	1998 and newer engines

#### Monitoring Program:

1. Submit inventory of heavy-duty off-road equipment to the Sacramento County Air Pollution Control District; per Mitigation Measure 1.
2. Conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list, per Mitigation Measure 1.
3. Demonstrate that construction equipment use complies with California Code of Regulations, Title 13, Sections 2180 - 2194, per Mitigation Measure 1.

**Timing:**

1. Prior to issuance of building permit.
2. Prior to issuance of building permit.
3. During construction.

**Parties Responsible for Implementing Measure:**

1. Project developer/contractor.
2. Project developer/contractor.
3. Project developer/contractor.

**Entities Responsible for Ensuring Compliance:**

1. City of Sacramento, Department of Public Works.
2. City of Sacramento, Department of Public Works.
3. City of Sacramento, Department of Public Works.

**Verification of Compliance:**

The required monitoring of Mitigation Measure 1 has been performed and the measure was found to be successfully implemented:

Notes:

Title: \_\_\_\_\_

Agency/Department: \_\_\_\_\_

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**INITIAL STUDY SECTION 2 – AIR QUALITY**

**Mitigation Measure 2**

**Mitigation Measure:**

If fireplaces are proposed, the project developer shall install only natural gas fireplace or wood burning fireplaces that meet EPA Phase II standards. Examples of fireplaces meeting the Phase II standards include, but are not limited to, the Fireplace Xtrodinaire and OPEL 2000.

**Monitoring Program:**

Install only natural gas fireplace or wood burning fireplaces that meet EPA Phase II standards, per Mitigation Measure 2.

**Timing:**

Prior to issuance of a building permit.

**Parties Responsible for Implementing Measure:**

Project developer/contractor.

**Entities Responsible for Ensuring Compliance:**

City of Sacramento, Planning and Building Department.

**Verification of Compliance:**

The required monitoring of Mitigation Measure 2 has been performed and the measure was found to be successfully implemented:

Notes:

Title: \_\_\_\_\_

Agency/Department: \_\_\_\_\_

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INITIAL STUDY SECTION 7 - TRANSPORTATION/TRAFFIC

Mitigation Measure 3

**Mitigation Measure:**

Install a traffic signal at the 65<sup>th</sup> Street/4<sup>th</sup> Avenue intersection.

**Monitoring Program:**

Install a traffic signal at the 65<sup>th</sup> Street/4<sup>th</sup> Avenue intersection, per Mitigation Measure 3.

**Timing:**

During construction.

**Parties Responsible for Implementing Measure:**

Project developer/contractor.

**Entities Responsible for Ensuring Compliance:**

City of Sacramento, Department of Public Works.

**Verification of Compliance:**

The required monitoring of Mitigation Measure 3 has been performed and the measure was found to be successfully implemented:

Notes:

Title: \_\_\_\_\_

Agency/Department: \_\_\_\_\_

**INITIAL STUDY SECTION 7 – TRANSPORTATION/TRAFFIC**

**Mitigation Measure 4**

**Mitigation Measure:**

The project applicant shall provide a dedicated shuttle service between the Proposed Project site and the CSUS campus that provides similar service to the CSUS Hornet Express shuttle, *or the project applicant shall work with Regional Transit to develop a plan to mitigate transit impacts.*

**Monitoring Program:**

Applicant shall provide to the Planning Department and the Department of Public Works proof of a contract with a shuttle service provider to provide a dedicated shuttle *service or proof of a Regional Transit mitigation plan per Mitigation Measure 4.*

**Timing:**

Prior to issuance of occupancy permit.

**Parties Responsible for Implementing Measure:**

Project developer.

**Entities Responsible for Ensuring Compliance:**

City of Sacramento, Department of Public Works.  
City of Sacramento, Planning and Building Department

**Verification of Compliance:**

The required monitoring of Mitigation Measure 4 has been performed and the measure was found to be successfully implemented:

**Notes:**

Title: \_\_\_\_\_

Agency/Department: \_\_\_\_\_

**INITIAL STUDY SECTION 8 - BIOLOGICAL RESOURCES****Mitigation Measure 5****Mitigation Measure:**

In the event that the onsite vernal pool is removed, filled, interrupted or otherwise disturbed, it is the developer's responsibility to provide replacement of the vernal pool at a 1:1 ratio or purchase of mitigation credits at a mitigation bank.

**Monitoring Program:**

Demonstrate no net loss of the onsite vernal pool through replacement at a 1:1 ratio or purchase of mitigation credits, per Mitigation Measure 5.

**Timing:**

During initial site preparation/grading.

**Parties Responsible for Implementing Measure:**

Project developer/contractor.

**Entities Responsible for Ensuring Compliance:**

City of Sacramento, Planning and Building Department.

**Verification of Compliance:**

The required monitoring of Mitigation Measure 5 has been performed and the measure was found to be successfully implemented.

Notes:

Title: \_\_\_\_\_

Agency/Department: \_\_\_\_\_

**Mitigation Measure:**

In the event that underground tanks or other features, such as stained or discolored soil or oily or odorous water, or materials that could present a threat to human health or the environment are discovered during construction, activities in that immediate area shall cease immediately. A qualified environmental consultant shall evaluate the find and make appropriate recommendations regarding the health and safety of site workers and the environment. The City shall implement the recommendations to ensure public and environmental safety.

**Monitoring Program:**

1. Cease construction if hazardous materials are discovered, per Mitigation Measure 6.
2. A qualified environmental consultant shall be retained to evaluate the dangers, per Mitigation Measure 6.

**Timing:**

1. During initial site preparation/grading and construction.
2. During initial site preparation/grading and construction.

**Parties Responsible for Implementing Measure:**

1. Project developer/contractor.
2. Project developer/contractor.

**Entities Responsible for Ensuring Compliance:**

1. City of Sacramento, Planning and Building Department.
2. City of Sacramento, Planning and Building Department.

**Verification of Compliance:**

The required monitoring of Mitigation Measure 6 has been performed and the measure was found to be successfully implemented:

Notes:

Title: \_\_\_\_\_

Agency/Department: \_\_\_\_\_

**INITIAL STUDY SECTION 10 – HAZARDS AND HAZARDOUS MATERIALS**

**Mitigation Measure 7**

**Mitigation Measure:**

Prior to demolition of the former service station and nightclub/restaurant, the City shall ensure the buildings are tested for the lead-based paints and asbestos-containing materials (ACM) in accordance with adopted State regulations set forth in Title 8 of the California Code of Regulations and Sacramento Metropolitan Air Quality Management District Rule 902 (asbestos) standards. The City shall ensure lead-based paint and ACM removal and disposal of contaminated materials is performed in accordance with applicable regulations.

**Monitoring Program:**

Test for lead-based paints and asbestos-containing materials, and properly remove and dispose of, if necessary, per Mitigation Measure 7.

**Timing:**

Prior to issuance of a demolition permit.

**Parties Responsible for Implementing Measure:**

Project developer; City of Sacramento, Planning and Building Department.

**Entities Responsible for Ensuring Compliance:**

City of Sacramento, Planning and Building Department.

**Verification of Compliance:**

The required monitoring of Mitigation Measure 7 has been performed and the measure was found to be successfully implemented:

**Notes:**

Title: \_\_\_\_\_

Agency/Department: \_\_\_\_\_

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**INITIAL STUDY SECTION 11 – NOISE****Mitigation Measure 8****Mitigation Measure:**

As a means of complying with the 45 dB Ldn interior noise level standard at first and second floor facades, the following recommendations will be required for the first row of facades facing 65th Street. Normal construction practices per the latest edition of the Uniform Building Code are sufficient provided that:

1. Air conditioning or mechanical ventilation systems are installed so that windows and doors may remain closed.
2. Windows and sliding glass doors are mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications).
3. Exterior doors are solid core with perimeter weather-stripping and threshold seals.
4. Exterior walls consist of stucco or brick veneer.
5. Glass in both windows and doors should not exceed 20% of the floor area in a room.
6. Windows should have an Sound Transmission Classification (STC) rating of at least 35.
7. Roof or attic vents facing the noise source of concern should be boxed.

If the above recommendations cannot be implemented into the construction of the proposed buildings facing 65th Street, a detailed analysis of interior noise levels at first and second floor rooms shall be conducted when floor plans and construction details are available.

**Monitoring Program:**

The first row of facades (windows) facing 65th Street shall be constructed to comply with the 45 dB Ldn interior noise level standard at first and second floor facades, per Mitigation Measure 8.

**Timing:**

During construction.

**Parties Responsible for Implementing Measure:**

Project developer/contractor.

**Entities Responsible for Ensuring Compliance:**

City of Sacramento, Planning and Building Department.

**Verification of Compliance:**

The required monitoring of Mitigation Measure 8 has been performed and the measure was found to be successfully implemented.

Notes:

Title: \_\_\_\_\_

Agency/Department: \_\_\_\_\_

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**INITIAL STUDY SECTION 13 – UTILITIES AND SERVICE SYSTEMS**

**Mitigation Measure 9**

**Mitigation Measure:**

The project applicant shall either (a) pay into an existing facilities mitigation fund to pay for the cost of upgrading the existing combined sewer system, or (b) make improvements to the combined sewer system.

**Monitoring Program:**

Pay fair share fee for upgrading the existing combined sewer system, or make improvements to the system, per Mitigation Measure 9.

**Timing:**

Prior to issuance of a grading permit.

**Parties Responsible for Implementing Measure:**

Project developer/contractor.

**Entities Responsible for Ensuring Compliance:**

City of Sacramento, Department of Public Works.

**Verification of Compliance:**

The required monitoring of Mitigation Measure 9 has been performed and the measure was found to be successfully implemented:

Notes:

Title: \_\_\_\_\_

Agency/Department: \_\_\_\_\_

**INITIAL STUDY SECTION 15 – CULTURAL RESOURCES**

**Mitigation Measure 10**

**Mitigation Measure:**

In the event of the discovery of buried archaeological or historic deposits, project activities in the vicinity of the find shall be temporarily halted and a qualified archaeologist consulted to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. If human remains are found, the Sacramento County Coroner's Office shall be contacted immediately. The coroner shall contact the Native American Heritage Commission, which shall notify the appropriate descendant.

**Monitoring Program:**

If an archeological deposit or human remains are discovered, construction shall cease and the discovery shall be evaluated by a qualified archeologist or the County Coroner, as applicable, per Mitigation Measure 10.

**Timing:**

During initial preparation/grading and construction.

**Parties Responsible for Implementing Measure:**

Project developer/contractor.

**Entities Responsible for Ensuring Compliance:**

City of Sacramento, Planning and Building Department.

**Verification of Compliance:**

The required monitoring of Mitigation Measure 10 has been performed and the measure was found to be successfully implemented:

Notes:

Title: \_\_\_\_\_

Agency/Department: \_\_\_\_\_

**Exhibit 1B - General Plan Resolution**

**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**RESOLUTION AMENDING THE GENERAL PLAN LAND USE MAP TO REDESIGNATE 15.41± ACRES FROM COMMUNITY /NEIGHBORHOOD COMMERCIAL AND OFFICES TO 15.41± ACRES OF MEDIUM DENSITY RESIDENTIAL (16-29 DU/NA), LOCATED NEAR THE SOUTHEAST CORNER OF THE INTERSECTION AT 65<sup>TH</sup> STREET AND 4<sup>TH</sup> AVENUE.**

(APNs: 015-0031-001, 009, 012, 013, 024, and 025 ) (P02-120)

**WHEREAS**, the Planning Commission conducted a public hearing on April 24, 2003, and the City Council conducted a public hearing on \_\_\_\_\_ concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed land use amendment is compatible with the surrounding land uses;
2. The subject site is suitable for multi-family residential development, and;
3. The proposal is consistent with the policies of the General Plan.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Sacramento that:

The property as described on the attached Exhibit 1 in the City of Sacramento is hereby redesignated on the General Plan land use map from Community/Neighborhood Commercial and Offices to 15.41± acres of Medium Density Residential (16-29 du/na); (APNs: 015-0081-001, 009, 012, 013, 024, and 025 ).

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.:

DATE ADOPTED:

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

P02-120

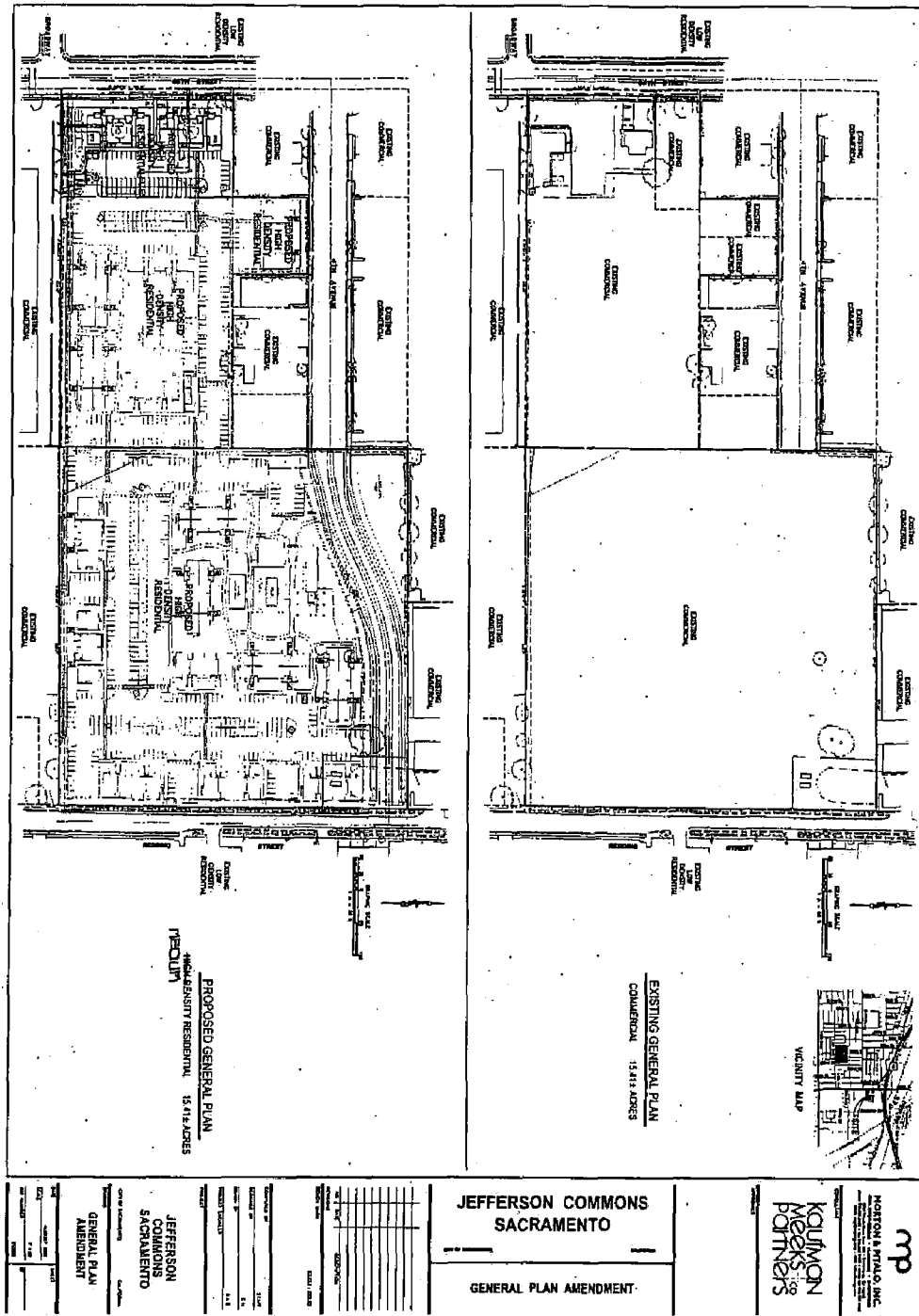
---

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.:

DATE ADOPTED:

Exhibit 1C - General Plan Amendment Exhibit



FOR CITY CLERK USE ONLY

ORDINANCE NO.:

DATE ADOPTED:

**Exhibit 1D - Rezone Ordinance**

**ORDINANCE NO.**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE (TITLE 17 OF THE CITY CODE) BY REZONING 0.46± ACRES OF TWO-FAMILY (R-2) ZONE, 4.52± ACRES OF GENERAL COMMERCIAL (C-2) ZONE, 0.43 ± ACRES OF GENERAL COMMERCIAL REVIEW (C-2R) ZONE, AND 10± ACRES OF LIGHT INDUSTRIAL (M-1) ZONE TO 15.41± ACRES OF MULTI-FAMILY (R-3) ZONE. LOCATED NEAR THE SOUTHEAST CORNER OF THE INTERSECTION AT 65<sup>TH</sup> STREET AND 4<sup>TH</sup> AVENUE.**

(APNs: 015-0081-001, 009, 012, 013, 024, and 025 ) (P02-120)

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

**SECTION 1**

The territory described in the attached exhibit which is located as described above: The zoning designation for the following properties which constitute 15.41± acres consisting of 0.46± acres of the Two-family (R-2), 4.52± acres of the General Commercial (C-2), 0.43 ± acres of the General Commercial Review (C-2R), and 10± acres of the Light Industrial (M-1) zones, is hereby removed and placed into 15.41± acres of Multi-family (R-3) zone for: APNs: 015-0081-001, 009, 012, 013, 024, and 025.

This action rezoning the property described in the attached exhibit is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.:

DATE ADOPTED:

- b. If an application for a building permit or other construction permit is filed for said parcels which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on April 24, 2003, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 99-015, as amended.
- c. The applicant shall comply with the Mitigation Monitoring Plan and mitigation measures in the Mitigated Negative Declaration on file at the Planning Division offices.

**SECTION 2.**

The City Clerk of the City Of Sacramento is hereby directed to amend the maps that are a part of said Ordinance No. 99-015, as amended, to conform to the provisions of this Ordinance.

**SECTION 3**

Rezoning of the property described in the attached exhibit by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in Ordinance No. 99-015, as amended, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P02-120

***FOR CITY CLERK USE ONLY***

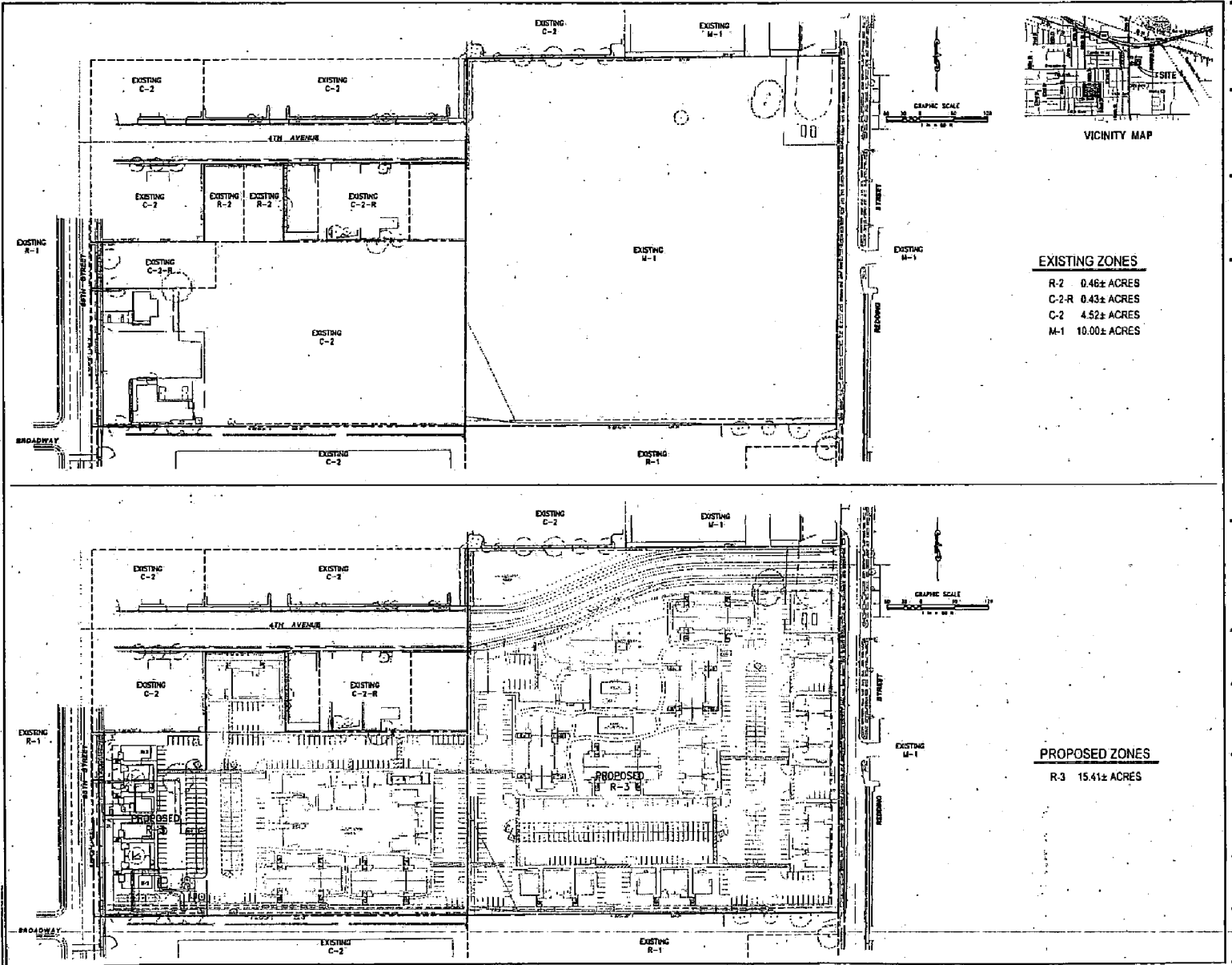
ORDINANCE NO.:

DATE ADOPTED:

April 24, 2003

P02-120

Exhibit 1E - Rezone Exhibit



**mp**  
MORTON & PITALE  
Civil Engineers & Architects  
1000 California Street, Suite 1000  
Sacramento, CA 95811  
TEL: 916.441.1100 FAX: 916.441.1101

PROJECT NO. 03-001  
**KALIFORNIA MEERS PARTNERS**

---

**JEFFERSON COMMONS SACRAMENTO**

---

NO.	DATE	DESCRIPTION

---

COMPILED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 PROJECT ENGINEER: \_\_\_\_\_  
 PROJECT: \_\_\_\_\_

---

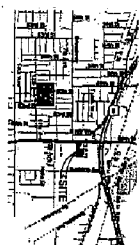
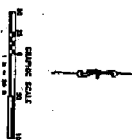
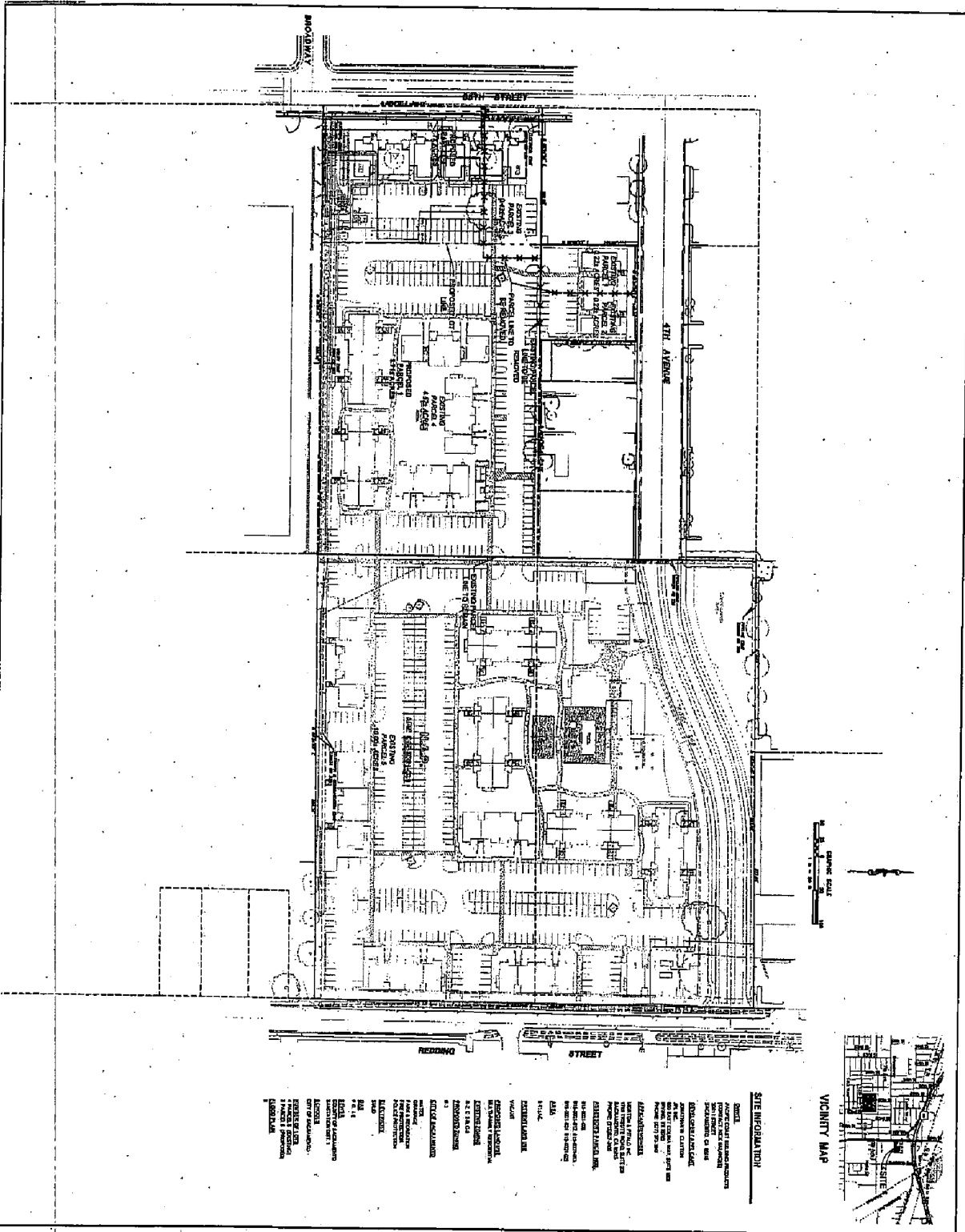
**JEFFERSON COMMONS SACRAMENTO**

CITY OF SACRAMENTO  
 Planning  
**REZONE EXHIBIT**

---

DATE: \_\_\_\_\_  
 SCALE: 1" = 10' ±  
 JOB NUMBER: 03-001

Exhibit 1F - Lot Line Adjustment Exhibit



**SITE INFORMATION**

PROJECT: JEFFERSON COMMONS SACRAMENTO  
 LOCATION: 10TH AVENUE AND 11TH AVENUE, SACRAMENTO, CALIFORNIA  
 OWNER: KALIFORNIA WEEKS TO PARTNERS  
 ARCHITECT: [Name]  
 ENGINEER: [Name]  
 DATE: APRIL 24, 2003

PROJECT:	JEFFERSON COMMONS SACRAMENTO
OWNER:	KALIFORNIA WEEKS TO PARTNERS
ARCHITECT:	[Name]
ENGINEER:	[Name]
DATE:	APRIL 24, 2003
SCALE:	AS SHOWN
NOT FOR CONSTRUCTION	

**JEFFERSON COMMONS SACRAMENTO**

CITY OF SACRAMENTO

**LOT LINE ADJUSTMENT**

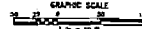
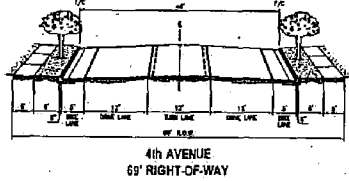
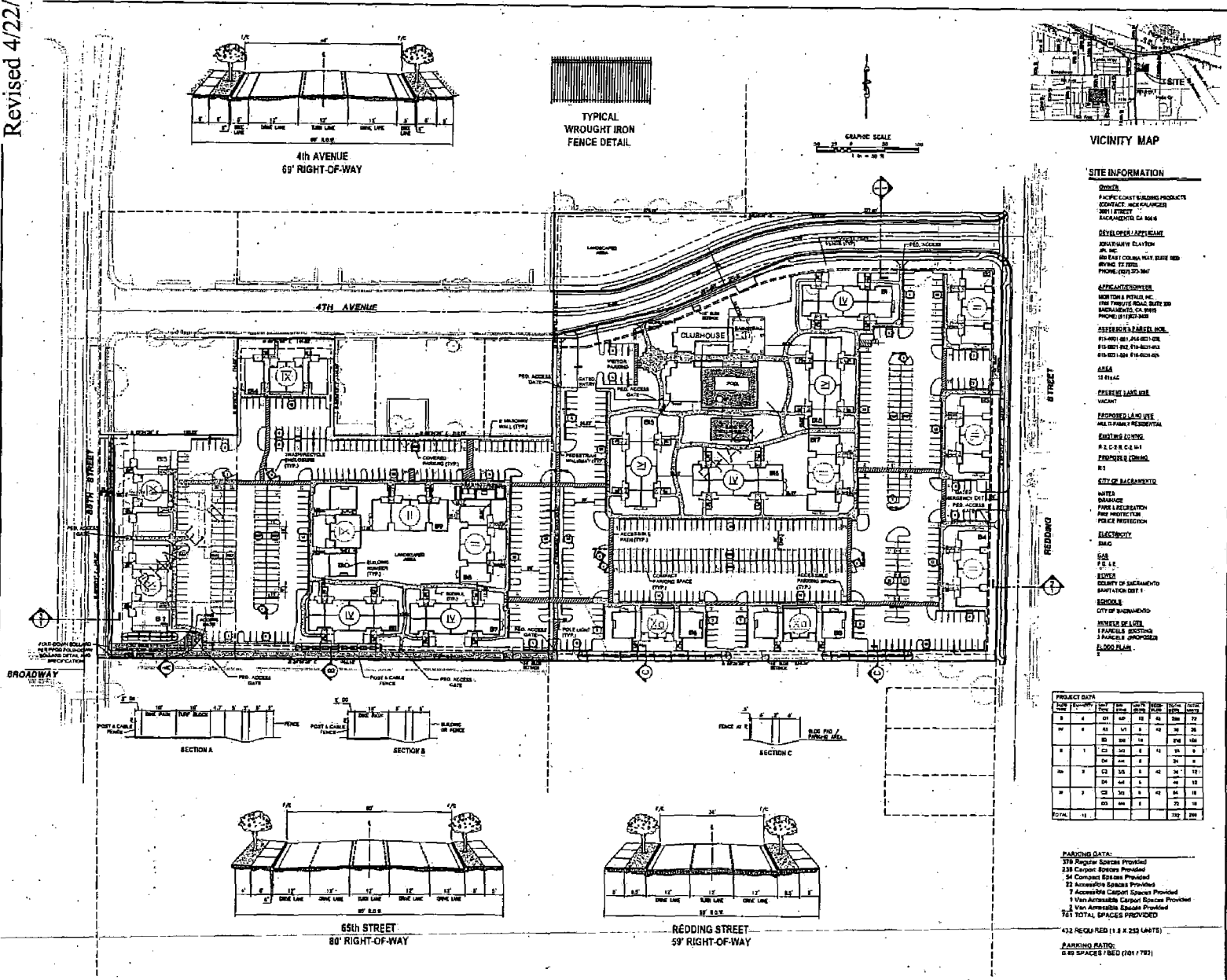
**KALIFORNIA WEEKS TO PARTNERS**

**HORTON & MYLLO, INC.**

**mp**

Exhibit 1G - Preliminary Site Plan

Revised 4/22/2003



SITE INFORMATION

- OWNER:**  
PACIFIC COAST BUILDING PRODUCTS  
CONTACT: ALEC CALVOCES  
3001 STREET  
SACRAMENTO, CA 95816
- DEVELOPER/ARCHITECT:**  
JEFFERSON COMMONS  
3001 STREET  
SACRAMENTO, CA 95816  
PHONE: (916) 251-3400
- APPLICANT/ENGINEER:**  
HORTON & PITALO, INC.  
1000 TRINITY ROAD, SUITE 200  
SACRAMENTO, CA 95819  
PHONE: (916) 441-1000
- ASSISTED BY:**  
KALUFMAN MEEKS & PARTNERS  
1500 J STREET, SUITE 100  
SACRAMENTO, CA 95811  
PHONE: (916) 441-1000
- AREA:**  
15 ACRES
- PREVIOUS LAND USE:**  
VACANT
- PROPOSED LAND USE:**  
MULTI-FAMILY RESIDENTIAL
- EXISTING ZONING:**  
R 2 C R C 2 1/2  
PROPOSED ZONING:  
R 3  
CITY OF SACRAMENTO
- UTILITIES:**  
WATER  
SEWERAGE  
FIRE PROTECTION  
POLICE PROTECTION
- ELECTRICITY:**  
MISC.
- GAS:**  
P. O. U. E.
- ROADS:**  
CITY OF SACRAMENTO  
PARALLEL DIST. 1
- PERMITS:**  
CITY OF SACRAMENTO  
MATERIALS & LOTS  
1 PARCELS SECTION  
3 PARCELS PROPOSED  
FLOOD PLAIN:

PROJECT DATA

NO.	DATE	DESCRIPTION	BY	CHKD.	DATE
1	04/22/03	PRELIMINARY SITE PLAN	AM	AM	04/22/03
2	04/22/03	REVISIONS	AM	AM	04/22/03
3	04/22/03	REVISIONS	AM	AM	04/22/03
4	04/22/03	REVISIONS	AM	AM	04/22/03
5	04/22/03	REVISIONS	AM	AM	04/22/03
6	04/22/03	REVISIONS	AM	AM	04/22/03
7	04/22/03	REVISIONS	AM	AM	04/22/03
8	04/22/03	REVISIONS	AM	AM	04/22/03
9	04/22/03	REVISIONS	AM	AM	04/22/03
10	04/22/03	REVISIONS	AM	AM	04/22/03
11	04/22/03	REVISIONS	AM	AM	04/22/03

**PARKING DATA:**  
 378 Regular Spaces Provided  
 238 Compact Spaces Provided  
 54 Compact Spaces Provided  
 22 Accessible Spaces Provided  
 7 Accessible Compact Spaces Provided  
 1 Van Accessible Compact Spaces Provided  
 2 Van Accessible Spaces Provided  
**761 TOTAL SPACES PROVIDED**

432 REQUIRED (118 x 252 UNITS)

**PARKING RATIO:**  
 6.88 SPACES / BED (201 x 770)

**mp**  
**HORTON & PITALO, INC.**  
 1000 TRINITY ROAD, SUITE 200  
 SACRAMENTO, CA 95819  
 PHONE: (916) 441-1000

CONSULTANT

**KALUFMAN MEEKS & PARTNERS**

**JEFFERSON COMMONS  
 SACRAMENTO**

CITY OF SACRAMENTO

**PRELIMINARY SITE PLAN**

NO.	DATE	DESCRIPTION	BY	CHKD.	DATE
1	04/22/03	PRELIMINARY SITE PLAN	AM	AM	04/22/03
2	04/22/03	REVISIONS	AM	AM	04/22/03
3	04/22/03	REVISIONS	AM	AM	04/22/03
4	04/22/03	REVISIONS	AM	AM	04/22/03
5	04/22/03	REVISIONS	AM	AM	04/22/03
6	04/22/03	REVISIONS	AM	AM	04/22/03
7	04/22/03	REVISIONS	AM	AM	04/22/03
8	04/22/03	REVISIONS	AM	AM	04/22/03
9	04/22/03	REVISIONS	AM	AM	04/22/03
10	04/22/03	REVISIONS	AM	AM	04/22/03
11	04/22/03	REVISIONS	AM	AM	04/22/03

**JEFFERSON COMMONS  
 SACRAMENTO**

CITY OF SACRAMENTO, CALIFORNIA

**PRELIMINARY  
 SITE PLAN**

DATE: APRIL 2003 SHEET: \_\_\_\_\_

SCALE: 1" = 20'

JOB NUMBER: \_\_\_\_\_ OF \_\_\_\_\_

ISSUED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

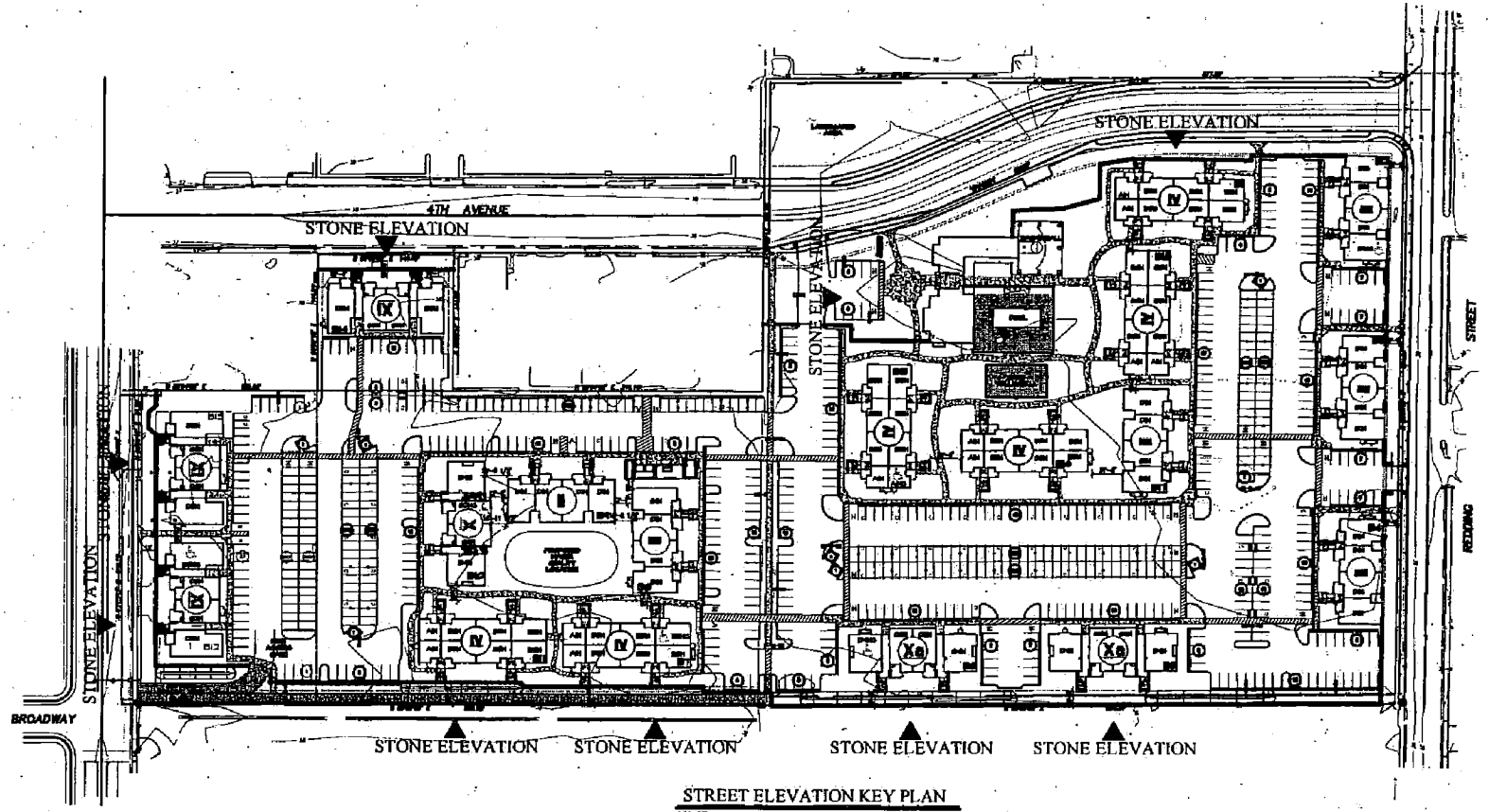
JOB NUMBER: \_\_\_\_\_

April 24, 2003

P02-120

Exhibit 1Ga - Street Elevation Site Plan

Revised 4/22/2003

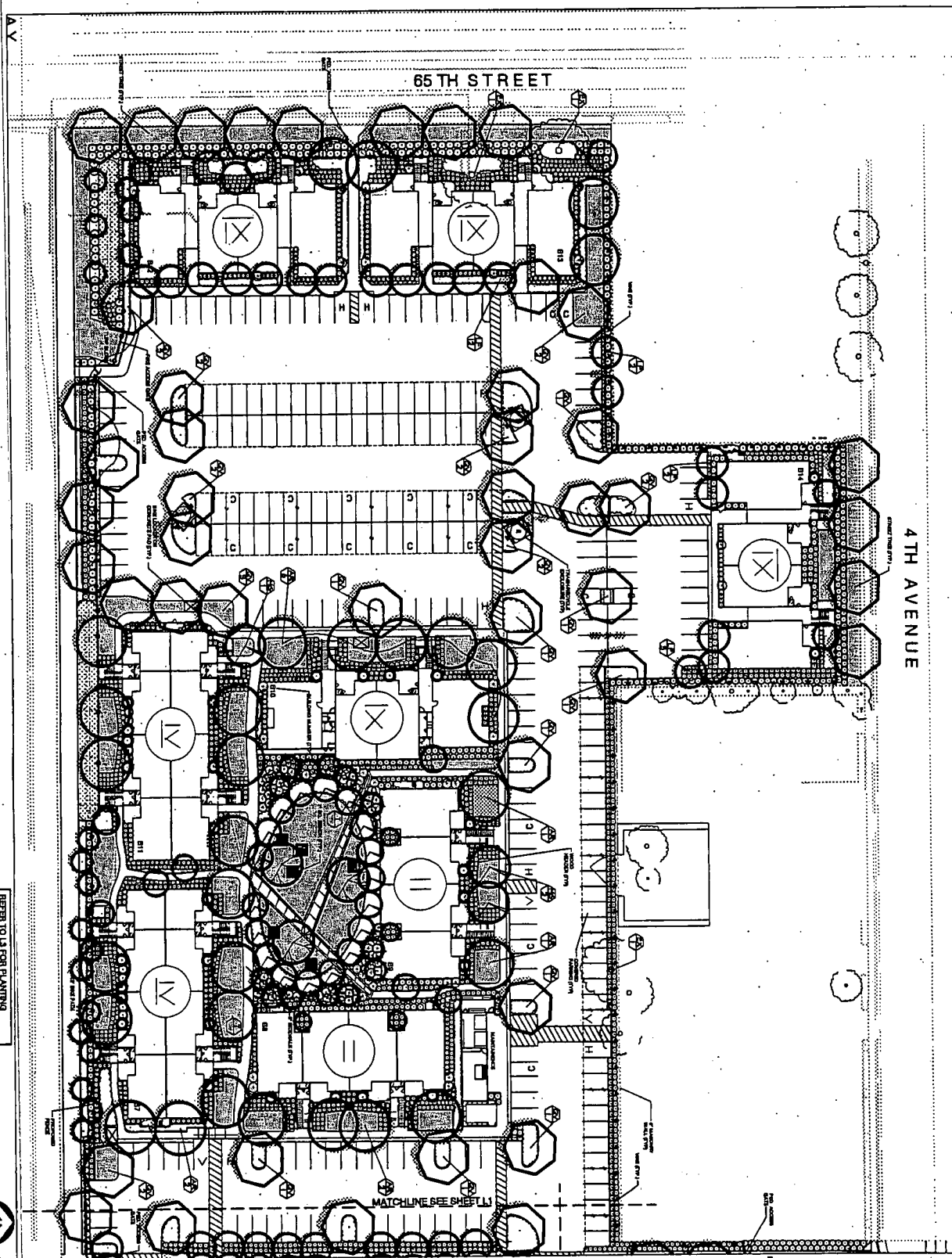


**M P**  
**Meeks + Partners**  
 1400 MEMORIAL DRIVE SUITE 100  
 HOUSTON TEXAS 77005  
 TEL: 281 558 5777 FAX: 281 558 5537  
 NEWPORT SPAC HOUSTON  
 © 2003

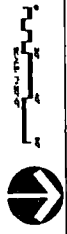


JEFFERSON COMMONS at SACRAMENTO.  
 A DEVELOPMENT OF  
 JPI  
 APRIL 14, 2003





REFER TO LA FOR PLANTING  
LEGEND AND NOTES



L2



**PRELIMINARY  
LANDSCAPE PLAN**

Client: JPI  
 Project: Jefferson Commons  
 Date: 4/24/03  
 Scale: 1/8" = 1'-0"

Jefferson Commons  
 JPI  
 Sacramento, California

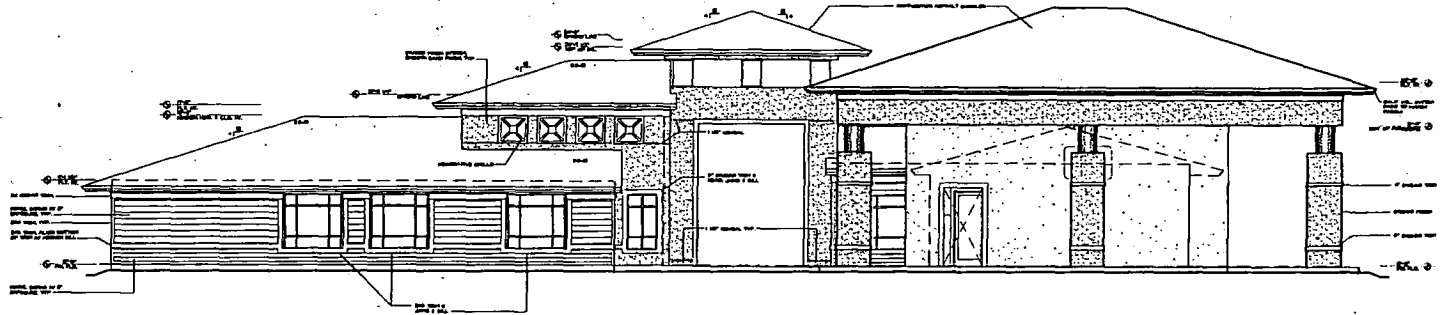
The H.A. Group  
 Landscape Architecture  
 & Environmental Inc.  
 1000 North 1st Street, Suite 200  
 Sacramento, CA 95811  
 (916) 441-1100  
 www.hagroup.com  
 O&A 1/08A, 07/01, 07/01, 02/02





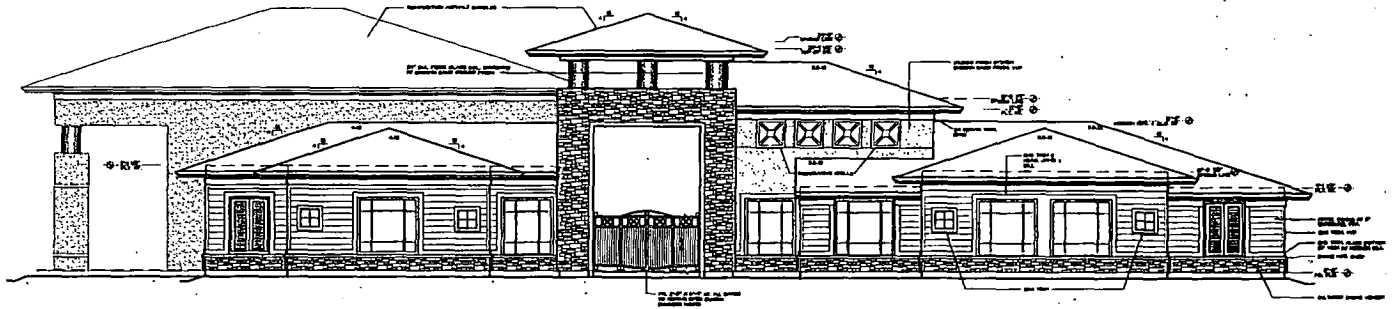
Exhibit 11 - Clubhouse Elevations

Revised 4/22/2003



REAR ELEVATION - CLUBHOUSE

3/8" = 1'-0"



FRONT ELEVATION - CLUBHOUSE

3/8" = 1'-0"

**M + P**  
**Meeks + Partners**  
 1000 MEMORIAL DRIVE SUITE 100  
 HOUSTON TEXAS 77079  
 TEL: 281 258 8781 FAX: 281 958 3337  
 NEWPORT BEACH HOUSTON  
 © 2003

JEFFERSON COMMONS at SACRAMENTO

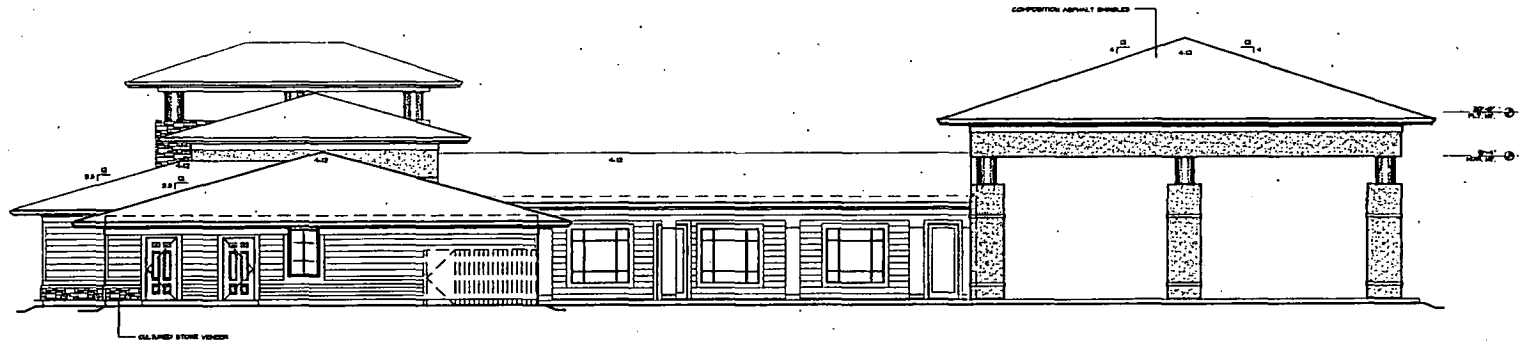
A DEVELOPMENT OF

JPI  
 AUGUST 19, 2002  
 REVISED: FEBRUARY 14, 2003

REV: APRIL 16, 2003  
 SHEET 19 OF 21

Exhibit 11 - Clubhouse Elevations

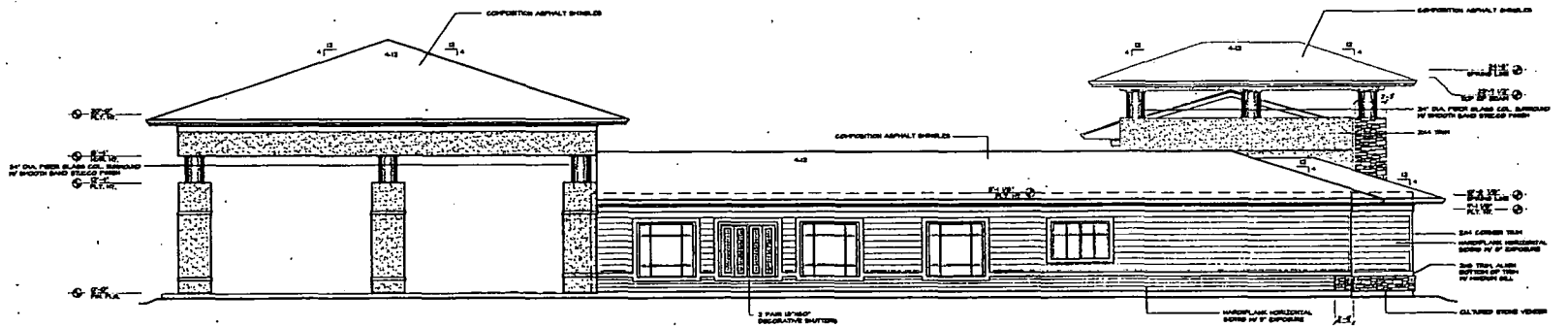
Revised 4/22/2003



RIGHT SIDE ELEVATION - CLUBHOUSE

5/16"=1'-0"

CH-BEL-DWG



LEFT SIDE ELEVATION - CLUBHOUSE

5/16"=1'-0"

CH-BEL-DWG

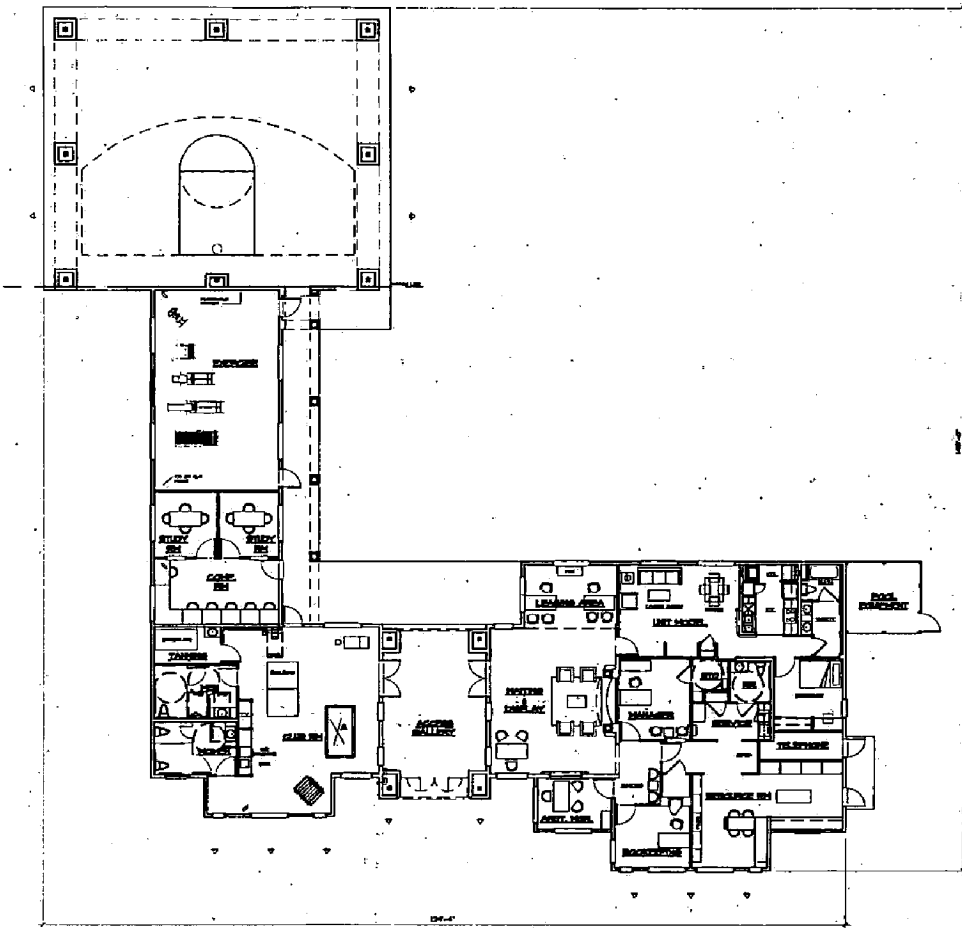
**MP**  
**Meeks + Partners**  
 1000 MEMORIAL DRIVE SUITE 100  
 HOUSTON TEXAS 77079  
 TEL: 281-956-8727 FAX: 281-956-1377  
 HOUSTON NEWPORT BEACH © 2003

JEFFERSON COMMONS at SACRAMENTO

A DEVELOPMENT OF

JPI  
 AUGUST 13, 2002  
 REVISED: FEBRUARY 14, 2003

Exhibit 1 J - Clubhouse Floor Plan



CLUBHOUSE FLOOR PLAN

1/8"=1'-0"

JEFFERSON COMMONS at SACRAMENTO

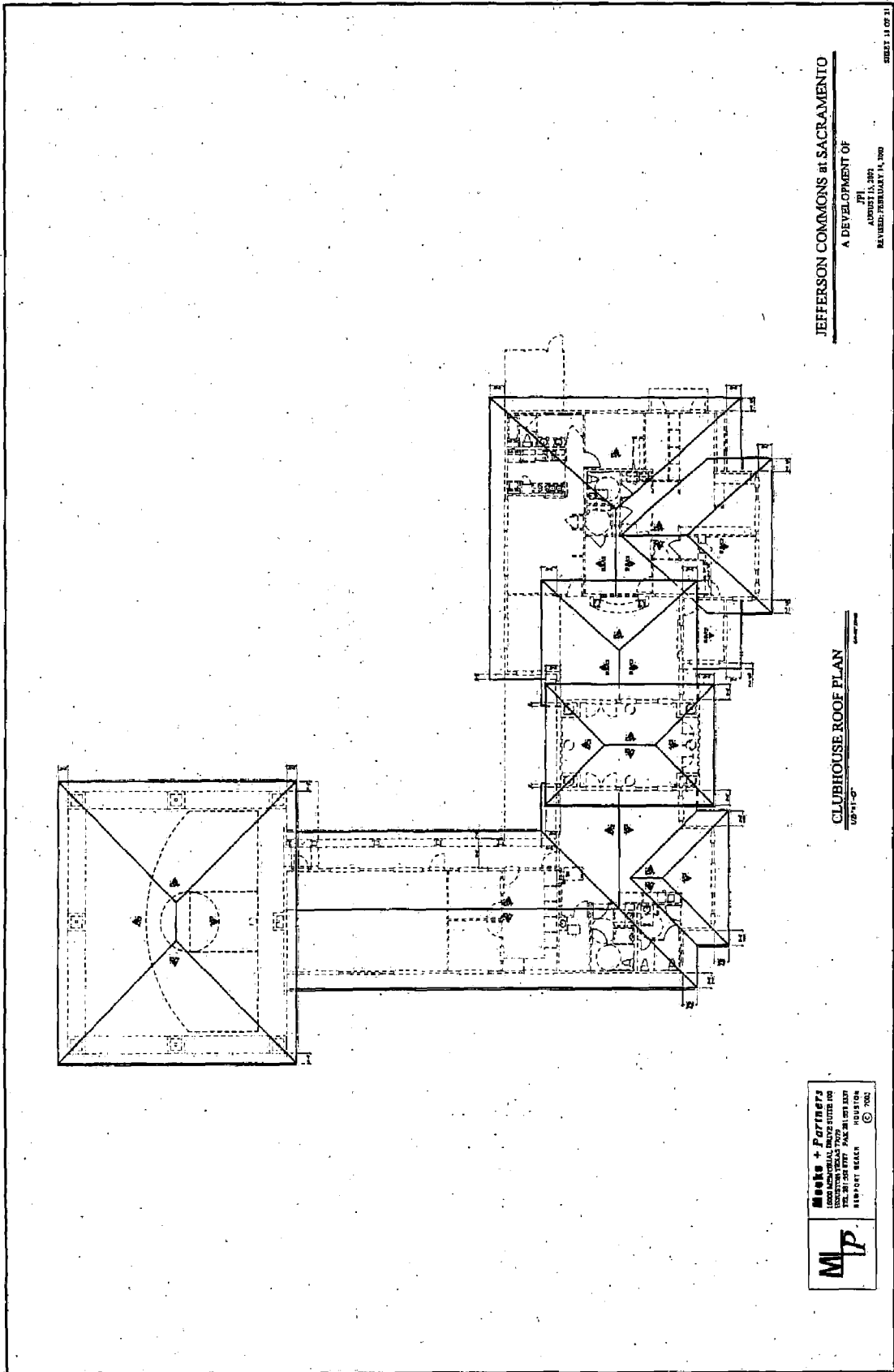
A DEVELOPMENT OF

IPI  
AUGUST 15, 2002  
REVISED: FEBRUARY 14, 2003

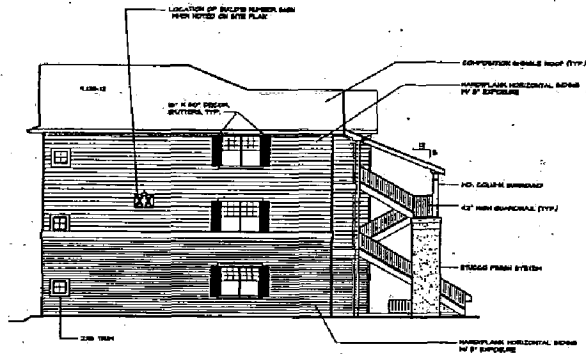
SHEET 17 OF 21

	<b>Meeks + Partners</b>
	18000 METCAL, DRIVE SUITE 100
	HOUSTON TEXAS 77059
	TEL: 281-558-8787 FAX: 281-591-8337
	NEWPORT BEACH HOUSTON
	© 2002

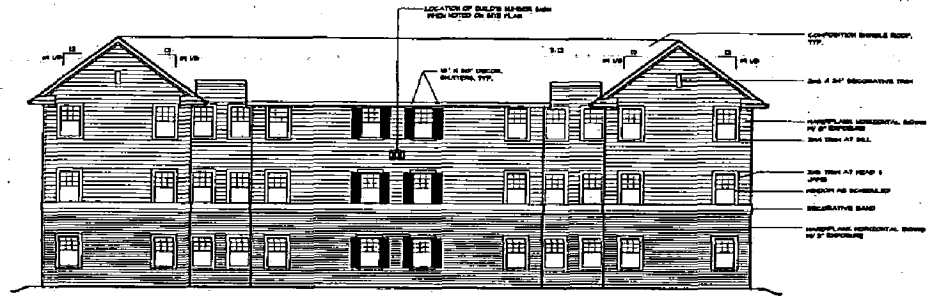
Exhibit 1K - Clubhouse Roof Plan



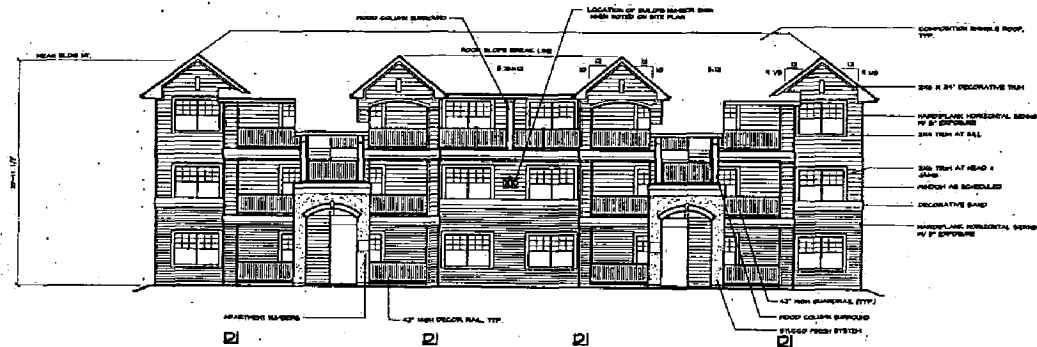
**Exhibit 1L - Building Type II - Elevations**  
 Revised 4/22/2003



**BUILDING TYPE II - END ELEVATION**  
 1/8"=1'-0"



**BUILDING TYPE II - REAR ELEVATION**  
 1/8"=1'-0"



**BUILDING TYPE II - FRONT ELEVATION**  
 1/8"=1'-0"

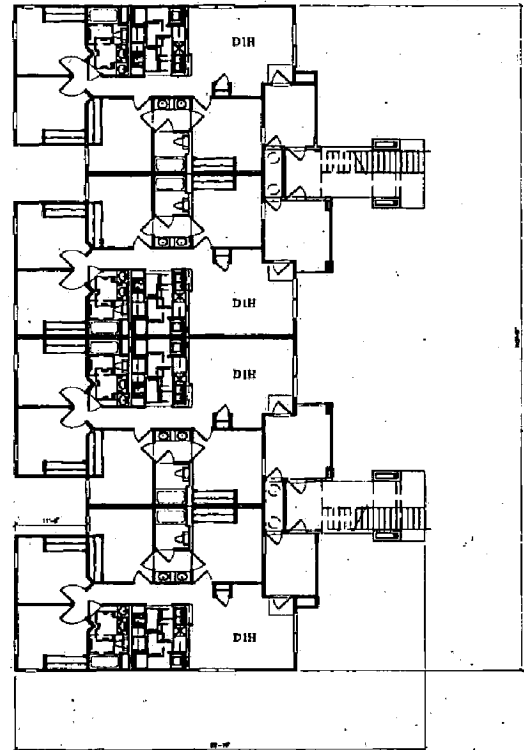
**MLP**  
**Meeks + Partners**  
 1400 MEMORIAL DRIVE SUITE 100  
 HOUSTON TEXAS 77019  
 TEL 281 558 8787 FAX 281 558 3337  
 NEWPORT BEACH HOUSTON  
 © 2003

**JEFFERSON COMMONS at SACRAMENTO.**

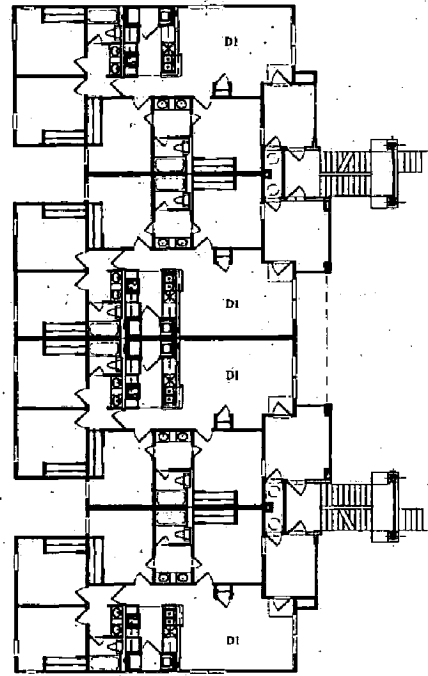
A DEVELOPMENT OF

JPI  
 AUGUST 15, 2002  
 REVISED: FEBRUARY 14, 2003

Exhibit 1M - Building Type II -- First and Second Floor Plans



BUILDING TYPE II - FIRST FLOOR PLAN  
1/8"=1'-0" EP-02



BUILDING TYPE II - SECOND FLOOR PLAN  
1/8"=1'-0" EP-03

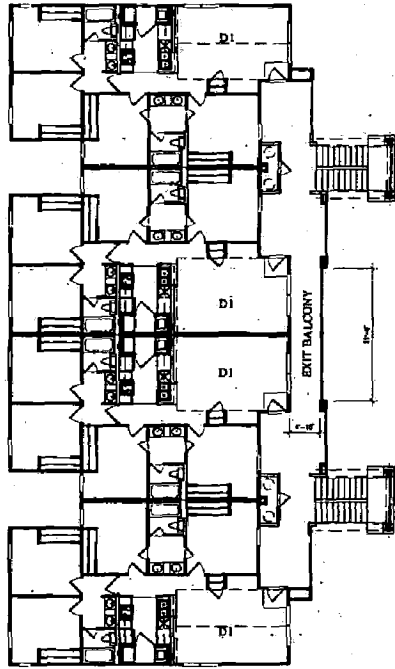
JEFFERSON COMMONS at SACRAMENTO

A DEVELOPMENT OF  
JPI  
AUGUST 15, 2001  
REVISED: FEBRUARY 14, 2003

SHEET 2 OF 21

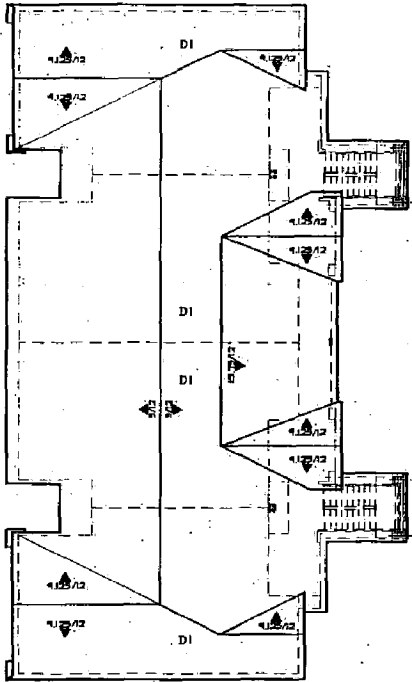
**MLP** Meeks + Partners  
 10000 BEECHCROFT DRIVE SUITE 100  
 HOUSTON TEXAS 77036  
 TEL: 281 558 8767 FAX: 281 558 3337  
 NEWPORT BEACH HOUSTON  
 © 2003

Exhibit 1N - Building Type II - Third Floor and Roof Plans



BUILDING TYPE II - THIRD FLOOR PLAN

1/8" = 1'-0"



BUILDING TYPE II - ROOF FLOOR PLAN

1/8" = 1'-0"

**MIP** **Meeks + Partners**  
 16200 MEMORIAL DRIVE SUITE 100  
 HOUSTON TEXAS 77059  
 TEL: (813) 258-8781 FAX: (813) 258-3337  
 NEWPORT BEACH, CALIFORNIA  
 © 2003

JEFFERSON COMMONS at SACRAMENTO

A DEVELOPMENT OF

JPI

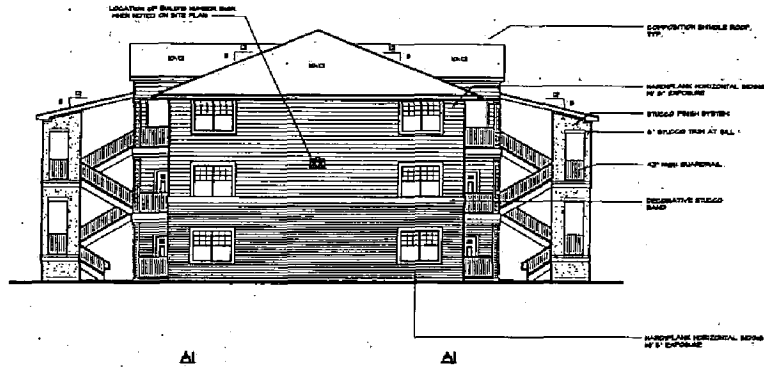
AUGUST 13, 2002

REVISED: FEBRUARY 14, 2003

SHEET 3 OF 31

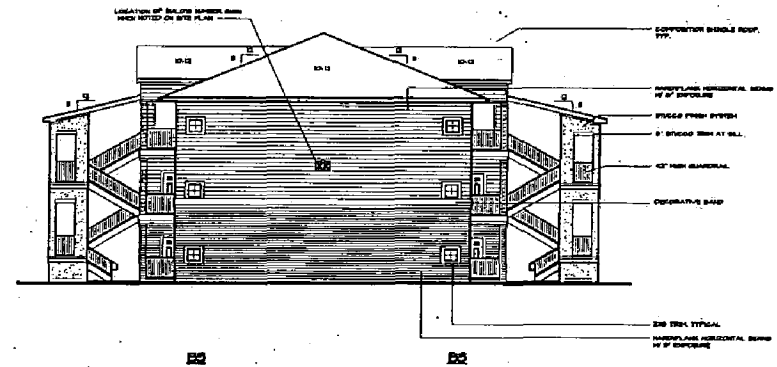
Exhibit 10 - Building Type IV - Elevations

Revised 4/22/2003



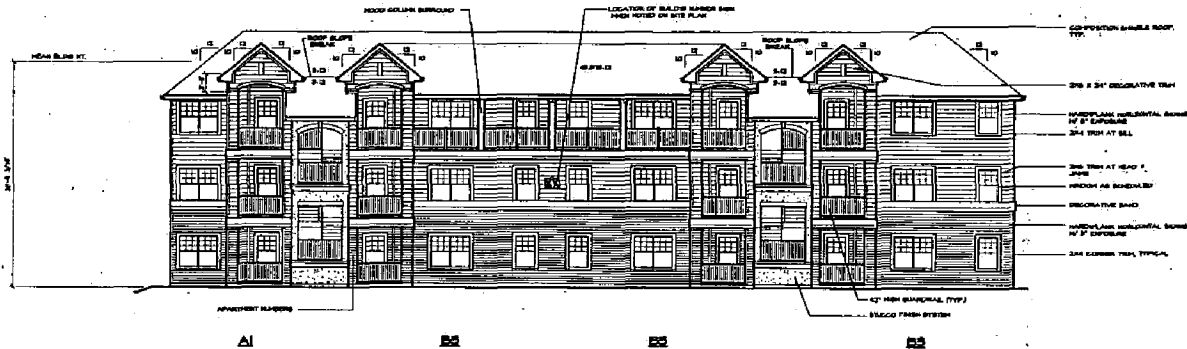
**BUILDING TYPE IV - LEFT END ELEVATION**

1/8"=1'-0"  
WEST ELEV. B16  
SOUTH ELEV. B15 & B18



**BUILDING TYPE IV - RIGHT END ELEVATION**

1/8"=1'-0"  
EAST ELEV. B16  
NORTH ELEV. B15 & B18



**BUILDING TYPE IV - FRONT & REAR ELEVATION**

1/8"=1'-0"  
SOUTH ELEV. B1  
NORTH (OPP HAND) ELEV. B1 & B11  
WEST (OPP HAND) & EAST ELEV. B15 & B18  
NORTH (OPP HAND) & SOUTH ELEV. B16

**MLP**  
**Meeks + Partners**  
1600 MEMORIAL DRIVE SUITE 100  
HOUSTON TEXAS 77079  
TEL: 281 554 8787 FAX: 281 554 8331  
NEWPORT BEACH HOUSTON  
© 2003

**JEFFERSON COMMONS at SACRAMENTO**

A DEVELOPMENT OF

JPI

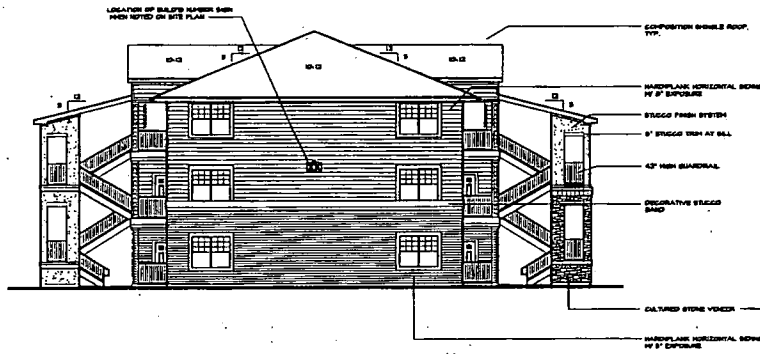
AUGUST 15, 2002

REVISED: FEBRUARY 14, 2003

REV: APRIL 18  
SHEET 131

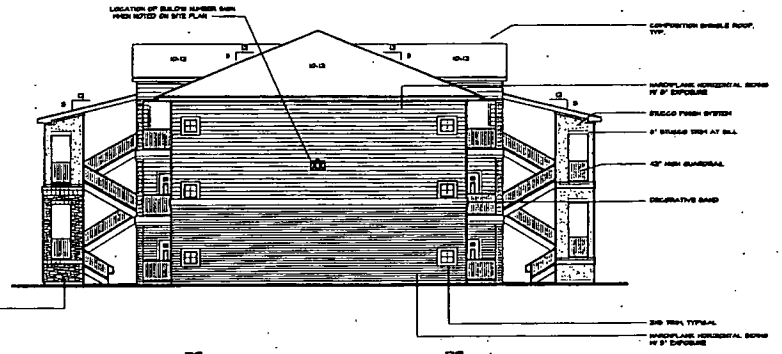
Exhibit 10a - Building Type IV - Elevations

Revised 4/22/2003



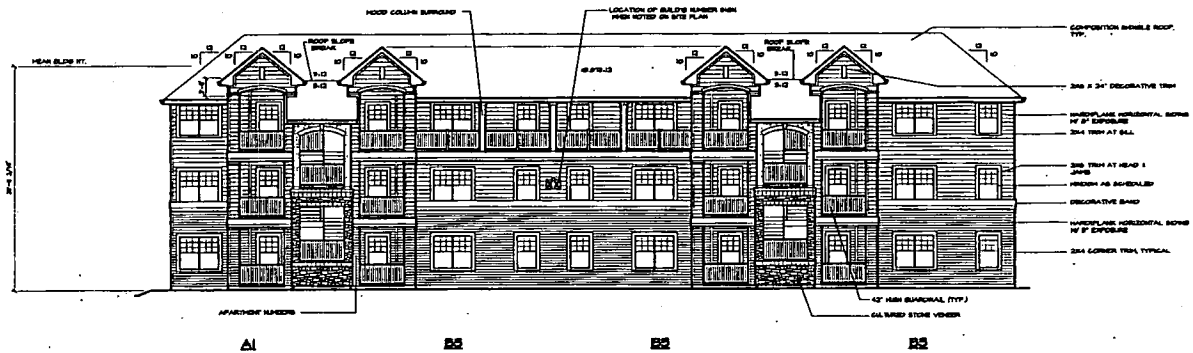
**BUILDING TYPE IV - LEFT END ELEVATION**

WEST ELEV.: B1 (OPP HAND), B7 & B11



**BUILDING TYPE IV - RIGHT END ELEVATION**

EAST ELEV.: B1 (OPP HAND), B7 & B11



**BUILDING TYPE IV - FRONT & REAR ELEVATION**

NORTH (OPP HAND) ELEV.: B1  
SOUTH ELEV.: B7 & B11

JEFFERSON COMMONS at SACRAMENTO

A DEVELOPMENT OF

JPI  
AUGUST 11, 2002  
REVISED: FEBRUARY 14, 2003

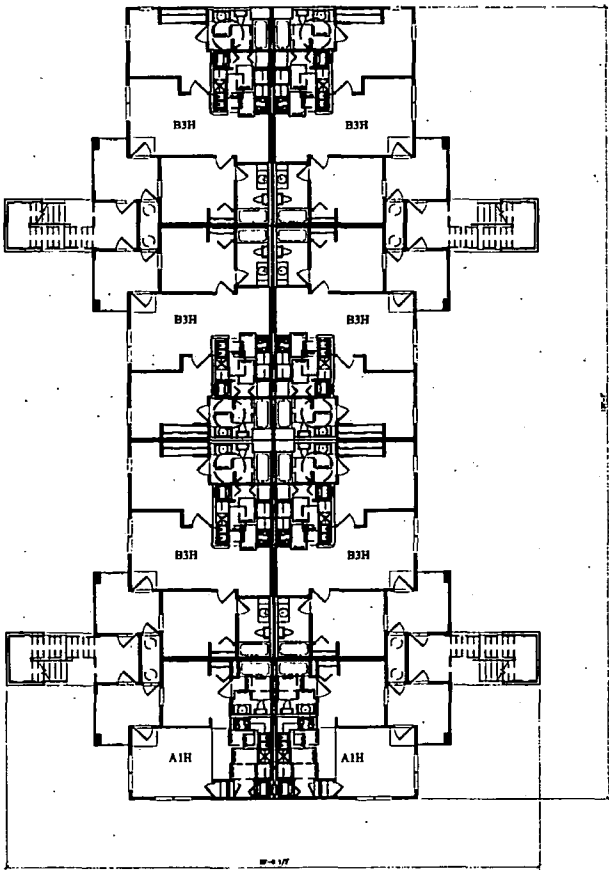
REV: APRIL 16, 2003  
SHEET 13 OF 21

	<b>Meeks + Partners</b>
	1600 MEMORIAL DRIVE SUITE 100
	HOUSTON TEXAS 77079
	TEL: 281 554 8787 FAX: 281 554 3337
	HOUSTON
	NEWPORT BEACH
	© 2003

April 24, 2003

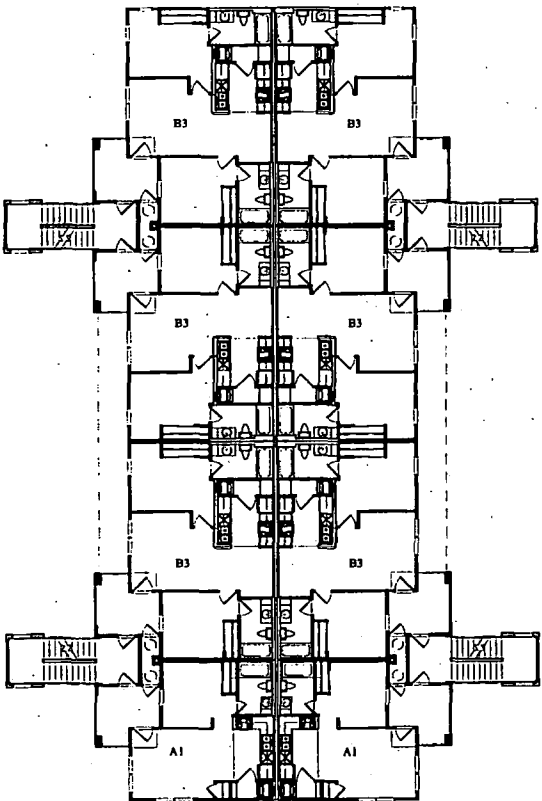
ITEM #6  
PAGE 79

Exhibit 1P - Building Type IV - First and Second Floor Plans



BUILDING TYPE IV - FIRST FLOOR PLAN

1/8"=1'-0"



BUILDING TYPE IV - SECOND FLOOR PLAN

1/8"=1'-0"

**Meeks + Partners**  
 1000 MEMORIAL DRIVE SUITE 100  
 HOUSTON TEXAS 77001  
 TEL: 281 258 8787 FAX: 281 258 8337  
 NEWPORT BEACH HOUSTON  
 © 2003

JEFFERSON COMMONS at SACRAMENTO

A DEVELOPMENT OF

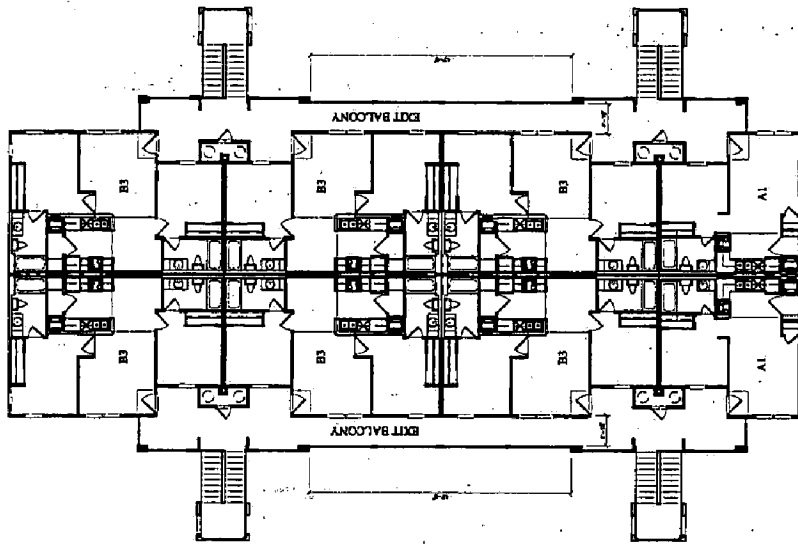
JPI

AUGUST 13, 2002

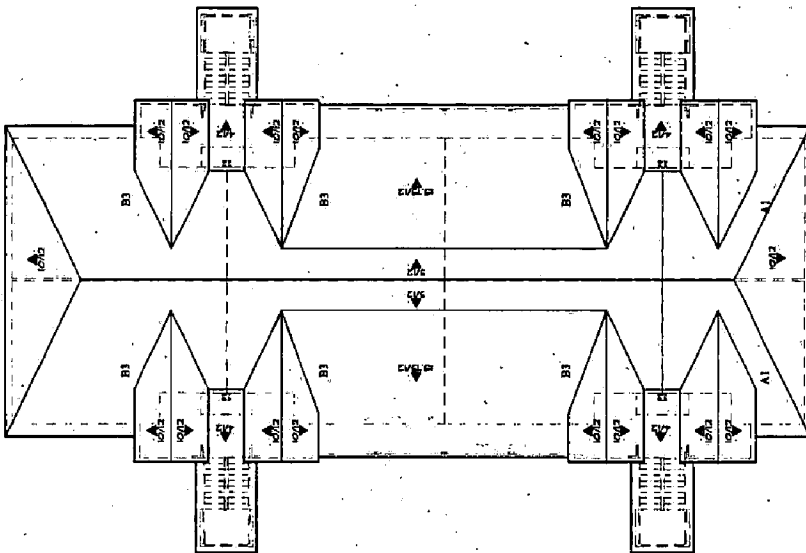
REVISED: FEBRUARY 14, 2003

SHEET 4 OF 11

Exhibit 1Q - Building Type IV – Third Floor and Roof Plans



BUILDING TYPE IV - THIRD FLOOR PLAN  
1/8" = 1'-0"



BUILDING TYPE IV - ROOF PLAN  
1/8" = 1'-0"

JEFFERSON COMMONS at SACRAMENTO  
 A DEVELOPMENT OF  
 JPI  
 AUGUST 11, 2001  
 REVISED: FEBRUARY 14, 2003

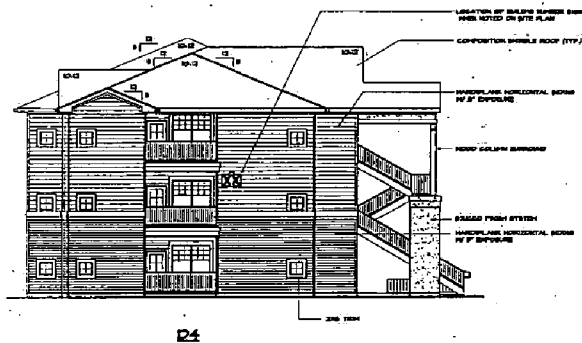
SHEET 1 OF 21

**Meeks + Partners**  
 1800 COMMERCIAL DRIVE SUITE 100  
 NEWPORT BEACH, CA 92660  
 TEL: 949.441.1111 FAX: 949.441.3337  
 NEWPORT BEACH © 2002



# Exhibit 1R - Building Type X - Elevations

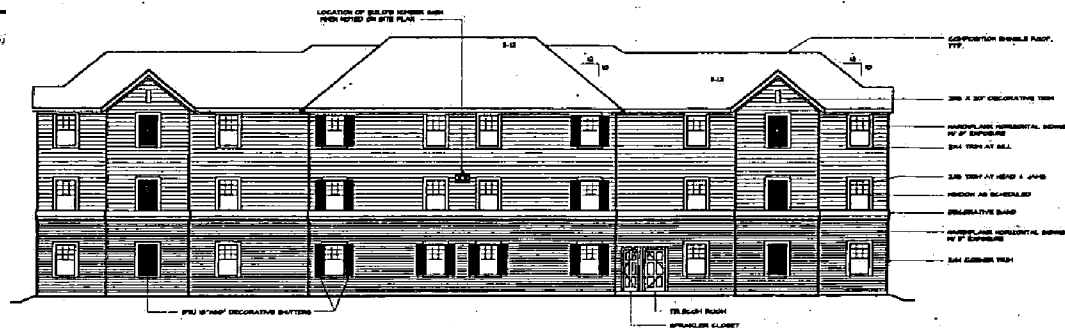
Revised 4/22/2003



**BUILDING TYPE X - END ELEVATION**

1/8"=1'-0"

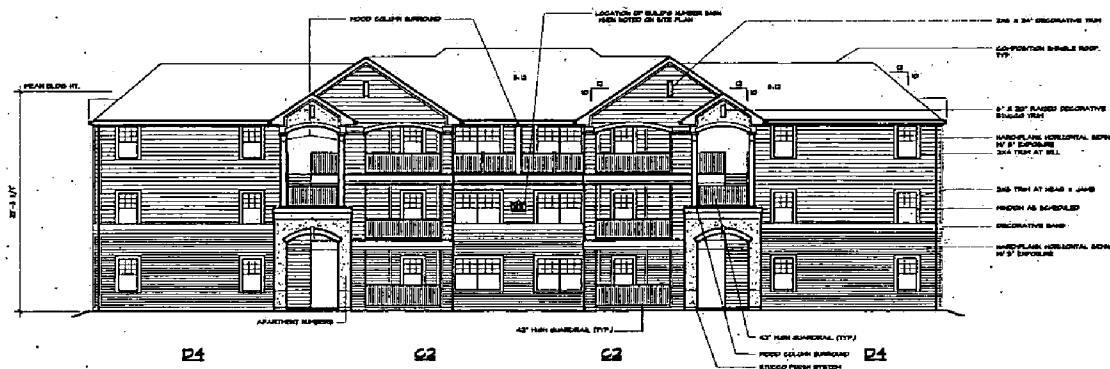
A-SECTION



**BUILDING TYPE X - REAR ELEVATION**

1/8"=1'-0"

A-SECTION



**BUILDING TYPE X - FRONT ELEVATION**

1/8"=1'-0"

A-SECTION



**Meeks + Partners**  
 16000 MEMORIAL DRIVE SUITE 100  
 HOUSTON TEXAS 77078  
 TEL. 281 558 8787 FAX 281 558 3337  
 NEWPORT BEACH HOUSTON  
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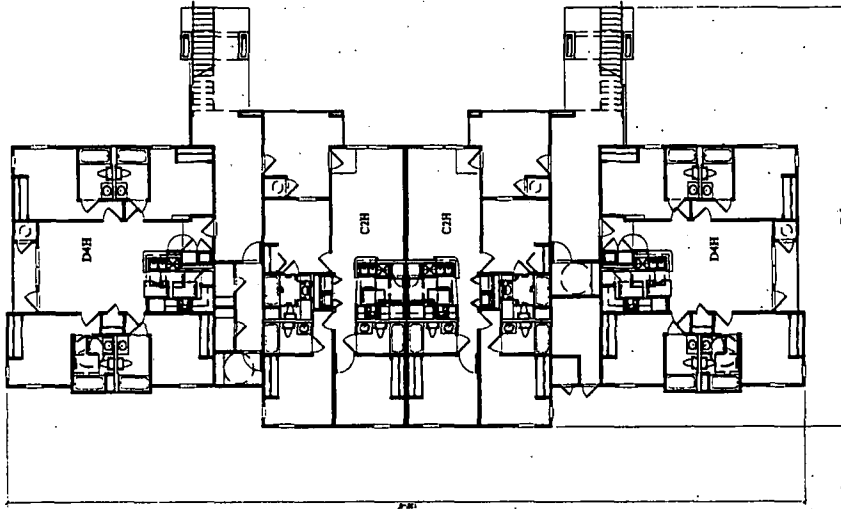
**JEFFERSON COMMONS at SACRAMENTO**

A DEVELOPMENT OF:

JPI  
 AUGUST 15, 2001  
 REVISED: FEBRUARY 14, 2003

REV: APRIL 16, 2003  
 SHEET 14 OF 21

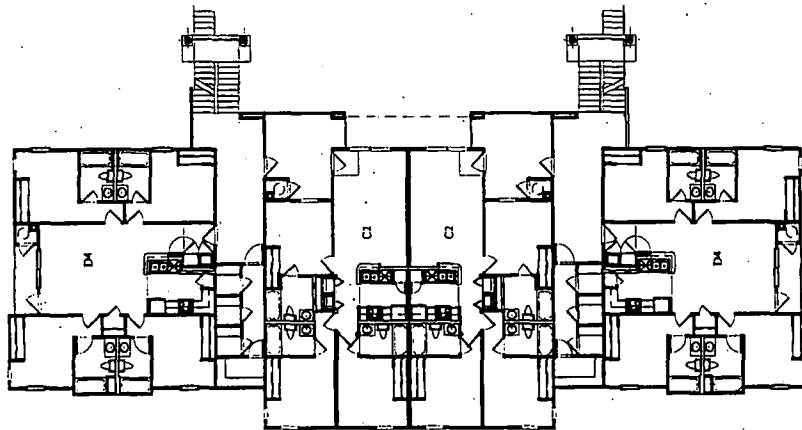
Exhibit 1S - Building Type X - First and Second Floor Plans



BUILDING TYPE X - FIRST FLOOR PLAN  
1/8" = 1'-0"

JEFFERSON COMMONS at SACRAMENTO  
 A DEVELOPMENT OF  
 JPI  
 AUGUST 13, 2001  
 REVISED PER ORDINANCE 11, 2002

SHEET 6 OF 21

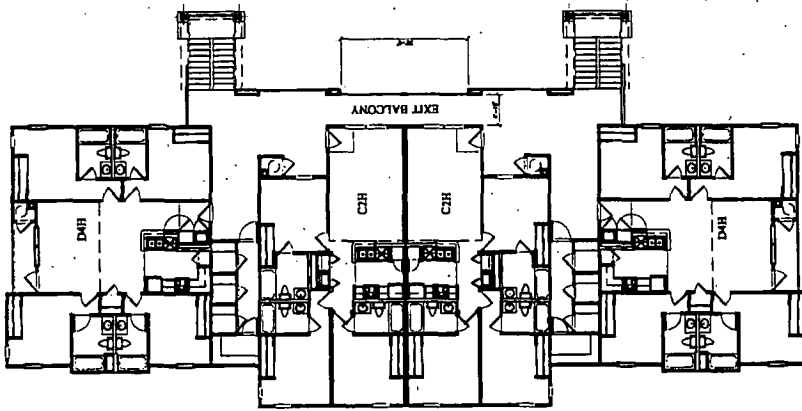


BUILDING TYPE X - SECOND FLOOR PLAN  
1/8" = 1'-0"

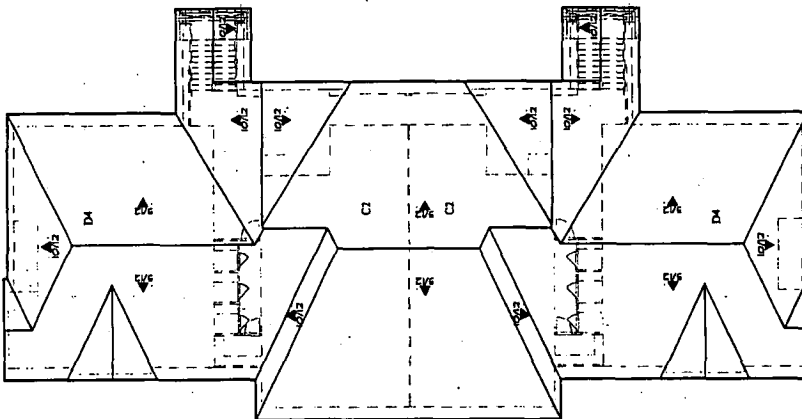
**Meeks + Partners**  
 ARCHITECTS  
 1000 UNIVERSITY DRIVE SUITE 100  
 SACRAMENTO, CA 95833  
 TEL: 916 261 1100 FAX: 916 261 1107  
 WWW.MEKS.COM



Exhibit 1T - Building Type X – Third Floor and Roof Plans



BUILDING TYPE X - THIRD FLOOR PLAN  
02-11-C



BUILDING TYPE X - ROOF PLAN  
02-11-C

JEFFERSON COMMONS at SACRAMENTO  
A DEVELOPMENT OF

02-11-C  
APRIL 24, 2003  
REVISED: FEBRUARY 14, 2003

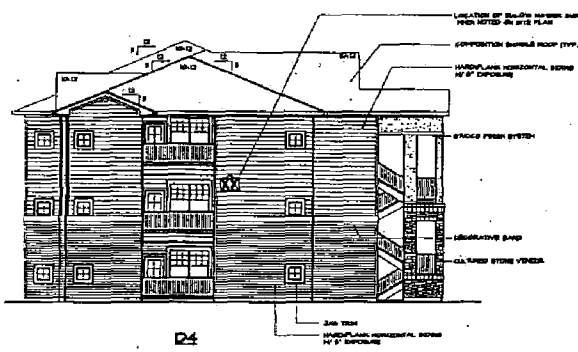
SHEET 1 OF 21

Meeks + Partners  
ARCHITECTS  
1000 MARKET STREET, SUITE 1000  
SAN FRANCISCO, CA 94102  
TEL: 415.774.1700 FAX: 415.774.1701  
WWW.MEKS.COM

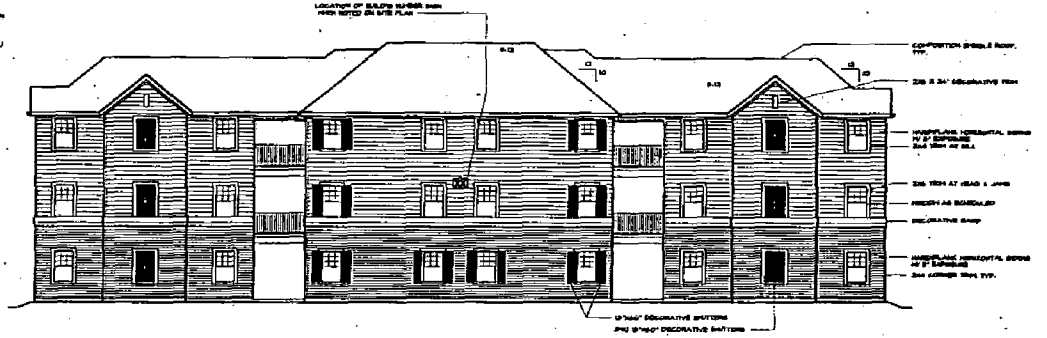


Exhibit 1U - Building Type Xa - Elevations

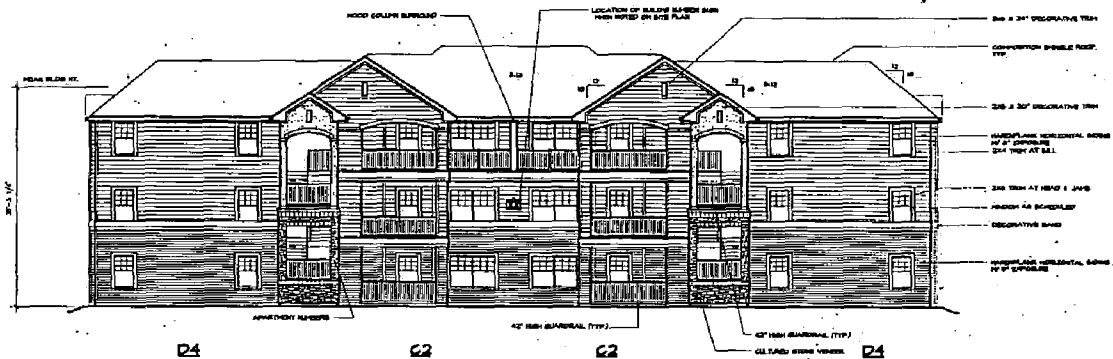
Revised 4/22/2003



**BUILDING TYPE Xa - END ELEVATION**  
1/8"=1'-0"



**BUILDING TYPE Xa - REAR ELEVATION**  
1/8"=1'-0"



**BUILDING TYPE Xa - FRONT ELEVATION**  
1/8"=1'-0"

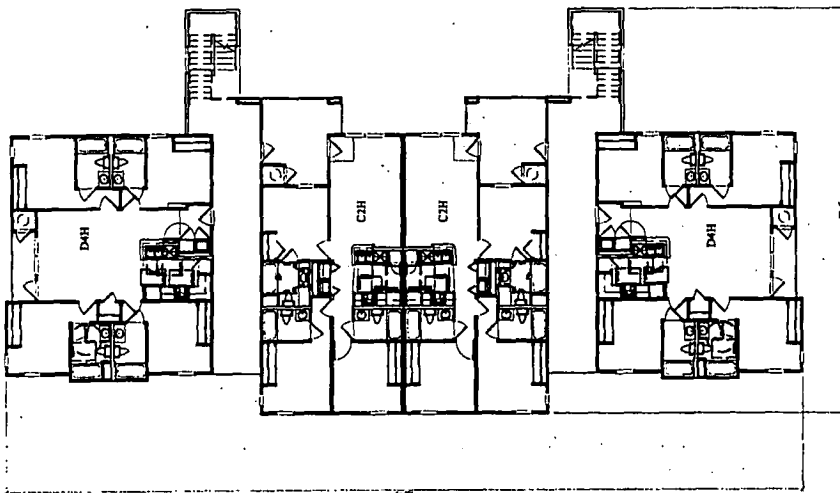
**MP**  
**Meeks + Partners**  
1602 MEMORIAL DRIVE SUITE 100  
HOUSTON TEXAS 77002  
TEL: 281.668.8787 FAX: 281.668.1397  
NEWPORT BEACH HOUSTON  
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A DEVELOPMENT OF

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AUGUST 13, 2002  
REVISED: FEBRUARY 14, 2003

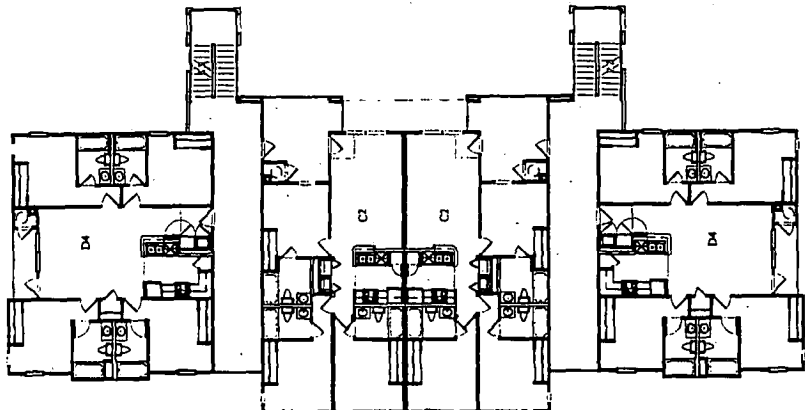
Exhibit 1V - Building Type Xa - First and Second Floor Plans



BUILDING TYPE Xa - FIRST FLOOR PLAN  
1/8" = 1'-0"

JEFFERSON COMMONS at SACRAMENTO  
A DEVELOPMENT OF  
JPI, LLC  
ARCHITECT: JPI  
REVISED: FEBRUARY 14, 2003

Sheet 1 of 2

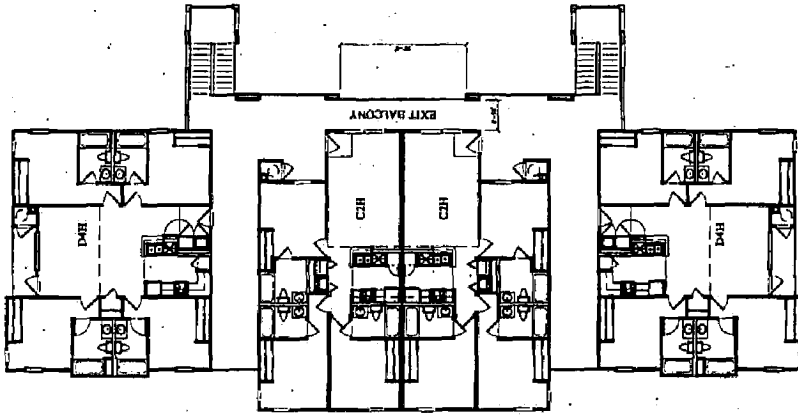


BUILDING TYPE Xa - SECOND FLOOR PLAN  
1/8" = 1'-0"

Meeks + Parriner's  
ARCHITECTS  
10000 WEST 10TH AVENUE  
DALLAS, TEXAS 75243  
TEL: 214-351-8787 FAX: 214-351-1377  
WWW.MEKS.COM  
REGISTERED ARCHITECTS



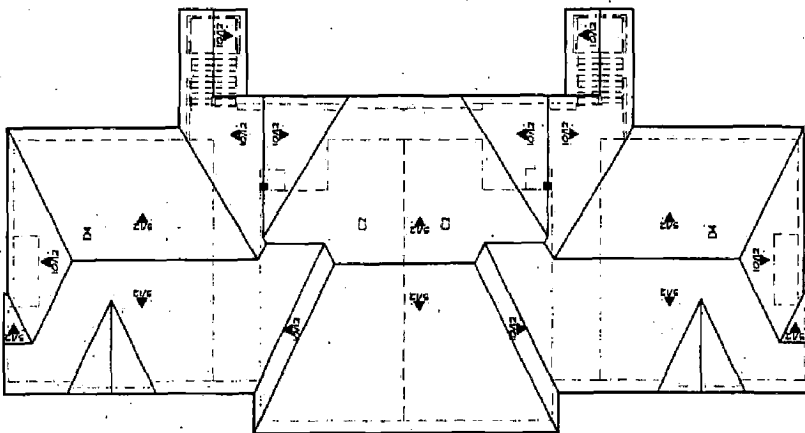
Exhibit 1W - Building Type Xa - Third Floor and Roof Plans



BUILDING TYPE Xa - THIRD FLOOR PLAN

JEFFERSON COMMONS at SACRAMENTO  
 A DEVELOPMENT OF  
 JPI  
 AUGUST 14, 2002  
 REVISED: FEBRUARY 11, 2003

SHEET 8 OF 11



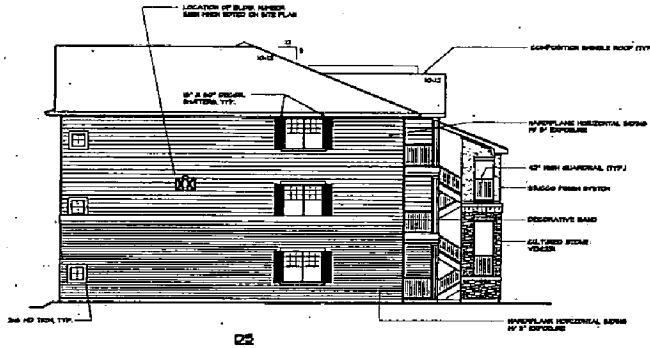
BUILDING TYPE Xa - ROOF PLAN

Meeks + Partners  
 ARCHITECTS  
 1000 NORTH G ST  
 SACRAMENTO, CALIFORNIA 95833  
 TEL: 916 231 5700 FAX: 916 238 1857  
 WWW.MEKS.COM  
 REGISTERED ARCHITECTS  
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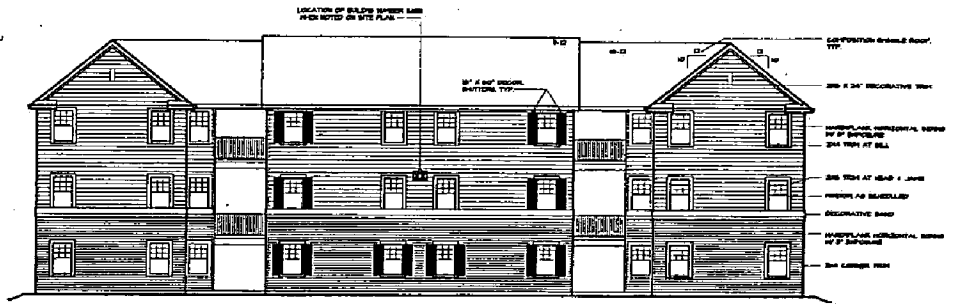


Exhibit 1X - Building Type XI - Elevations

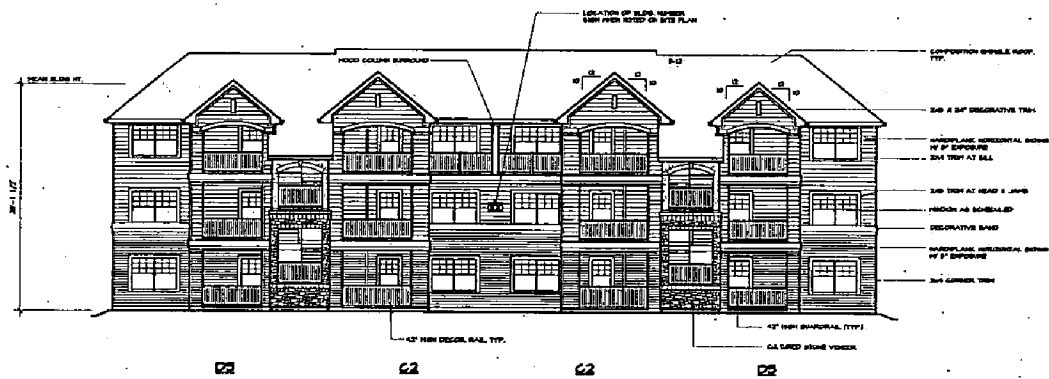
Revised 4/22/2003



BUILDING TYPE XI - END ELEVATION  
1/8"=1'-0" 1/8"=1'-0"



BUILDING TYPE XI - REAR ELEVATION  
1/8"=1'-0" 1/8"=1'-0"



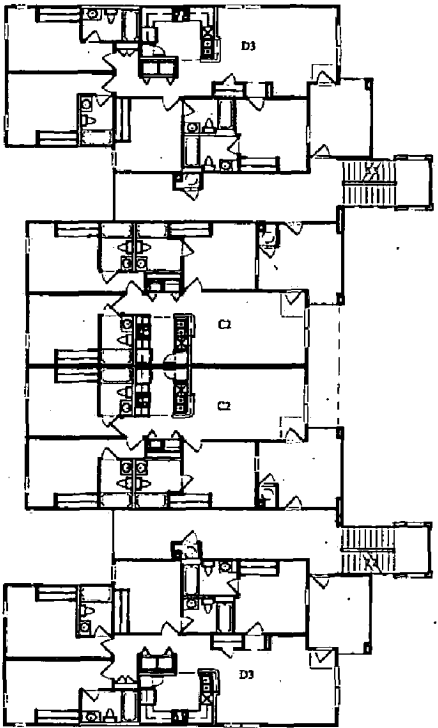
BUILDING TYPE XI - FRONT ELEVATION  
1/8"=1'-0" 1/8"=1'-0"

**MLP**  
Meeks + Partners  
1600 MEMORIAL DRIVE SUITE 100  
HOUSTON TEXAS 77029  
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AUGUST 11, 2002  
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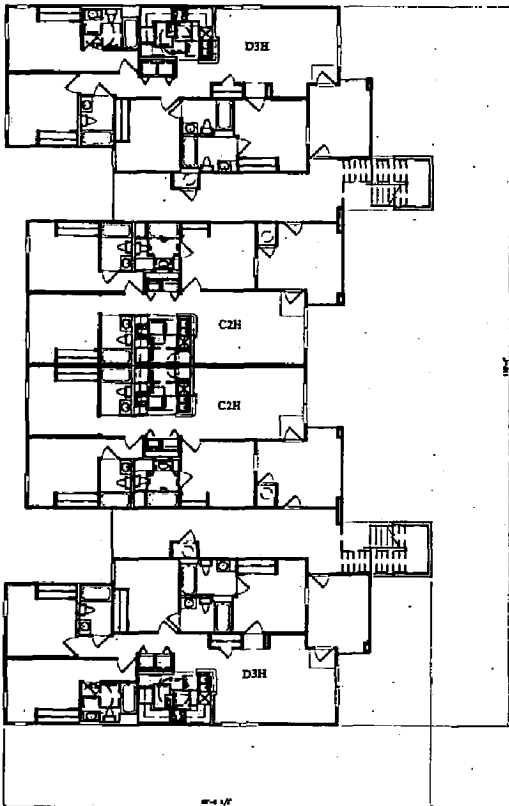
Exhibit 1Y - Building Type XI - First and Second Floor Plans



BUILDING TYPE XI - SECOND FLOOR PLAN

1/8" = 1'-0"

25-0308



BUILDING TYPE XI - FIRST FLOOR PLAN

1/8" = 1'-0"

25-0308

**MP**  
**Meeks + Partners**  
 18220 ALCHAMAL DRIVE SUITE 110  
 BOUYTON TEXAS 77079  
 TEL: 281 258 8277 FAX: 281 258 1377  
 NEWPORT BEACH HOUSTON  
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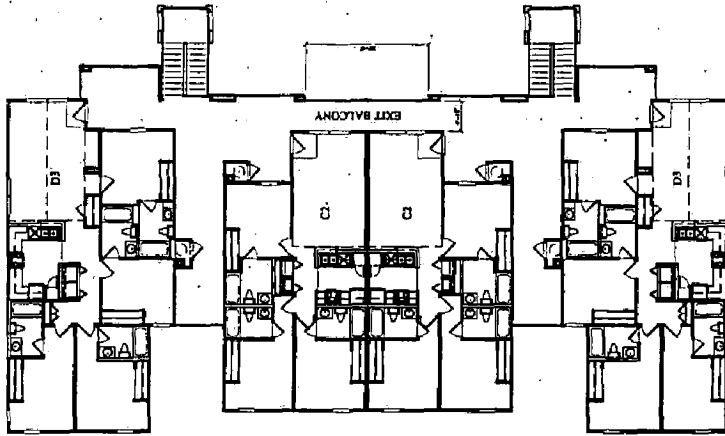
JEFFERSON COMMONS at SACRAMENTO

A DEVELOPMENT OF

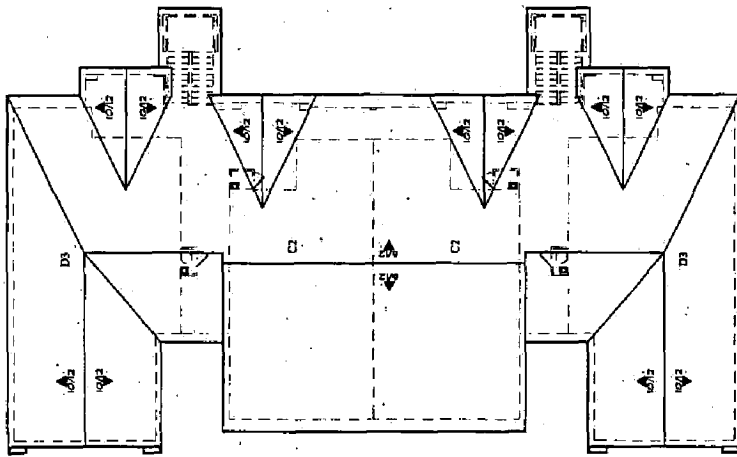
JPI  
 AUGUST 15, 2002  
 REVISED: FEBRUARY 14, 2003

SHEET 19 OF 21

Exhibit 1Z - Building Type XI - Third Floor and Roof Plans



BUILDING TYPE XI - THIRD FLOOR PLAN  
10/01/02



BUILDING TYPE XI - ROOF PLAN  
10/01/02

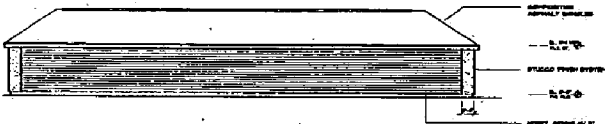
JEFFERSON COMMONS at SACRAMENTO  
 A DEVELOPMENT OF  
 JPI  
 AUGUST 13, 2003  
 REVISED FEBRUARY 14, 2003

SHEET 31 OF 31

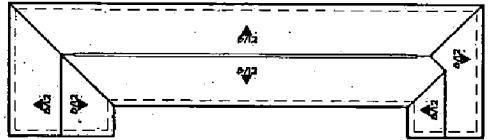
**Meeks + Partners**  
 ARCHITECTS  
 1000 J STREET, SUITE 100  
 SACRAMENTO, CALIFORNIA 95811  
 TEL: 916.441.5000 FAX: 916.441.5001  
 WWW.MEKS.COM



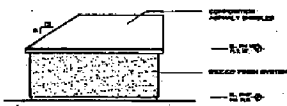
Exhibit 1AA - Maintenance Building Plans and Elevations



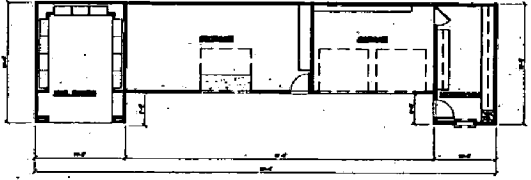
**REAR ELEVATION**  
1/8"=1'-0"



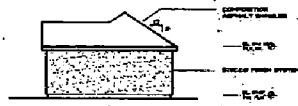
**2 ROOF PLAN - MAINTENANCE BLDG**  
1/8"=1'-0"



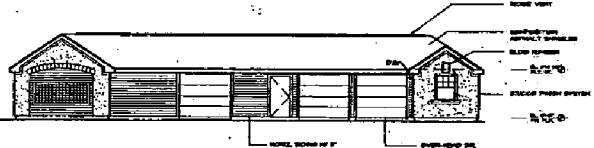
**LEFT SIDE ELEVATION**  
1/8"=1'-0"



**1 FLOOR PLAN - MAINT/MAIL BLDG**  
1/8"=1'-0"



**RIGHT SIDE ELEVATION**  
1/8"=1'-0"



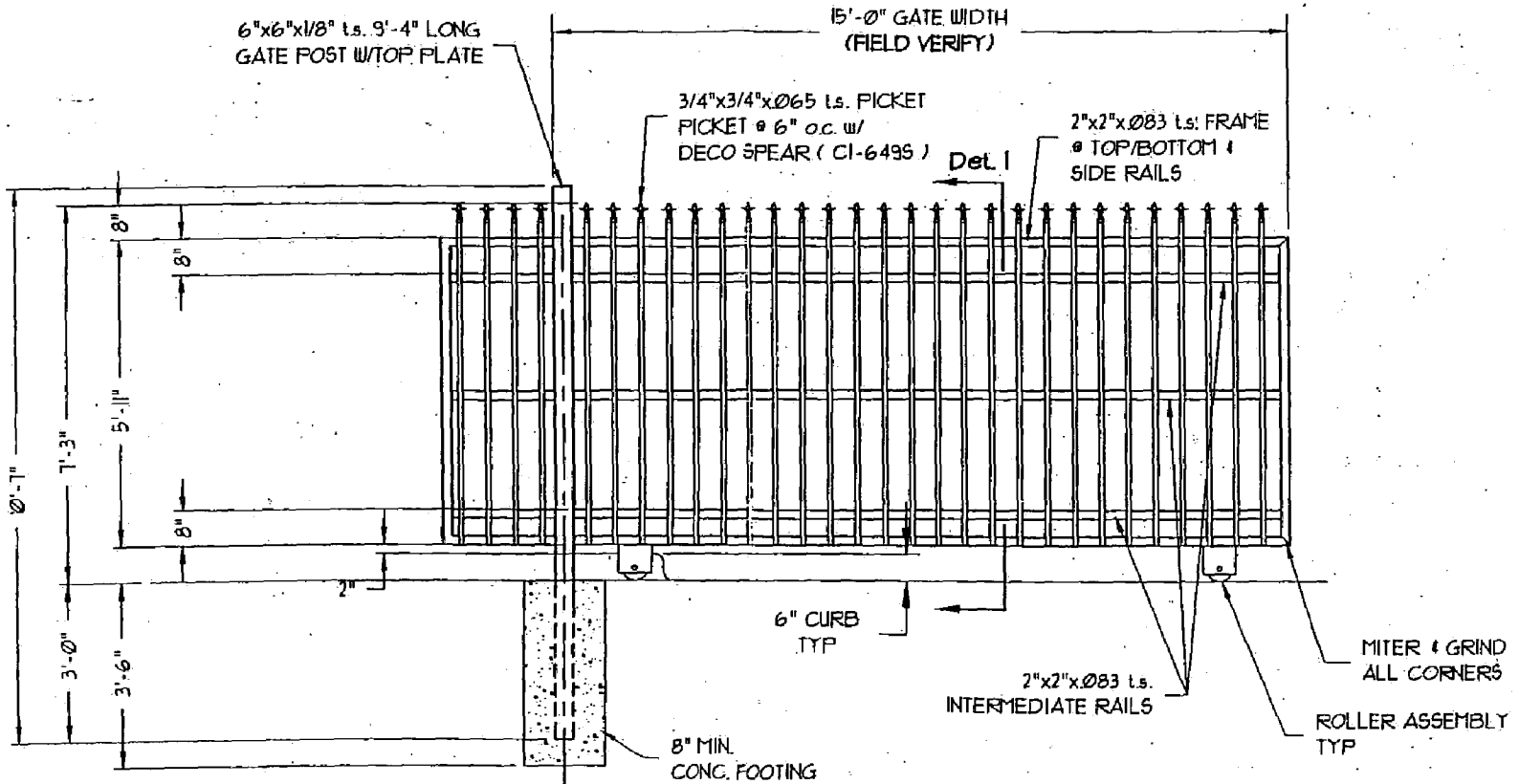
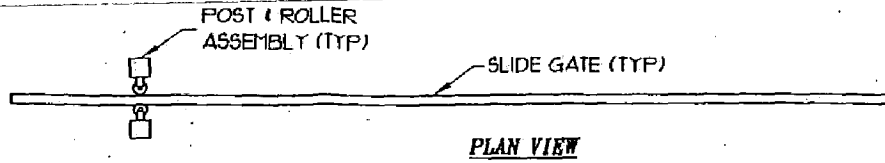
**FRONT ELEVATION**  
1/8"=1'-0"

**JEFFERSON COMMONS at SACRAMENTO**

A DEVELOPMENT OF  
JPI  
AUGUST 13, 2002  
REVISED: FEBRUARY 14, 2003

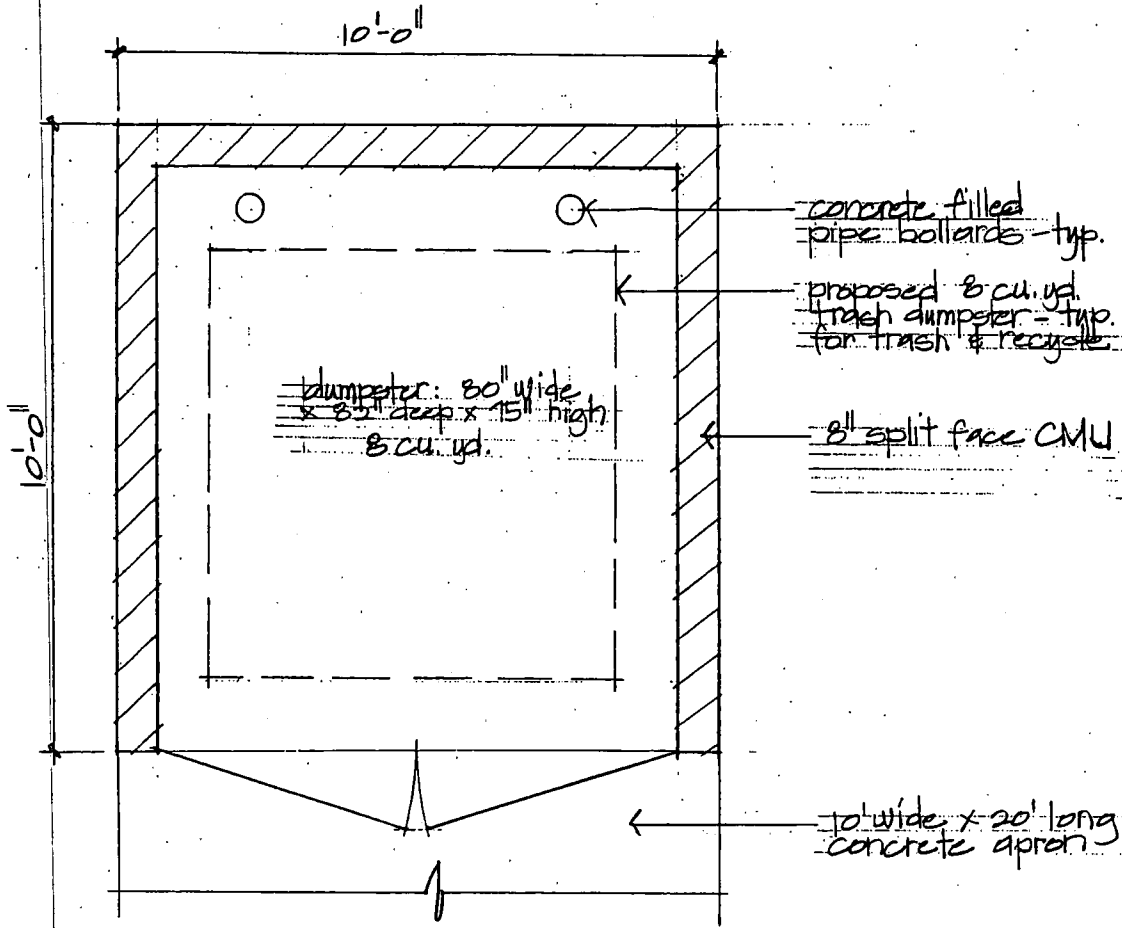
SHEET 21 OF 31

<b>MP</b>	<b>Meeks + Partners</b>
	1000 MEMORIAL DRIVE SUITE 100 HOUSTON TEXAS 77079
	TEL: 281 998 8700 FAX: 281 998 8300
	HOUSTON TEXAS © 2002



**SINGLE SLIDE GATE ELEVATION -**

Exhibit 1CC - Trash Enclosure Detail



concrete filled pipe bollards - typ.

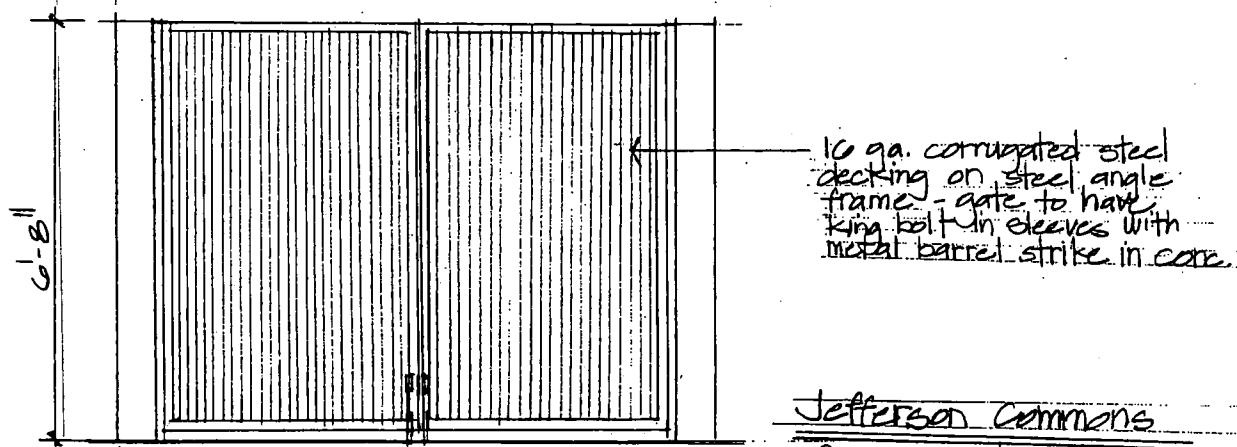
proposed 8 cu. yd. trash dumpster - typ. for trash & recycle

dumpster: 80" wide x 85" deep x 15" high  
8 cu. yd.

8" split face CMU

10' wide x 20' long concrete apron

Trash Enclosure - Plan

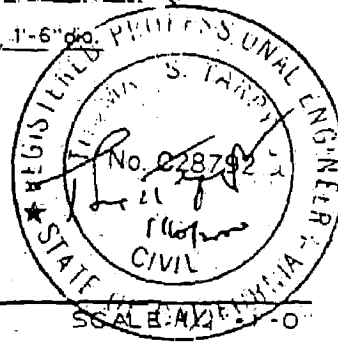
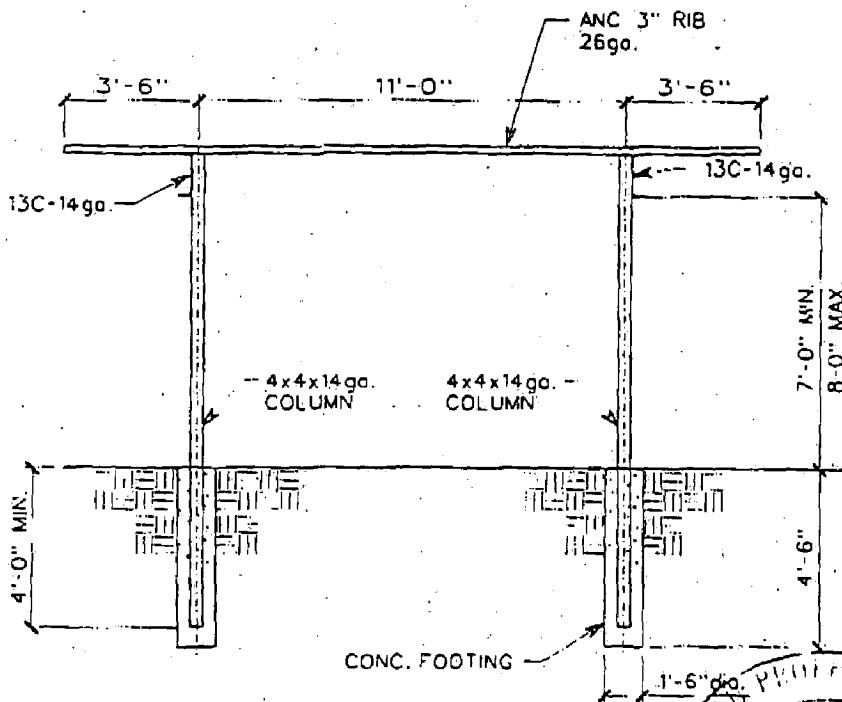


16 ga. corrugated steel decking on steel angle frame - gate to have king bolt in eaves with metal barrel strike in core

Jefferson Commons  
Sacramento

Trash Enclosure - Elevation  
Scale: 3/8" = 1'-0"

Exhibit 1DD - Carport Section



SECTION

1

<b>Stanley D. Lindsey &amp; Associates, Ltd.</b> STRUCTURAL ENGINEERS 1801 West End Ave., Suite 400 Nashville, TN 37203-2509 (615) 320-1735 Fax (615) 320-0387	Project Desert Pointe - (43-805 Monterey Ave.)	Project No.	Date 1-10-00
	Location Palm Desert, CA	Reference Sheet	Sheet No.
	Contractor NATIONAL CARPORT INDUSTRIES, INC.	<b>S-2</b>	