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REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

STAFF REPORT
April 13, 2006

Honorable Members of the Planning Commission

Subject: Creekside Parcel 3. A request to develop 123 cluster homes on 7.7± net acres in the Single Family Alternative Planned Unit Development (R-1A-PUD). (P05-182)

- A. Environmental Determination: Addendum to previous Negative Declaration;
- B. Mitigation Monitoring Plan;
- C. General Plan Amendment to amend the designation from "Public/Quasi – Public Miscellaneous" to "Low Density Residential (4-15du/na)";
- D. Community Plan Amendment to amend the designation from "General Public Facilities" to "Medium Density Residential (7-21du/na)";
- E. Planned Unit Development (PUD) Schematic Plan Amendment to re-designate 7.7± net acres from "School" to "Residential" in the Creekside Planned Unit Development (PUD);
- F. Tentative Map to subdivide two lots into 146 lots (123 buildable lots, 3 remainder lots & 20 common area lots) in the Single Family Alternative Planned Unit Development (R-1A-PUD) zone;
- G. Subdivision Modification to allow non-standard street intersection and elbow;
- H. Special Permits for alternative housing and to develop within a Planned Unit Development (PUD), a 123 cluster housing development on 7.7± net acres in the Creekside PUD.

Location/Council District:

NE Corner of North Park Drive and Kankakee Drive

Assessor's Parcel Number: 225-1780-003; 201-0300-126

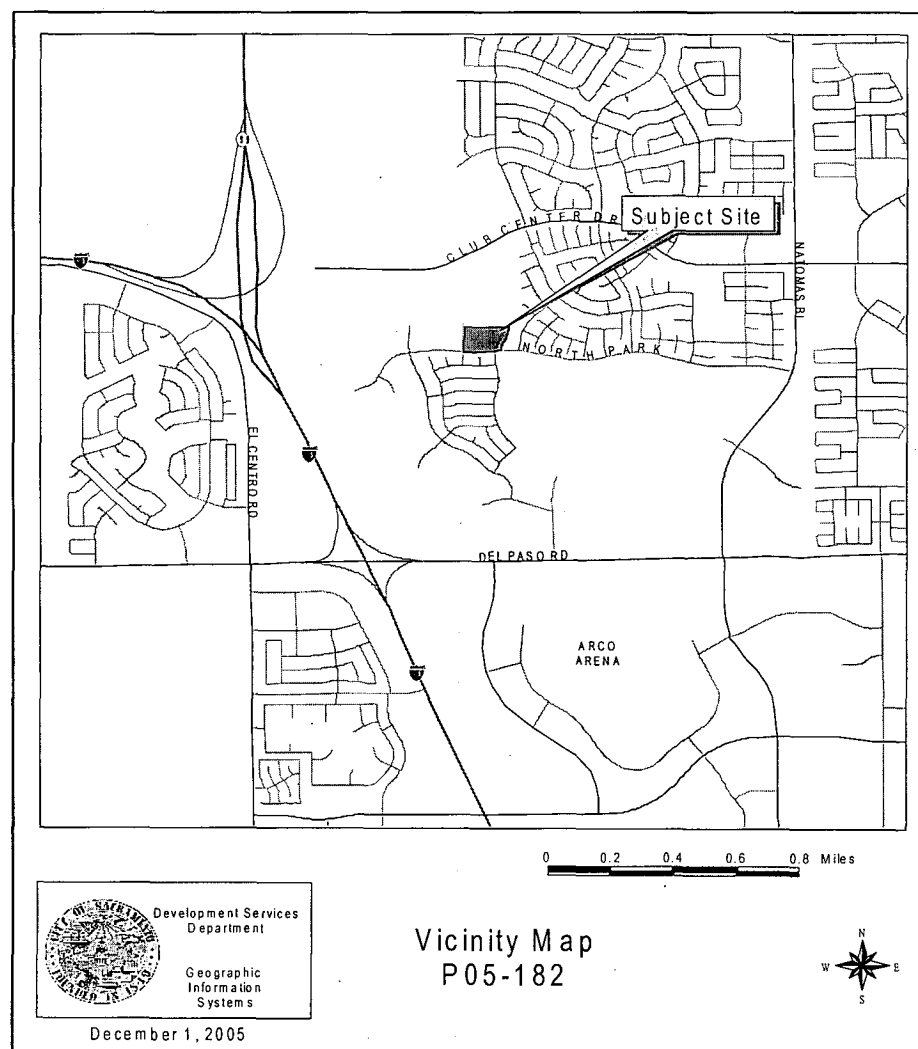
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Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has the authority to approve or deny A, B, F-G. The Planning Commission action may be appealed to the City Council. The City Council must approve C-E. The appeal must occur within 10 days of the Planning Commission action.



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Subject: Creekside Parcel 3 (P05-182)

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Contact: Michael York, Associate Planner, (916) 808-8239, Gregory Bitter, Senior Planner, (916) 808-7816

Applicant: Jim Immer, Lyon Homes, Inc., (916) 854-7481, 8950 Cal Center Drive, Bldg 1, suite 115, Sacramento, CA 95826

Owner: Lewis Investment Co. LLC, (916) 363-2617, 9216 Kiefer Boulevard, Suite 6, Sacramento, CA 95827

Summary: The applicant proposes to develop a vacant 7.7± net acre parcel into 123 cluster housing units. All the homes will be detached, but will be grouped in a series of clusters with access to each cluster from a private shared driveway. The homes will range from 1,491 square feet to 1,893 square feet.

Table 1: Project Information
General Plan designation: Public/Quasi- Public Miscellaneous
North Natomas Community Plan designation: General Public Facilities
PUD designation: School
Existing zoning of site: Single Family Alternative Planned Unit Development (R-1A-PUD)
Existing use of site: vacant
Property area: 7.7± net acres

Background Information: The project site was anticipated to be developed as an elementary school for the Natomas Unified School District. Since that time the School District has purchased a 21 acre site further west on North Park Drive, which was intended to be a middle school site. The School District now plans on developing the parcel further west as a combination elementary/middle school site and has determined they no longer need the Creekside Parcel 3 site. A copy of the the Natomas Unified School District's intention regarding the Creekside Parcel 3 site is included as Attachment 3. The school sites were designated as part of the establishment of the Creekside PUD.

Public/Neighborhood Outreach and Comments: The project was routed to the Natomas Community Association, Natomas Chapter of the Partnership for Active Communities, Natomas Journal, Natomas Park Master Association, North Natomas Alliance, North Natomas Community Association, Regency Park Neighborhood Association, WalkSacramento, Westlake Group, and Sandra Walker. A response card was received from the North Natomas Community Association in overall support of the project. No other groups provided correspondence for or against the project.

The applicant hosted a community gathering in December 2005 and was also present at the Creekside Community fair in October 2005 to answer any questions neighbors had regarding the project and the proposed reclassification of the school site to residential. No specific concerns were identified from the meetings and it was indicated the neighbors in attendance were not in objection to the project.

The applicant met with the Natomas Community Association on January 9, 2006 and the North Natomas Alliance on January 17, 2006. The Natomas Community Association and North Natomas Alliance's primary concern was available on-street parking for residents and their guests. The applicant has provided a plan (Attachment 1) that indicates adequate parking would be available in the area in the event every unit had three vehicles at home at the same time.

On March 15, 2006 the applicant met with the Natomas Chapter of the Partnership for Active Communities (NCPAC). The NCPAC was in support of the project, but would like to see a bicycle lane provided for the project frontage along Kankakee Drive. The applicant has indicated they should be able to provide the bike lane based on the required street cross section.

Environmental Considerations: The Development Services Department, Environmental Planning Services has reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA). The Creekside Parcel 3 project is determined to fall within the scope of the Negative Declaration for the Creekside PUD adopted on August 15, 2000.

An Addendum to the adopted Creekside PUD Negative Declaration has been prepared in accordance with CEQA Guidelines Section 15164. The Addendum describes the proposed development of the Creekside Parcel 3 project, evaluates the potential environmental effects of the proposed project and provides justification for use of an Addendum. The analyses and mitigation measures in the Adopted Negative Declaration are applicable as amended in the Creekside Parcel 3 Addendum. With implementation of the mitigation measures identified in the Addendum, the proposed project will result in less than significant impacts to the physical environment. Therefore, it is recommended that the City Planning Commission consider the Creekside Parcel 3 Addendum to the adopted Creekside PUD Negative Declaration.

Policy Considerations:

The project is consistent with the following General Plan policies:

"Promote infill development as a means to meet future housing needs" (Policy 4, Sec. 2-16).

"Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources" (Goal C, Sec. 2-15).

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"Provide adequate housing sites and opportunities for all households" (Goal 1, Sec. 3.10-2).

The project is consistent with the following Smart Growth Principles:

"Create a range of housing opportunities and choices with a diversity of affordable housing near employment centers".

"Foster walkable, close knit neighborhoods through a system of fully connected activity centers, streets, pedestrian paths and bike routes".

The project is consistent with the following North Natomas Community Plan policies:

"Each neighborhood shall provide a variety of housing densities, types, and prices to enhance a neighborhood identity, serve the wide array of residents, and avoid monotony" (NNCP, pg 13).

"At least 80 percent of the dwelling units shall be within 880 feet of open space." (NNCP, pg 13).

The project is consistent with the following Creekside Planned Unit Development guidelines:

"Have front-on and side-on relationships between the units and the drainage/parkway corridor".

"In all density ranges, alternative housing types are encouraged".

The applicant is proposing to amend the General Plan designation from "Public/Quasi – Public Miscellaneous" to "Low Density Residential 4-15 du/na" and the North Natomas Community Plan from "General Public Facilities" to "Medium Density Residential (7-21 du/na)". The project is proposing a density of 15 du/na, which is consistent with both proposed designations of "Low Density Residential 4-15du/na" and "Medium Density Residential (7-21 du/na)".

The General Plan and North Natomas Community Plan had indicated the site be designated for public facilities and be used for an elementary school. The Natomas Unified School District has determined they no longer need the site for school purposes and have no plans to purchase the land.

Staff has no issues with the General Plan Amendment to "Low Density Residential 4-15 du/na" or Community Plan Amendment to "Medium Density Residential (7-21 du/na)", since the amendments would be consistent with the existing zoning of Single Family Alternative (R-1A). The proposed designations are consistent with existing development in the area, provide for housing opportunities, and provide a quality development with a density of 15 du/na.

Project Design: The project is designed as a cluster development with a series of shared private drives (common area) known as T-courts or I-courts containing four to eight homes each. Each of the private drives would contain utilities for each of the homes as well as provide the vehicle and pedestrian access. Four private drives will be accessed from North Park Drive. The remaining private drives will be accessed from a future loop street off of Kankakee Drive. The future loop street also provides frontage to the future park at the north and east sides of the project site. 14 homes will not be located off of a private drive, with 12 homes having direct frontage onto Kankakee Drive and two homes having direct frontage onto the future loop street. A small amount of common open space will also be provided for use of the entire development.

The homes will range in size from 1,491 square feet to 1,893 square feet and have two-car garages. Exterior materials will be a combination of stucco and brick. Roofing material will be concrete tile.

Land Use:

Special Permit

The applicant proposes to develop 123 homes on smaller lots that deviate from the lot size and width standards. For this project the lot sizes will be smaller than the typical 5,200 square foot lots, averaging approximately 2,100 square feet. Section 17.24.050(17) of the zoning code permits deviations from these standards in the R-1A zone with the issuance of a Special Permit. Before the Special Permit can be granted, findings must be made that it is based upon sound principles of land use, it will not be detrimental to the public health, safety or welfare, results in the creation of a nuisance, and is consistent with the objectives of the general plan or specific plan for the area. The Special Permit will ensure that development of non-standard lots allows for adequate setbacks and useable yard area for the dwelling units.

For this project setbacks of 10-21 feet will be provided for all public right-of-way frontages. From the private drives (common area) the front of the homes will be setback four feet. From the property lines the sides of the homes will also be setback four feet. Depending on the lot, the rear of the homes will have a setback from 10-18 feet for use as private outdoor space. The project proposes a maximum height of 29 feet to the highest point on the roof. The R-1A zone allows a height of 35 feet. Height is not an issue. Lot coverage is not applicable in the R-1A zone, however density can not exceed 15 dwelling units per net acre. The project proposes 14 dwelling units per net acre. Density is not an issue.

In this case, staff finds that the proposed lot sizes are appropriate because they provide for a housing type not found in the area and help ensure that the City meets its objectives to provide more affordable ownership housing opportunities.

Lots of these sizes have been approved in other areas of the city. Staff finds that the proposed lot width and depth are of enough size to accommodate the proposed homes with sufficient setbacks which will protect the privacy of neighbors and ensure adequate open space and access to light and air.

The proposed project is consistent with the residential land use policies and density requirements of the proposed General Plan designation.

Planned Unit Development Schematic Plan Amendment

A Planned Unit Development (PUD) Schematic Plan Amendment is also proposed. The applicant proposes to change the designation for the project site within the Creekside (PUD) from "School" to "Residential". The PUD Schematic Plan Amendment is necessary in order to bring the PUD designation consistent with the proposed General and North Natomas Community Plan Amendments.

Tentative Map/Subdivision Modification:

The proposed map subdivides 7.7± net acres into 146 lots, to develop 123 townhome residential units. The remaining 23 lots are a combination of the common area lots to be used as the private drives, open space, and remainder lots to be merged into the future park. The map allows for ownership housing while at the same time developing at a higher density. In this case 14 dwelling units per net acre.

The applicant has provided a map that addresses policies adopted by the City to further enhance our resources and smart growth principles by developing ownership housing with a higher density along a traffic corridor. The tentative map does not inhibit development on adjacent parcels. Staff, therefore supports the approval of the tentative map.

A subdivision modification is also required in order to allow non-standard street intersection and elbow. In evaluating subdivision modifications, the Commission is required to make the following findings:

- A. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;
- B. That the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
- C. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;
- D. That granting the modification is in accord with the intent and purposes of these regulations and is consistent with the general plan and with all other applicable specific plans of the city.

In this case, staff finds that the unusual shape of the site and existing development across Kankakee Drive causes the need for two non-standard elbows and two non-standard street intersections. Because of this, the subdivision modification is not based

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solely on the cost to the subdivider. Since the curve of the non-standard elbows will be designated no parking and the non-standard street intersections align the future proposed streets with the existing streets across Kankakee Drive, the modification will not be detrimental to the public health and safety and it will not violate the density requirements of the General Plan. Therefore, staff supports the requested subdivision modification.

Respectfully submitted by: Michael York
MICHAEL YORK
Associate Planner

Recommendation Approved:

Jeanne Carloran
for GREGORY BITTER
Senior Planner

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Recommended Findings and Conditions
Findings Of Fact

A. Environmental Determination: Addendum to previous Negative Declaration;

1. The Planning Commission finds that the Negative Declaration was previously adopted on August 15, 2000, and that pursuant to the CEQA Guidelines (Sections 15162 and 15164), no additional environmental review is required and an Addendum to this prior Negative Declaration has been prepared;
2. No substantial changes are proposed to the project which will require major revisions of the previous Negative Declaration;
3. No substantial changes have occurred with respect to the circumstances under which the project was undertaken which will require major revisions of the previous Negative Declaration; and
4. No new information of substantial importance has been found that shows any of the following:
 - a. The project will have one or more significant effect not discussed in the previous Negative Declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous Negative Declaration;
 - c. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the project; or
 - d. Mitigation measures which are considerably different from those analyzed in the previous Negative Declaration would substantially reduce one or more significant effects on the environment.

B. Mitigation Monitoring Plan;

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.

F. The Tentative Map to subdivide two lots into 146 lots (123 buildable lots, 3 remainder lots & 20 common area lots) is approved subject to the following Findings of Fact and Conditions of Approval:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g) inclusive, exist with respect to the proposed subdivision;
5. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, and Section 16 of the City Code, which is a Specific Plan of the City. The City's General Plan designates the site as Low Density Residential (4-15 du/na);
6. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

G. The Subdivision Modification to allow non-standard street intersection and elbow is approved subject to the following Findings of Fact and Conditions of Approval:

1. The cost to the subdivider, of strict or literal compliance with the regulation, is not the sole reason for granting the modification;
2. The modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity in that all the lots affected by the subdivision modification will have public frontage; and
3. Granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.

H. The Special Permits for alternative housing and to develop within a Planned Unit Development (PUD), a 123 cluster housing development on 7.7± net acres in the Creekside PUD are approved subject to the following Findings of Fact and Conditions of Approval:

1. The proposed use will be consistent with the objectives of the City of Sacramento General Plan;
2. The project will utilize an existing vacant lot;

3. The residential units are consistent with the Single Family Design Guidelines;
4. The project will not adversely affect the surrounding land uses in that the units are being located in an area designated for single family uses;
5. The project will provide for future continuation of streets and access to open space and park areas; and
6. The proposed project provides housing opportunities for moderate income owners.

Conditions Of Approval

TENTATIVE MAP:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P05-182). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied:

GENERAL: All Projects

1. In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments (if any), Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments (if any), Zoning changes, and the Development Agreement.
2. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated by Resolution No. 2002-373 on June 11, 2002, and shall execute any and all agreements, which may be required in order to implement this condition.
3. Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.
4. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P05-182) to the satisfaction of the Planning Director and Development Engineering Division.

5. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P05-182).
6. The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.
7. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.
8. Show all existing and proposed/required easements on the Final Map.
9. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to any land locked residential lot and reserved the adjacent access parcels lettered I through W, at no cost, at the time of sale or other conveyance of either parcel.
10. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Development Engineering and Finance Division after consultation with the U.S. Postal Service.
11. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Development Engineering Division, Plan Check Engineer at 808-7915 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

Development Engineering: Streets

12. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.

13. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.
14. Dedicate and construct street 1 as a City Standard 41' Street. The portion of Street 1 adjacent to the park site will be constructed without sidewalk within the public right-of-way. The curb-line will be shifted 5' to the north to accommodate on street parking. Sidewalk attached to the curb will be constructed on the Park Site. A right of access will be negotiated through the City Real Estate Section. All improvements will be to the satisfaction of the Development Engineering Division in coordination with PPDD.
15. The portion of street 1 adjacent to the drainage canal must be dedicated as a 41' street. However, the sidewalk on the east side of this portion of street 1 may be waived in favor of an off-street ped-bike facility.
16. North Park Drive and Kankakee Drive shall be dedicated and constructed to match existing improvements.
17. The City may, at its discretion, require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These improvements if required shall be determined by the Development Engineering Division in coordination with the Department of Transportation.
18. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls and pilasters shall be set back behind the sight line needed for stopping sight distance. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering and Finance Division.
19. Developer is required to install permanent street signs to the satisfaction of the Development Engineering and Finance Division.

PRIVATE/PUBLIC UTILITIES:

20. Dedicate a standard 12.5 foot Public Utility Easement for underground facilities and appurtenances adjacent to public street rights of ways adjacent to Lot A.

21. Dedicate a 10-foot Public Utility Easement for underground facilities and appurtenances adjacent to public street rights of ways.
22. Dedicate any private drive and 5 feet (or to the satisfaction of SMUD) adjacent thereto as a Public Utility Easement for underground facilities and appurtenances.
23. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
24. Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.
25. Service laterals will not be allowed to connect directly to the 42-inch trunkline along the east property boundary.
26. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required. An on-site 8 inch (min) collector system for all lines carrying sewage from two or more units in a public easement will be necessary, including private court units.
27. Existing district infrastructure is adjacent to or within the subject project, includes a 42-inch interceptor along the east, a 12-inch along the south and an 8-inch along the western sides of the property. Developer should insure that these lines are within future District Easements or public street rights-of-way prior to improvement plan and final map approvals.
28. CSD-1 shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to CSD-1, whichever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the Districts' "Minimum Sewer Study Requirements" of June 15, 2005. The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with Sacramento County Improvement Standards.
29. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.
30. CSD-1 will provide maintenance only in public right-of-ways and in 20-foot wide or wider easements dedicated to CSD-1 for the purpose of continuous access and maintenance.
31. The subject project owner(s) shall be responsible for repair and/or replacement

of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. It shall also be shown on the final map in like language. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.

32. CSD-1 requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met, or to the satisfaction of CSD-1.
33. All structures along private drives shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer service, or to the satisfaction of CSD-1.
34. Private drives shall have structural street sections that meet City of Sacramento Improvement Standards. This will prevent pavement damage by CSD-1 maintenance and repair operations.

CITY UTILITIES:

35. Prior to or concurrent with the submittal of improvement plans, a project specific drainage study as described in section 11.7 of the City Design and Procedures Manual shall be approved by the Department of Utilities (DOU). The 10-year HGL's developed using the North Natomas Drainage Design & Procedures Manual, dated July 1998 and amendments thereto, shall be shown on the improvement plans. Drain inlets shall be a minimum of 6 inches above the 10-year HGL. Residential building pad elevations shall be approved by the DOU and shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the controlling overland release. Finished floor elevations shall be a minimum of 1.5 feet above the 100-year HGL and 1.8 feet above the controlling overland release. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City's Design and Procedures Manual. The storm drain system shall be designed to conform to the master drainage plan for the area. The existing 18-inch storm drain line in Kankakee Drive will need to be upsized or as otherwise approved by the Department of Utilities.
36. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage which crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the Department of Utilities. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project.

37. Prior to or concurrent with the submittal of improvement plans, a project specific water study shall be approved by the DOU.
38. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be a least 30 pounds per square inch and (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.
39. Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.
40. Construct water pipes and appurtenances, construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in North Park Drive, Kankakee Drive and Street 1. The construction shall be to the satisfaction of the DOU and County Sanitation District 1 (CSD1).
41. Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks. Water meter boxes shall be rated for H/20 loading (for 1-inch service Christy Box B1324 w/Lid B1324-61GH, for 1.5-inch service Christy Box B1730 w/Lid B1730-51G).
42. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities.
43. Public streets, with public water, storm and sewer facilities, shall have a minimum paved width of 25-feet from lip of gutter to lip of gutter.
44. Water, drainage and sewer facilities located within the private drives shall be private facilities maintained by the homeowner, HOA or a privately funded maintenance district. Private easements shall be dedicated for these facilities.
45. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps from the water main in the street to the meter may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).
46. All water connections shall comply with the City of Sacramento's Cross

Connection Control Policy.

47. Street and gutter flow line elevations shall be designed so that runoff from the development overland releases to the Primary Drainage Canal.
48. Dedicate all necessary easements, right-of-way, IOD fee title and/or fee title property on the final map as required to implement the approved drainage, water and sanitary sewer studies per each approving agency requirements. Drainage and water easements, right-of-way, IOD fee title and/or fee title property shall be to the satisfaction of the DOU.
49. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
50. This project is greater than 1 acre, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
51. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be granted.
52. Properly abandon under permit, from the County Environmental Health Division, any well or septic system located on the property.
53. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
54. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area that is served by a regional water quality control facility, only source control measures are required.

Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest edition of the "Guidance Manual for On Site Stormwater Quality Control Measures", for appropriate source control measures.

55. Show all existing and proposed easements on the improvement plans.
56. If required by the Department of Utilities, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that each lot shall grant to the adjacent lot, as needed, private reciprocal drainage, water, sewer and home maintenance easements at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map:

"The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book____, Page____)."

PPDD: Parks

57. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. Note: Lots C (.01 acres) and B (.01 acres) on the tentative subdivision map will not be accepted for park credit. The lots can be conveyed with full and clear title to the City as an extension of the existing park site.
58. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)
59. The applicant shall construct the following public improvements along all street frontages that open onto park and parkway (open space area Lot A) parcels; concrete sidewalk, gutters, vertical curb, accessible ramps, street pavement and streetlights. The sidewalk shall be contiguous to the curb (attached) for park

frontage and separated from the curb (detached) along Lot A, unless otherwise approved by PPDD.

60. A four- foot tubular steel fence or other material as approved by the City PPDD on property lines separating the designated open space area (Lot A) from adjacent private uses.
61. **Design Coordination for PUE's and Facilities:** If a 12.5 foot public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to a public street right-of- way contiguous to an existing park site, the applicant shall coordinate with PPDD and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(s) and to best accommodate future park improvements. The applicant shall facilitate a meeting(s) with SMUD and PPDD prior to SMUD's facilities coordinating meeting for the project.
62. **Multi-Use Trail:** A multi-use trail and adjacent landscaping shall be constructed as specified below and in compliance with the PPDD "Multi-Use Trail Design Guidelines" available by contacting PPDD.
 - a. Location and width of trail: The trail shall be 16' wide (2'+12'+2') and shall be located in Lot A, Open Space on the east side of the project.
 - b. The next condition will depend on ownership of the parcel? The multi-use trail shall be dedicated in fee title ☐ or as an easement ☒ as approved by PPDD. At the time of dedication, the applicant shall (1) take all actions necessary to convey to and vest in the City full and clear title to the multi-use trail, including all interests necessary for maintenance and access; (2) provide a title report and title insurance insuring that clear title in fee is vested in the City at the time of dedication; (3) provide a Phase 1 environmental site assessment of the multi-use trail; (4) if the environmental site assessment identifies any physical conditions or defects in the multi-use trail that would interfere with its intended use as a multi-use trail, as determined by PPDD in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDD; and (5) take all actions necessary to ensure that the multi-use trail is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with the multi-use trail.

- c. The applicant shall submit and obtain PPDD approval of the design of the multi- use trail prior to submitting improvement plans for the trail.
- d. The proposed multi-use trail shall comply with Class I bike trail standards, including regulatory signage, as defined in Chapter 1000 of State Department of Transportation Highway Design Manual. The trail shall be 12' of asphalt concrete paving, with clear, graded shoulders that are a minimum of 2' in width. Shoulders should be decomposed granite or an alternate material approved by PPDD. Pavement sections shall be 3" minimum asphaltic concrete over 6" min of aggregate base, with a centerline stripe (refer to PPDD Trail detail and specification).
- e. Vehicular access controls shall be placed at the entrance to all access points to the trail (refer to PPDD details and specifications for approved designs).
- f. Wherever possible and as approved by PPDD and the Department of Utilities, multi-use trails shall be designed as joint-use with utility service roads utilizing the service roads aggregate base as the trail's aggregate base course. Applicant shall design the pavement to meet all required design loads.
- g. Where a multi-use trail is located adjacent to any embankment with a greater than 4:1 slope, the Applicant shall, at his expense, install a post-and-cable fence along the top of the embankment, between the embankment and the multi-use trail to the satisfaction of PPDD.
- h. The Applicant shall disclose the location of the planned multi-use trail to all future/potential owners of parcels within the subdivision.

FIRE:

- 63. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. Hydrant spacing shall be decreased where T courts are used. Hydrants shall be provided halfway between each T court, on one side of the street, and to the satisfaction of the Fire Department.
- 64. Include emergency vehicles in the reciprocal ingress egress agreement.

MISCELLANEOUS:

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

ADVISORY NOTES:

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

- A. Each parcel shall adjoin or have access to a public way (This is a Code requirement and cannot be waived).
- B. Private underground utilities (water, sewer, electrical) shall not cross property lines (This is a Code requirement and cannot be waived).
- C. Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.
- D. Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water and flood control improvements shall be in place, fully functioning, and a notice of completion shall be issued by Development Engineering.
- E. **Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems.** Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.
- F. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.
- G. As per City Code, the applicant will be responsible to meet their obligations regarding:
 - 1) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees
 - 2) Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit.
 - 3) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation

SPECIAL PERMITS:

The Special Permits for alternative housing and to develop within a Planned Unit Development (PUD), a 123 cluster housing development on 7.7± net acres in the Creekside PUD are hereby approved subject to the following conditions:

1. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
2. Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.
3. Unless specified by any condition below, this project shall be developed and constructed in full compliance with the Zoning Ordinance.
4. Prior to issuance of a Building Permit the applicant will submit a Transportation Management Plan for review and approval by the City's Alternate Modes Coordinator and Planning Director or show compliance with an existing AQTMP.
5. Lot sizes and building setbacks shall comply with the approved site plan.
6. Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Complex Special Permit.
7. The applicant shall comply with the Mitigation Monitoring Plan (P05-182).
8. This approval is for 81 lots within the Del Paso Nuevo Phase IV. Any increase in the number of lots or any modification to the location of lots specified for these house plans shall be reviewed by the Planning Director and may require additional entitlements.
9. The applicant shall obtain all building permits prior to the commencement of construction and building permits shall not be issued unless the Final Map has been approved.
10. 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.
11. Provide a water flow test. (Contact Department of Utilities at 916-808-5371)
12. Provide fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
13. All structures to be developed on proposed parcels shall be located within 150 feet of an approved Fire Department access road and water supply.
14. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

Subject: Creekside Parcel 3 (P05-182)

April 13, 2006

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Exhibit 1A – Mitigation Monitoring Plan

**CREEKSIDE PARCEL 3
(P05-182)
MITIGATION MONITORING PLAN**

FOR
LEWIS INVESTMENT COMPANY, LLC

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ADDENDUM TO THE CREEKSIDE PUD (P99-128) NEGATIVE
DECLARATION

PREPARED FOR:
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT

DATE:
April 13, 2006

ADOPTED BY:
CITY OF SACRAMENTO
PLANNING COMMISSION

DATE:

ATTEST:

**CREEKSIDE PARCEL 3
(P05-182)
MITIGATION MONITORING PLAN**

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

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Creekside Parcel 3 (P05-182)
Owner/Developer- Name: Lewis Investment Company, LLC
Address: 9216 Kiefer Blvd.
Sacramento, CA 95827

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

The subject property consists of approximately 10.8 vacant acres located at the northeast corner of Kankankee Drive and North Park Drive in the North Natomas Community Plan area of the City of Sacramento (APN: 225-1780-003 and 201-0300-126).

Project Description:

The proposed project consists of an application for the necessary entitlements to subdivide approximately 10.8 vacant acres into 148 lots, 123 buildable lots for cluster homes, 20 common area lots for utilities and access and 3 common area lots in the Single Family Alternative Planned Unit Development (R-1A-PUD) zone in the Creekside Planned Unit Development (PUD) APN: 225-1780-003 and 201-0300-126 in Council District 1. The specific entitlements include:

- A. Adopt **Addendum** to previous Creekside PUD Negative Declaration (adopted August 15, 2000);
- B. Adopt **Mitigation Monitoring Plan**;
- C. **General Plan Amendment** to amend the designation from Public/Quasi-Public Miscellaneous to Low Density Residential (4-15 du/na);
- D. **Community Plan Amendment** to amend the designation from Elementary (General Public Facilities) to Medium Density Residential (7-21 du/na);
- E. **PUD Schematic Plan Amendment** to designate approximately 10.8 acres from School to Residential in the Single Family Alternative Planned Unit Development (R-1A-PUD) zone;
- F. **Tentative Map** to subdivide two lots into 146 lots (123 buildable lots, 3 remainder lots and 20 common area lots);
- G. **Subdivision Modification** to allow non-standard street intersection and elbow; and
- H. **Special Permits** for alternative housing and to develop within a PUD, a 123 unit cluster housing development on 7.7 net acres in the Creekside PUD.

SECTION 2: GENERAL INFORMATION

The Plan includes mitigation for Air Quality, Biological Resources, Noise, and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this

Subject: Creekside Parcel 3 (P05-182)

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project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMP. The City of Sacramento will be responsible for ensuring compliance.

**CREEKSIDE PARCEL 3
(P05-182)
MITIGATION MONITORING PLAN (MMP)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Air Quality: <u>Mitigation Measure #1 (taken from the original Negative Declaration (P99-128))</u> Comply with the NNCP's requirement to prepare an Air Quality Mitigation Strategy that reduces ROG emissions by 20 percent for residential uses and 50 percent for non-residential uses.	Applicant	City Development Services Department and SMAQMD			
<u>Mitigation Measure #2 (taken from the original Negative Declaration (P99-128))</u> The developer/contractor shall water exposed soil with adequate frequency to keep soil moist at all times; <ul style="list-style-type: none"> A. Enclose, cover or water all soil piles twice daily. B. Water all exposed soil twice daily. C. Water all haul roads twice daily. D. Maintain at least two feet of freeboard in hauling trucks. 		City Development Services Department and SMAQMD	The applicant shall include the listed measures on all grading plans (the City shall not approve any construction plans without them).	Measures shall be implemented in field during grading and construction activities	
<u>Mitigation Measure #3 (taken from the original Negative Declaration (P99-128))</u> Properly tune and maintain mobile equipment (vehicles) in good		City Development Services Department and SMAQMD	The applicant shall include the listed measures on all grading	Measures shall be implemented in field during grading and construction	

Subject: Creekside Parcel 3 (P05-182)

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**CREEKSIDE PARCEL 3
(P05-182)
MITIGATION MONITORING PLAN (MMP)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
working order.			plans (the City shall not approve any construction plans without them).	activities	
Biological: <u>Mitigation Measure # B-1</u> <p>The project applicant/developer shall: (i) comply with all requirements of the 2003 Natomas Basin Habitat Conservation Plan (NBHCP), together with any additional requirements specified in the North Natomas Community Plan EIR; (ii) comply with any additional mitigation measures identified in the NBHCP EIR/EIS; and (iii) comply with all conditions in the Incidental Take Permits (ITPs) issued by the United States Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG).</p>	Applicant / Developer	City of Sacramento Development Services Department	<p>Mitigation Measures shall be included on the Construction Specifications.</p> <p>Applicant / Developer shall provide the City Planning & Building Dept. with written verification of</p>	<p>The Building Division shall assure that measures are identified on construction plans and confirm compliance prior to issuance of any grading or building permit.</p> <p>Measures shall</p>	

**CREEKSIDE PARCEL 3
(P05-182)
MITIGATION MONITORING PLAN (MMP)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><u>Mitigation Measure # B-2</u></p> <p>A pre-construction survey shall be conducted by a qualified biologist not less than 30 day or more than 6 months prior to construction activities in accordance with the 2003 Natomas Basin Habitat Conservation Plan (NBHCP). In the event that a non-breeding burrowing owl nest is observed during the pre-construction survey, the burrowing owl nest shall be relocated. In the event that a breeding burrowing owl nest is observed during the pre-construction survey, construction activities shall be postponed until after the breeding and fledging season (typically April – July). The pre-construction survey shall be submitted to the City prior to issuance of building permits.</p> <p><u>Mitigation Measure # B-3</u></p> <p>A pre-construction survey shall be conducted by a qualified biologist not less than 30 day or more than 6 months prior to construction activities in accordance with the 2003 Natomas Basin Habitat Conservation Plan (NBHCP) to determine the presence or absence of active Swainson's hawk nests. This survey shall be conducted during the active Swainson's hawk</p>	Applicant / Developer	City of Sacramento Development Services Department	<p>consultation, agreement, and implementation as appropriate.</p> <p>Mitigation Measures shall be included on the Construction Specifications.</p> <p>Applicant / Developer shall provide the City Development Services Dept. with written verification of consultation, agreement, and implementation as appropriate.</p>	<p>be implemented prior to and concurrent with construction activities.</p> <p>The Building Division shall assure that measures are identified on construction plans and confirm compliance prior to issuance of any grading or building permit.</p> <p>Measures shall be implemented prior to and concurrent with construction activities.</p>	

Subject: Creekside Parcel 3 (P05-182)

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**CREEKSIDE PARCEL 3
(P05-182)
MITIGATION MONITORING PLAN (MMP)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
nesting season, March 1 through September 15. In the event an active Swainson's hawk nest is identified, the nest site shall be avoided and no construction activities shall take place within ¼ mile of the nest site. The pre-construction survey shall be submitted to the City prior to issuance of building permits.					
<p>Noise:</p> <p><u>Mitigation Measure #13 [taken from the original Negative Declaration (P99-128)]</u></p> <p>The applicant shall provide each unit with air conditioning so that each resident can close the windows and reduce the noise level to below the 45 dB Ldn interior noise level maximum criteria.</p>	Applicant / Developer	City of Sacramento, Development Services Department	<p>Construction plans shall incorporate all of the applicable noise attenuation measures and be approved by the Building Division.</p> <p>The Building Division shall require full compliance and completion of the specified noise attenuation measures.</p>	Prior to issuance of any Final Building Permits, Certificate of Occupancy,	

**CREEKSIDE PARCEL 3
(P05-182)
MITIGATION MONITORING PLAN (MMP)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>Cultural Resources:</p> <p><u>Mitigation Measure #14 (taken from the original negative declaration, P96-082)</u></p> <p>If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.</p>	Applicant/ Developer	City Development Services Department	<p>Site inspections by the Building Division shall inspect for any potential archeological resources</p> <p>The Site Conditions Unit staff person/resident engineer in the Building Division Department and a representative of the Environmental Planning Services shall be notified in case of an archaeological discovery. The Building Division shall include this measure as a random</p>	Measures shall be implemented in field during grading and construction activities.	

Subject: Creekside Parcel 3 (P05-182)

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CREEKSIDE PARCEL 3
(P05-182)
MITIGATION MONITORING PLAN (MMP)

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
			inspection item on the Special Conditions Attachment.		

Subject: Creekside Parcel 3 (P05-182)

April 13, 2006

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MITIGATION AGREEMENT

PROJECT NAME / FILE NUMBER: Creekside Parcel 3 (P05-182)

OWNER/DEVELOPER: William Lyon Homes
Attn: Jim Immer
8950 Cal Center Drive, Suite 115
Sacramento, CA 95826

I, James R. Immer (owner, authorized representative), agree to amend the project application P05-182 to incorporate the attached mitigation measures in the Initial Study/Addendum to the Creekside PUD Mitigated Negative Declaration dated March, 2006. I understand that by agreeing to these mitigation measures, all identified potentially significant environmental impacts should be reduced to below a level of significance, thereby enabling the Environmental Coordinator to prepare a Negative Declaration of environmental impact for the above referenced project.

I also understand that the City of Sacramento will adopt a Mitigation Monitoring Plan for this project. This Monitoring Plan will be prepared by the Development Services Department, pursuant to the California Environmental Quality Act Guidelines Section #21081 and pursuant to Article III of the City's Local Administrative Procedures for the Preparation of Environmental Documents.

I acknowledge that this project, P05-182, would be subject to this plan at the time the plan is adopted. This plan will establish responsibilities for the monitoring of my project by various City Departments and by other public agencies under the terms of the agreed upon mitigation measures. I understand that the mitigation measures adopted for my project may require the expenditure of owner/developer funds where necessary to comply with the provisions of said mitigation measures.

J R Immer
Signature (Owner/Developer/Applicant)

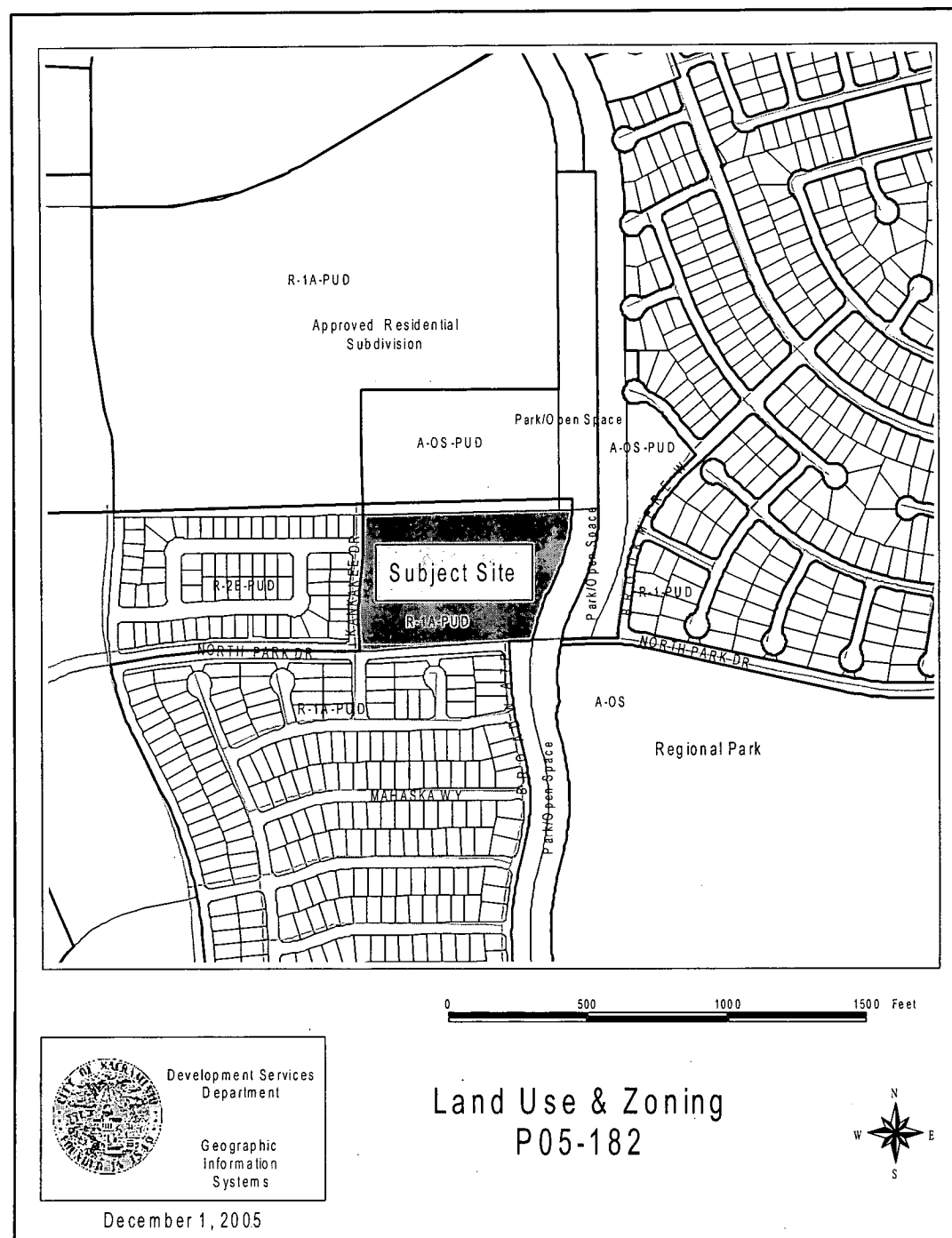
Assistant Secretary, William Lyon Homes
Title

4-3-06
Date

#14

Subject: Creekside Parcel 3 (P05-182)

April 13, 2006



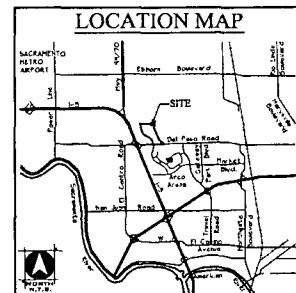
Subject: Creekside Parcel 3 (P05-182)

Exhibit 1C – General Plan Amendment

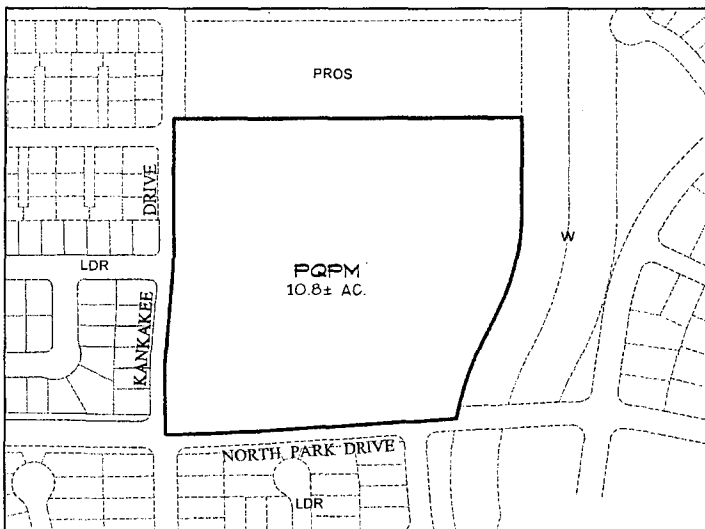
April 13, 2006

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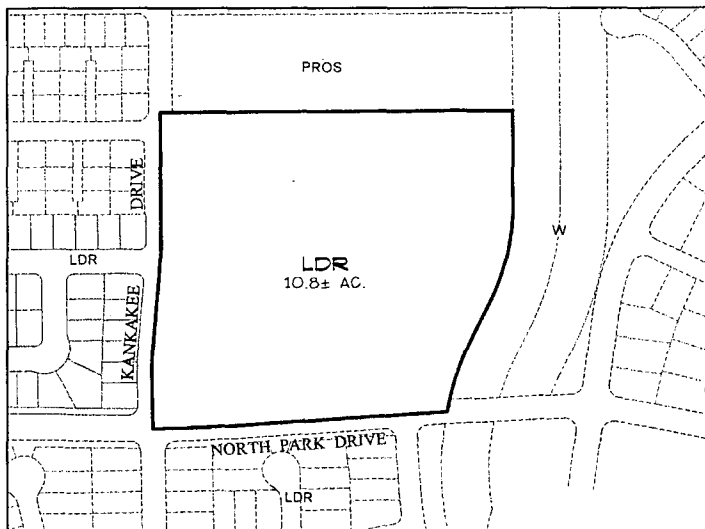
GENERAL PLAN AMENDMENT EXHIBIT
CREEKSIDE PARCEL 3
 CITY OF SACRAMENTO, CALIFORNIA
 OCTOBER 27, 2005



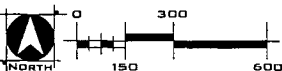
GENERAL PLAN SUMMARY TABLE				
DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
PQPM	PUBLIC/QUASI-PUBLIC-MISCELLANEOUS	10.8	-	-10.8
LDR	LOW DENSITY RESIDENTIAL (4-19 DU/NA)	-	10.8	+10.8
		10.8	10.8	-



Existing General Plan



Proposed General Plan



WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 3301 O STREET, BLDG. 100R, SACRAMENTO, CA 95816
 PHONE: (916) 341-7760 FAX: (916) 341-7767

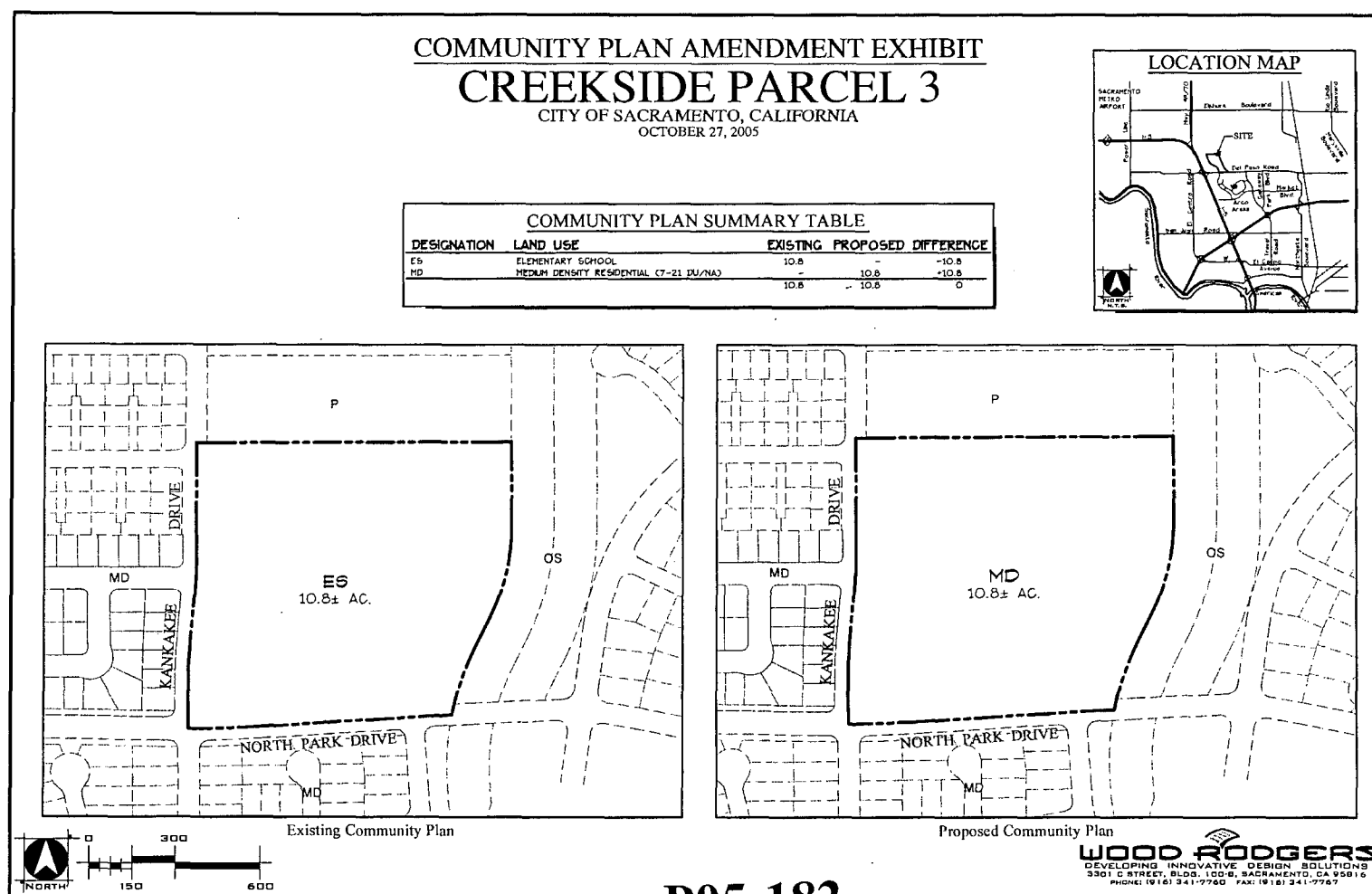
P05-182
10-31-2005

Subject: Creekside Parcel 3 (P05-182)

Exhibit 1D – North Natomas Community Plan Amendment

April 13, 2006

#14

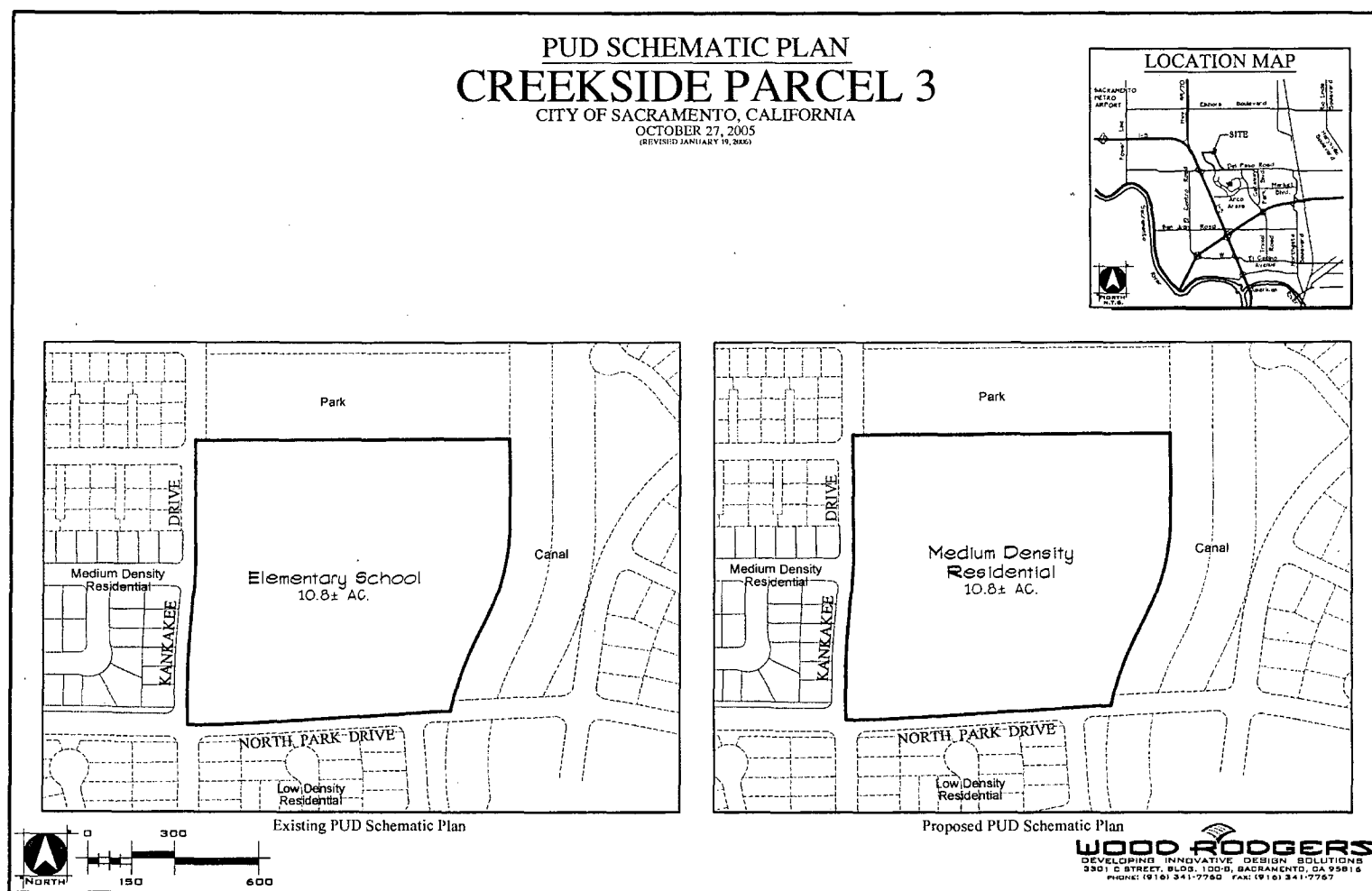


P05-182
10-31-2005

Subject: Creekside Parcel 3 (P05-182)

April 13, 2006

Exhibit 1E - Planned Unit Development Schematic Plan Amendment

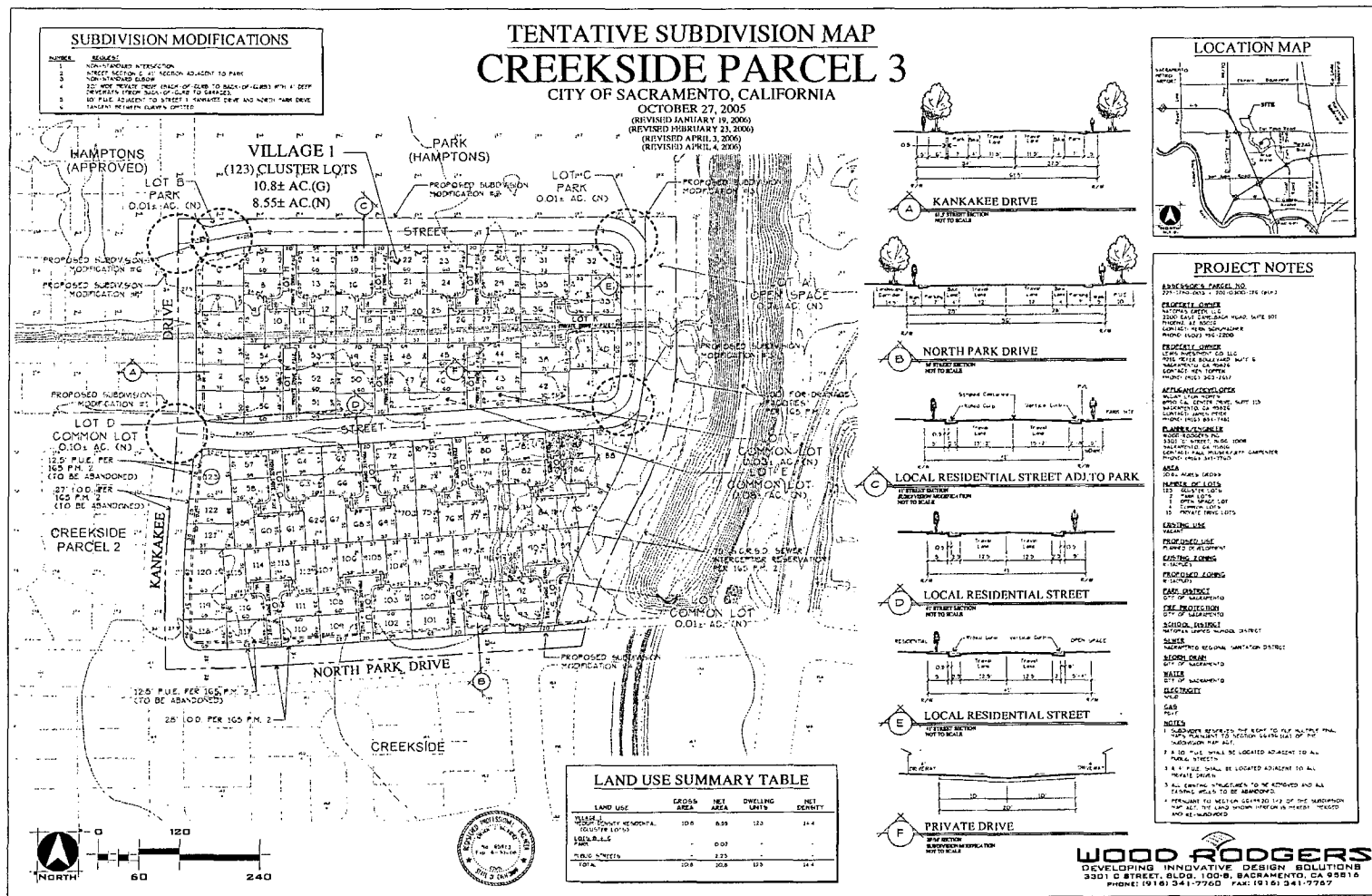


P05-182
REVISED
RECEIVED 1-20-06

Subject: Creekside Parcel 3 (P05-182)

Exhibit 1F - Tentative Map

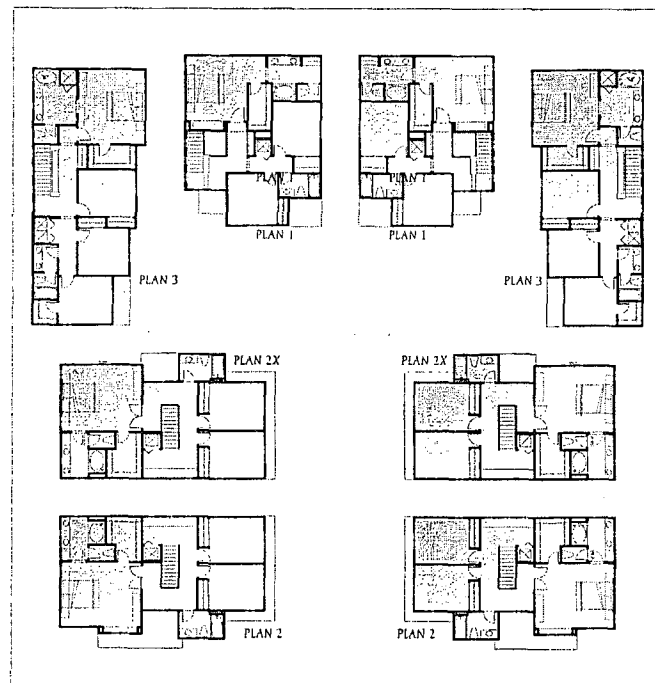
April 13, 2006



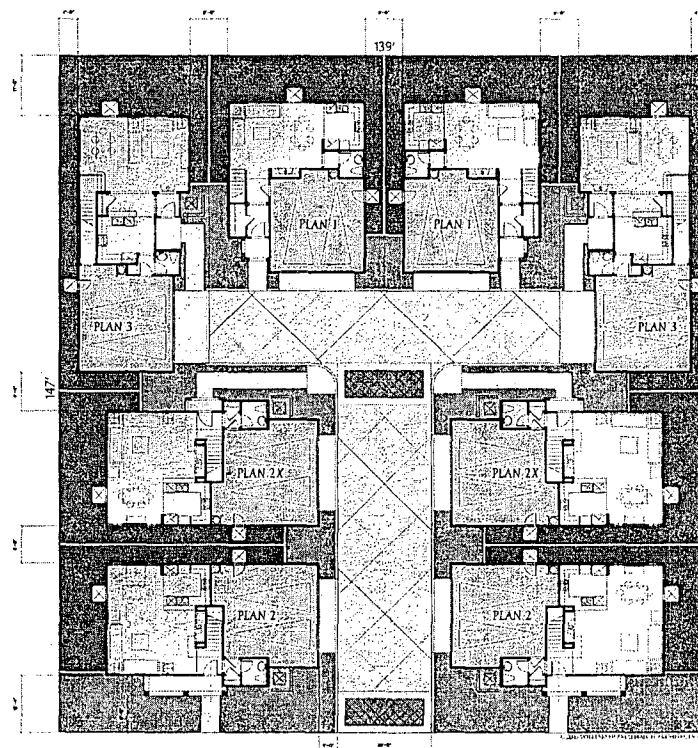
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REVISED
RECEIVED 4-3-06

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P05-182
10-31-2005



UPPER LEVEL PLANS



MAIN LEVEL PLANS

Homeowner Maintained
Homeowner's Association Maintained
Public/Community Use Only - Not for Construction Purposes Only - Not for Bridge or Roadway Use Only

CREEKSIDE
SACRAMENTO, CALIFORNIA

William Lyon Homes
1001 Creekside Parkway, Suite 100
Sacramento, CA 95811

VII
WILLIAM LYON HOMES
1001 CREEKSIDE PARKWAY, SUITE 100
SACRAMENTO, CALIFORNIA 95811
TEL: (916) 486-1000 FAX: (916) 486-1001
WWW.WILLIAMLYONHOMES.COM



Exhibit 1H - Cluster Plan

Subject: Creekside Parcel 3 (P05-182)

April 13, 2006

#14

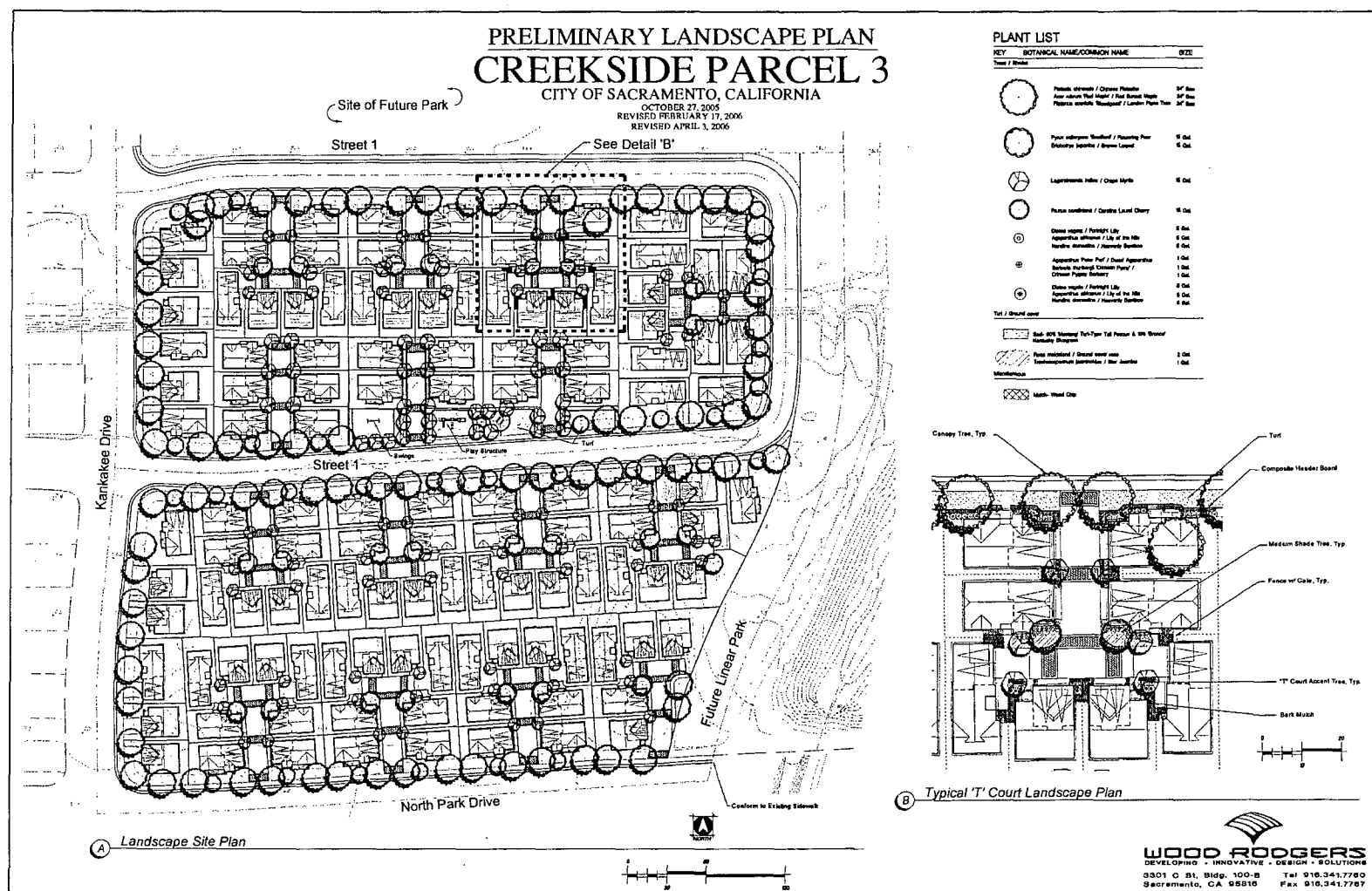
Conceptual Cluster Plan

Subject: Creekside Parcel 3 (P05-182)

Exhibit 11 - Landscape Plan

April 13, 2006

#14



Subject: Creekside Parcel 3 (P05-182)

April 13, 2006

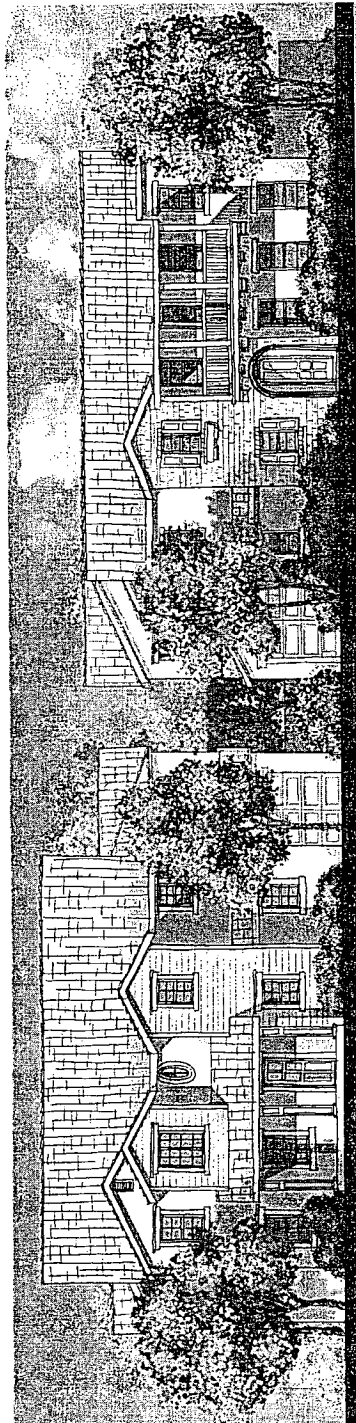
#14

Exhibit 1J – Streetscape View

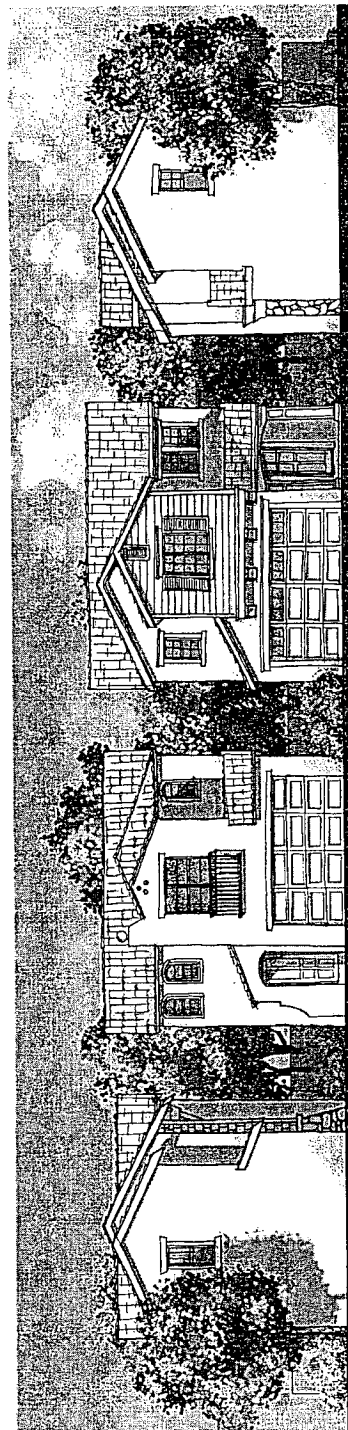
CREEKSIDE
SOUTHERN CALIFORNIA
WILLIAM JON DAVIS
ARCHITECT
10000 CRENSHAW BLVD.
SUITE 100
LOS ANGELES, CA 90008
TEL: (310) 415-1234
FAX: (310) 415-1235
WWW.CREEKSIDEARCHITECTS.COM

P05-182
10-31-2005

10-31-2005
P05-182



Street View



Motor Court View

Subject: Creekside Parcel 3 (P05-182)

April 13, 2006

#14

Exhibit 1K – Courtscape View

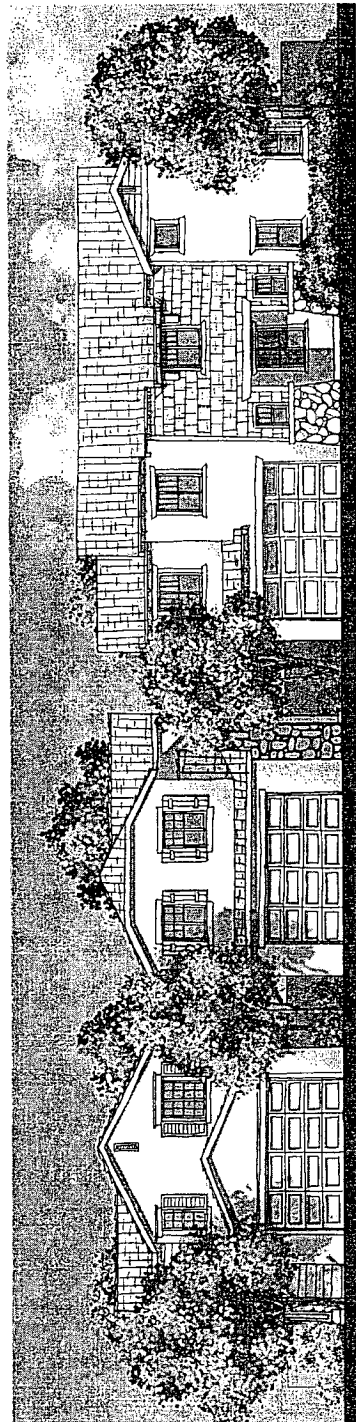
CREEKSIDE
SACRAMENTO, CALIFORNIA

William J. Hanes
Architectural Firm, Inc.
1000 North 1st Street, Suite 100
Sacramento, CA 95811
Phone: (916) 441-1111
Fax: (916) 441-1112

10-31-2005

P05-182
10-31-2005

10-31-2005

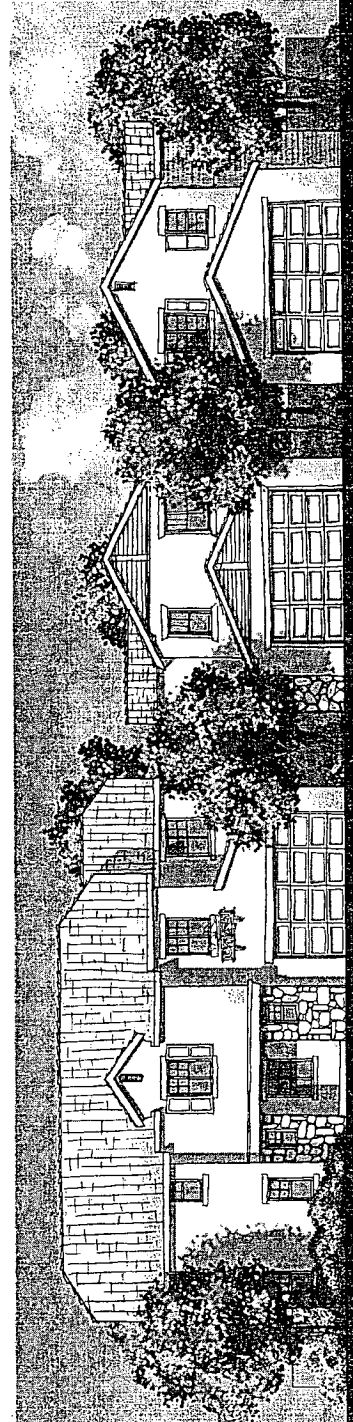


Plan 3 - Craftsman

Plan 2x - French

Plan 2 - Traditional

Left Motor Court View



Plan 2 - Mediterranean

Plan 2x - Craftsman

Plan 3 - French

Right Motor Court View

Subject: Creekside Parcel 3 (P05-182)

April 13, 2006

#14

Exhibit 1L – Plan 1 Composite

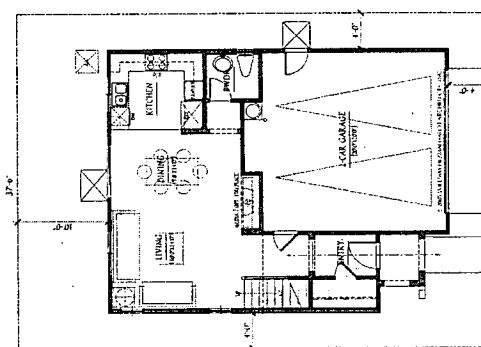
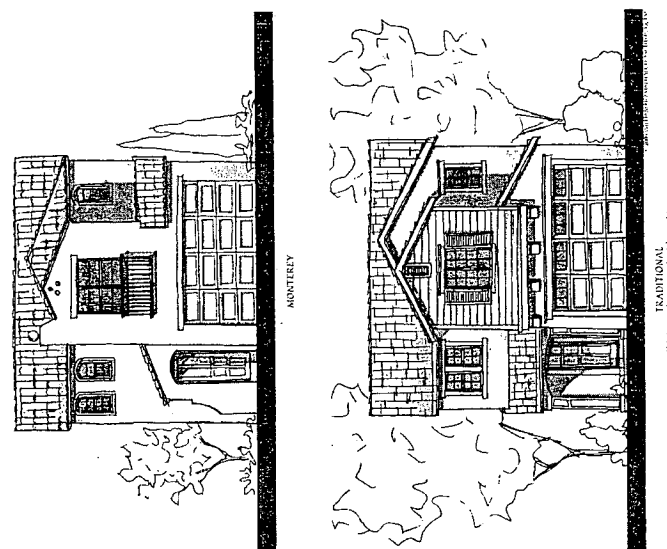
CREEKSIDE
SUPERMARKET

William Lyon Homes
10000 10th Avenue, Suite 100
San Diego, CA 92121
Tel: 619.444.1000

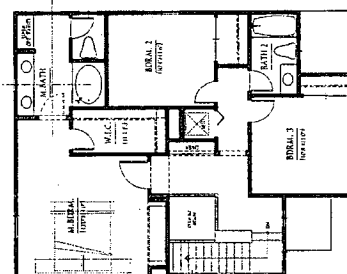
PROJECT: CREEKSIDE
10-31-2005
P05-182
PLAN 1 COMPOSITE

P05-182
10-31-2005

PLAN 1
P1.0



MAIN LEVEL PLAN



UPPER LEVEL PLAN

1,491 sq. ft.
3 bdrm / 2 1/2 bath
Plan 1 Composite

#104

Subject: Creekside Parcel 3 (P05-182)

April 13, 2006

Exhibit 1L – Plan 1 Elevations

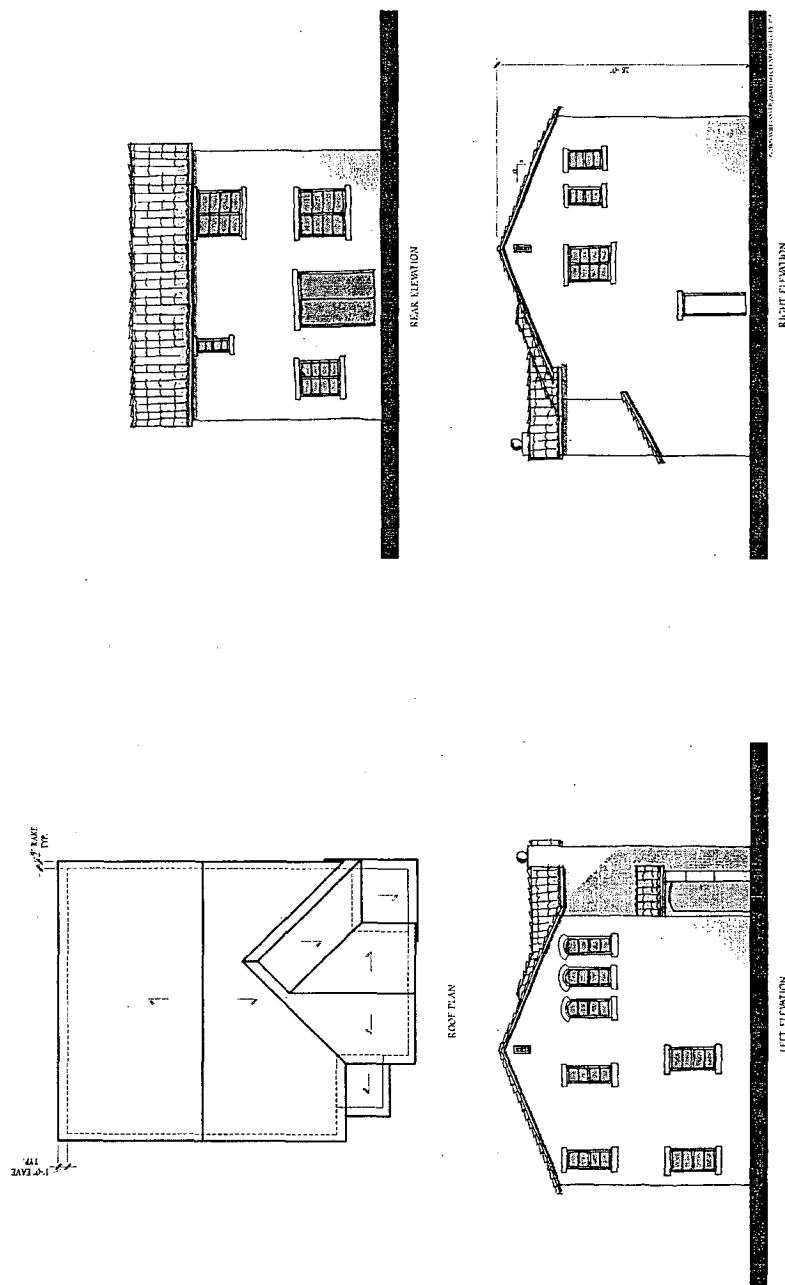
CREEKSIDE
SUNSHINE CALIFORNIA

William J. Jones
Architect
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: 310.277.1111
Fax: 310.277.1112
www.williamjones.com

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Tel: 310.277.1111
Fax: 310.277.1112
www.williamjones.com

P05-182
10-31-2005

P11
10-31-2005



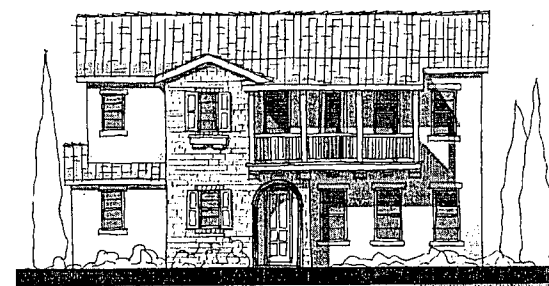
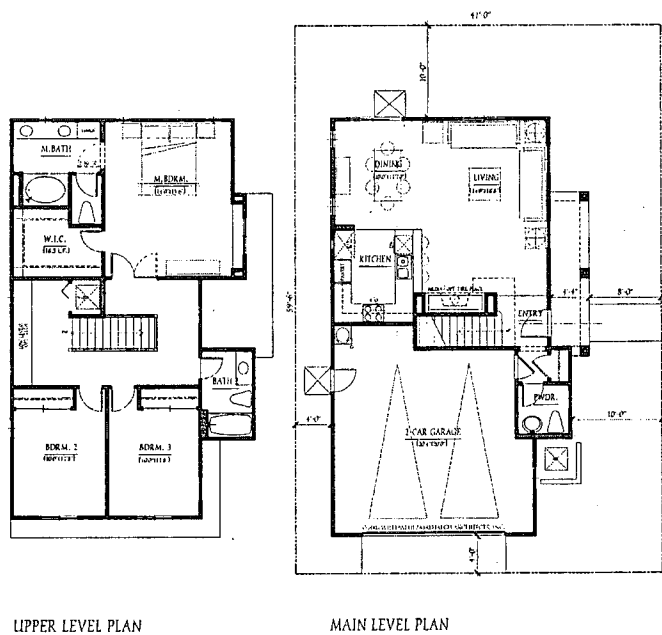
Plan 1 Elevation Wraps - Monterey

Subject: Creekside Parcel 3 (P05-182)

Exhibit 1M - Plan 2 Composite

April 13, 2006

#14



1674 sq. ft.
3 bdrm / 2 1/2 bath
Plan 2 Composite

CREEKSIDE
SACRAMENTO, CALIFORNIA

William Lyon Homes
10000 Foothill Blvd., Suite 100
Foothill, CA 92604

10000 Foothill Blvd., Suite 100
Foothill, CA 92604

5007-13-01
281-504

P2.0

Subject: Creekside Parcel 3 (P05-182)

April 13, 2006

214

Exhibit 1M – Plan 2 Elevations

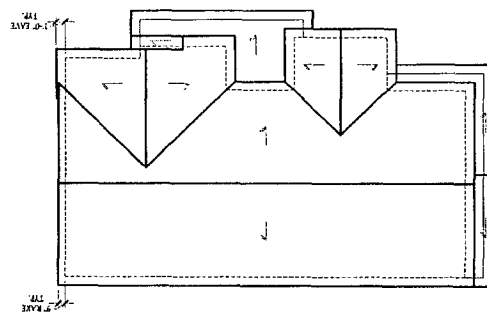
CREEKSIDE
SARASOTA, FLORIDA

William L. Jones, Inc.
Architects
1000 1st Street, Suite 100
Sarasota, FL 34236
Phone: 941.552.1234
Fax: 941.552.1235
www.wljones.com

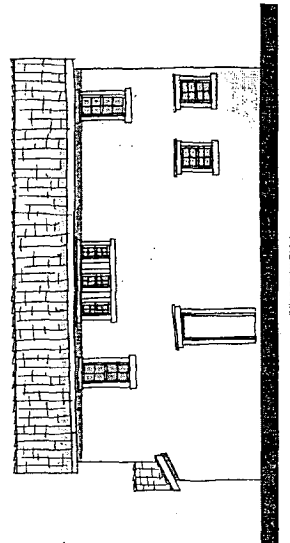
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The following information is provided for your information only. It is not intended to be a part of the contract. The architect assumes no responsibility for the accuracy of the information provided.

P05-182
10-31-2005

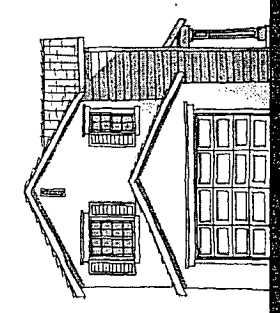
P21
PLAN 2



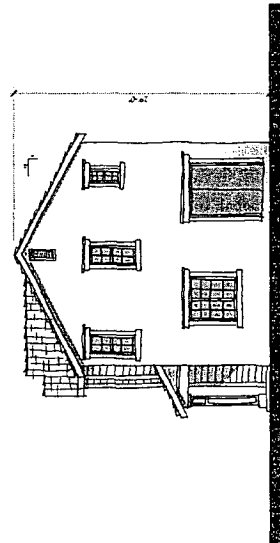
ROOF PLAN



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

Plan 2 Elevation Wraps - Traditional

Subject: Creekside Parcel 3 (P05-182)

April 13, 2006

Exhibit 1N - Plan 2X Composite

CREEKSIDE
SACRAMENTO, CALIFORNIA

William Lyon Homes

1662 sq. ft. 3 bdrm / 2 1/2 bath
2002-13-01 P05-182

1662 sq. ft. 3 bdrm / 2 1/2 bath
2002-13-01 P05-182

2002-13-01
P05-182

P2.0X



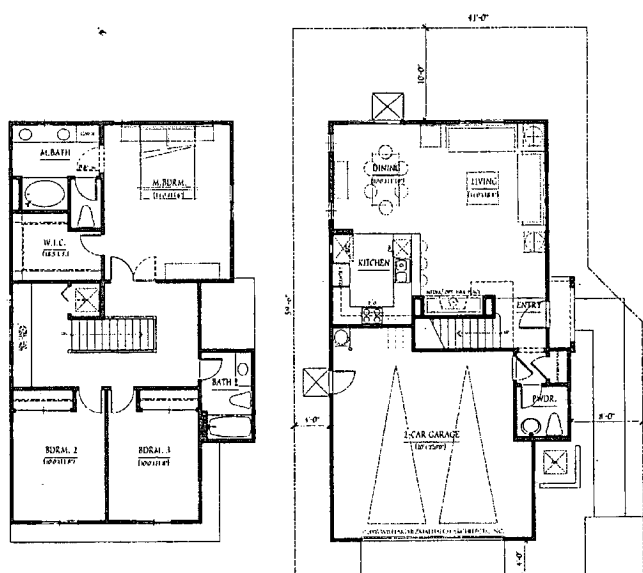
CRAFTSMAN



FRENCH

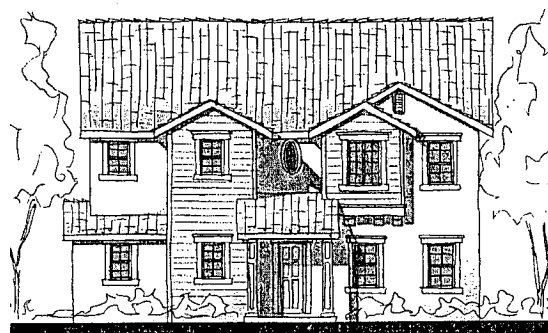


MONTEREY



UPPER LEVEL PLAN

MAIN LEVEL PLAN



TRADITIONAL

1662 sq. ft.
3 bdrm / 2 1/2 bath
Plan 2x Composite

#14

Subject: Creekside Parcel 3 (P05-182)

April 13, 2006

Exhibit 1N – Plan 2X Elevations

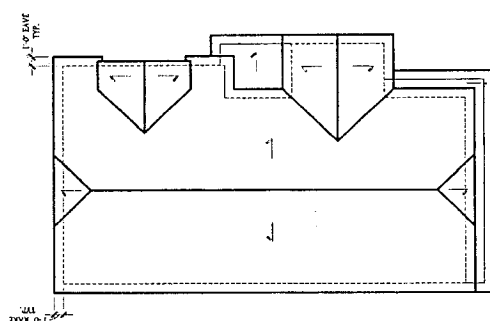
CREEKSIDE
SUNSHINE

William Lynn James
Architect
10000 1st Ave. N.
Suite 100
Edmonton, Alberta T6E 4E1
Canada
Tel: (780) 443-1111
Fax: (780) 443-1112
www.williamlynnjames.com

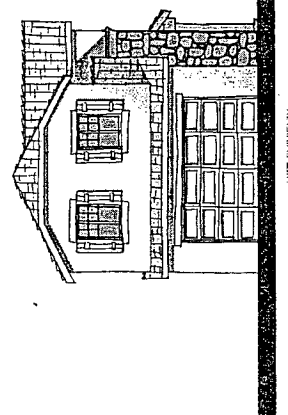
10-31-2005

P05-182
10-31-2005

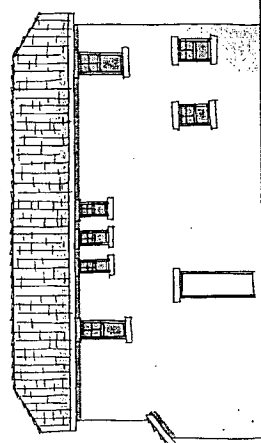
P2IX



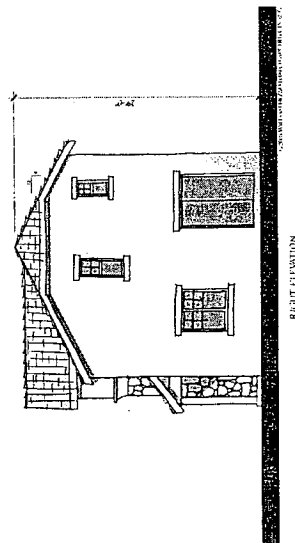
ROOF PLAN



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Plan 2x Elevation Wraps - French

Subject: Creekside Parcel 3 (P05-182)

April 13, 2006

#14

Exhibit 10 – Plan 3 Composite

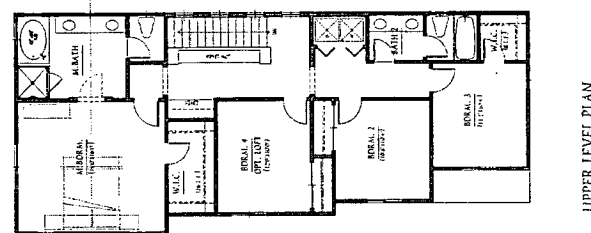
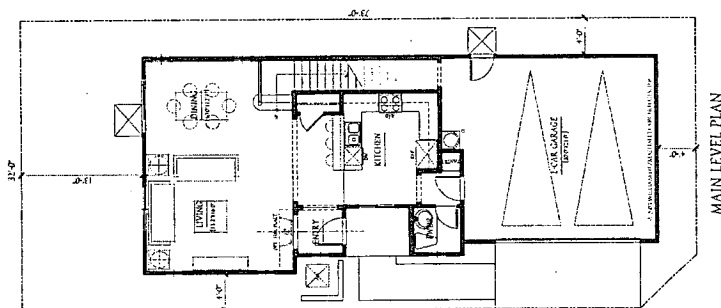
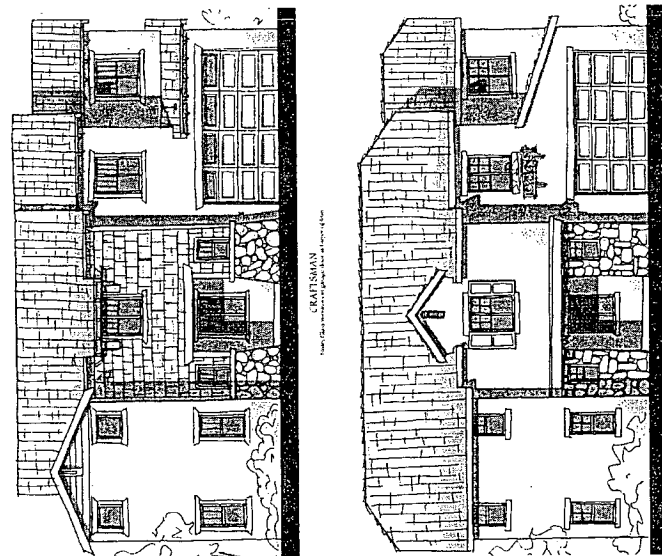
CREEKSIDE
SACRAMENTO, CALIFORNIA

William Lyon Homes
SACRAMENTO, CALIFORNIA

W
SACRAMENTO, CALIFORNIA

P05-182
10-31-2005

P3.0
SACRAMENTO, CALIFORNIA



1,893 sq. ft.
4 bdrm / 2 1/2 bath
Plan 3 Composite

Subject: Creekside Parcel 3 (P05-182)

April 13, 2006

#19

Exhibit 10 – Plan 3 Elevations

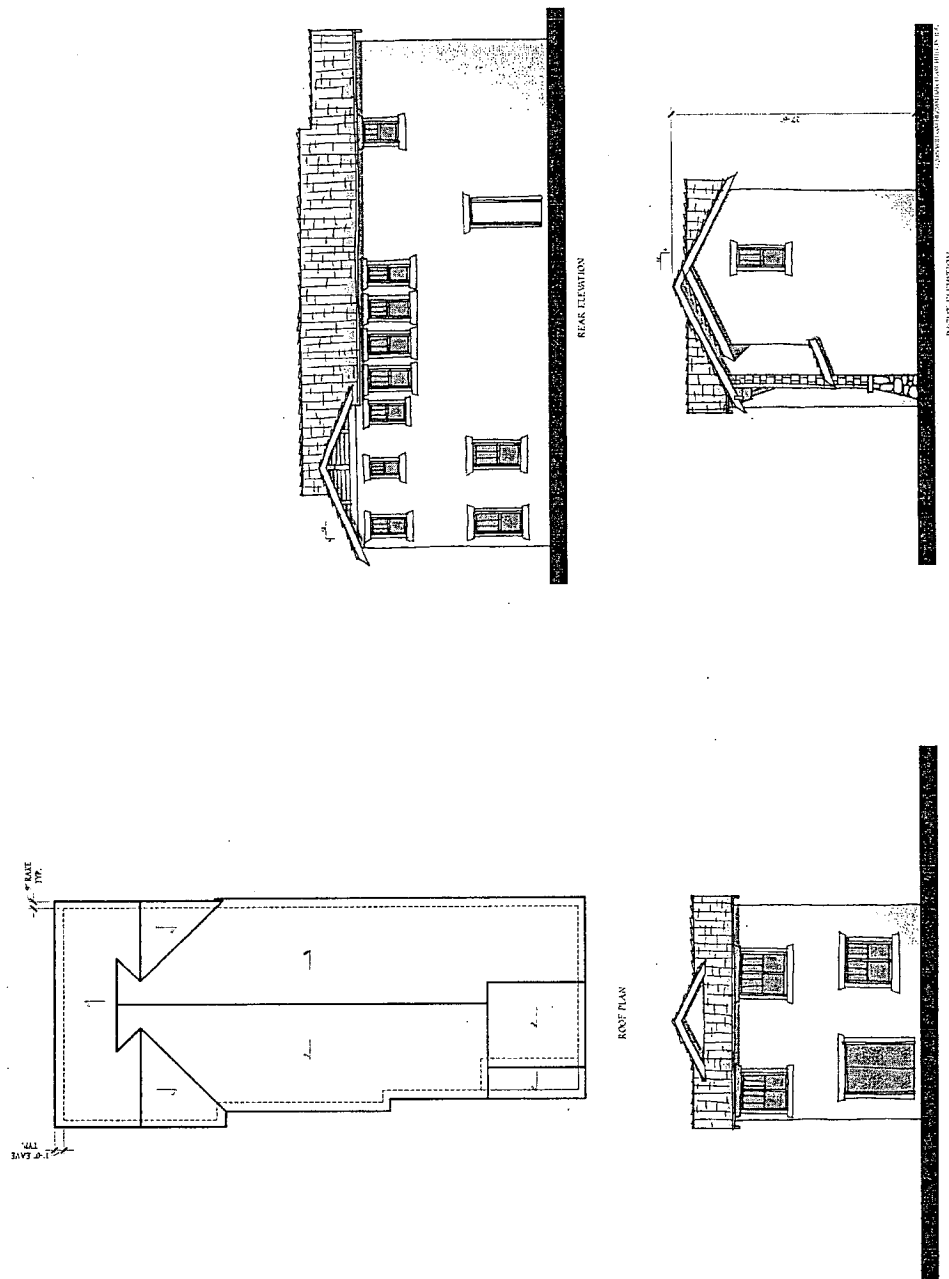
CREEKSIDE
SACRAMENTO, CALIFORNIA



William F. von Lunde

[illegible]

P05-182
10-31-2005



Plan 3 Elevation Wraps - Craftsman

Subject: Creekside Parcel 3 (P05-182)

April 13, 2006

Exhibit 1P - Plan 4 Composite

CREEKSIDE
SARASOTA, FLORIDA

William Lyon Homes
2001 William Lyon Homes, Inc.
Sarasota, FL 34231

WILLIAM LYON HOMES
2001 William Lyon Homes, Inc.
Sarasota, FL 34231

WILLIAM LYON HOMES
P4.0
SARASOTA, FLORIDA

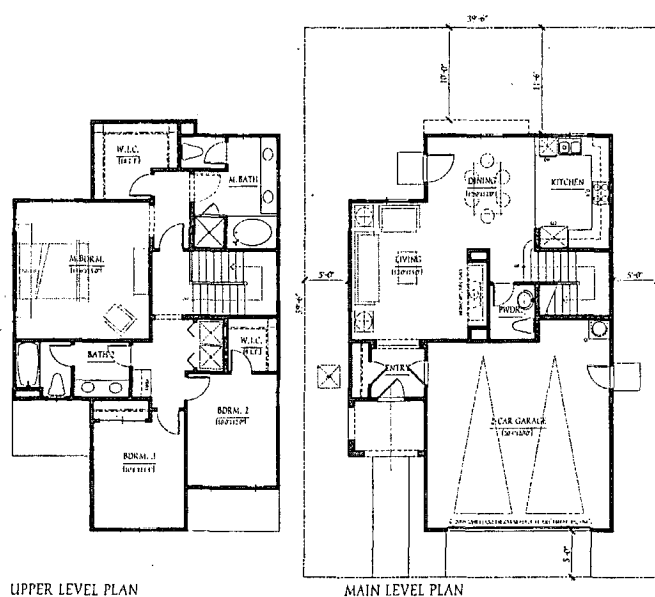
2007-13-01
P05-182



CRAFTSMAN



FRENCH



UPPER LEVEL PLAN

MAIN LEVEL PLAN

1624 sq. ft.
3 bdrm / 2 1/2 bath
Plan 4 Composite

Subject: Creekside Parcel 3 (P05-182)

April 13, 2006

#14

Exhibit 1P – Plan 4 Elevations

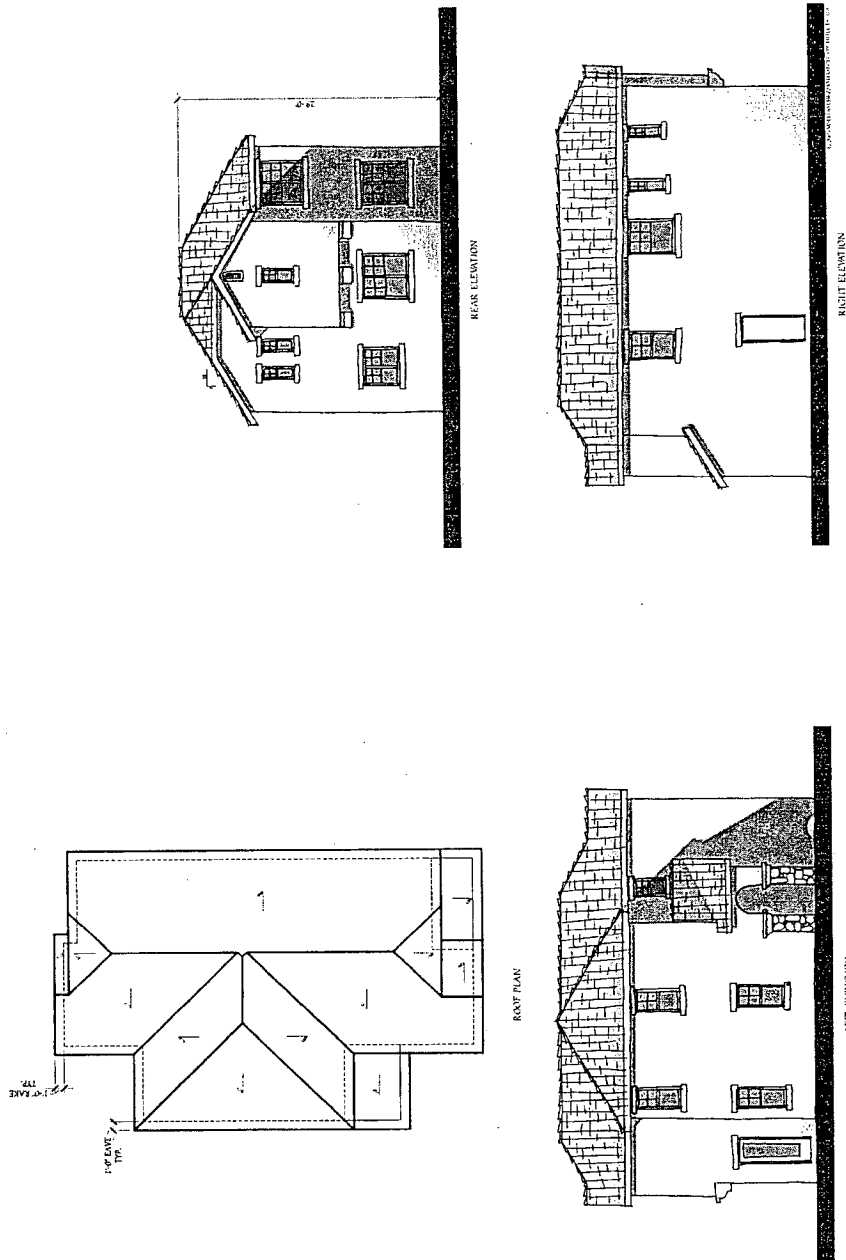
CREEKSIDE
SANTA MONICA, CALIFORNIA

William Van Housen
Architect
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90212
Tel: 310.277.1111
Fax: 310.277.1112
www.williamvanhousen.com

PROJECT: CREEKSIDE
SANTA MONICA, CALIFORNIA
ARCHITECT: WILLIAM VAN HOUSEN
DATE: 10-31-2005

P05-182
10-31-2005

P4.1
PLAN 4 ELEVATIONS

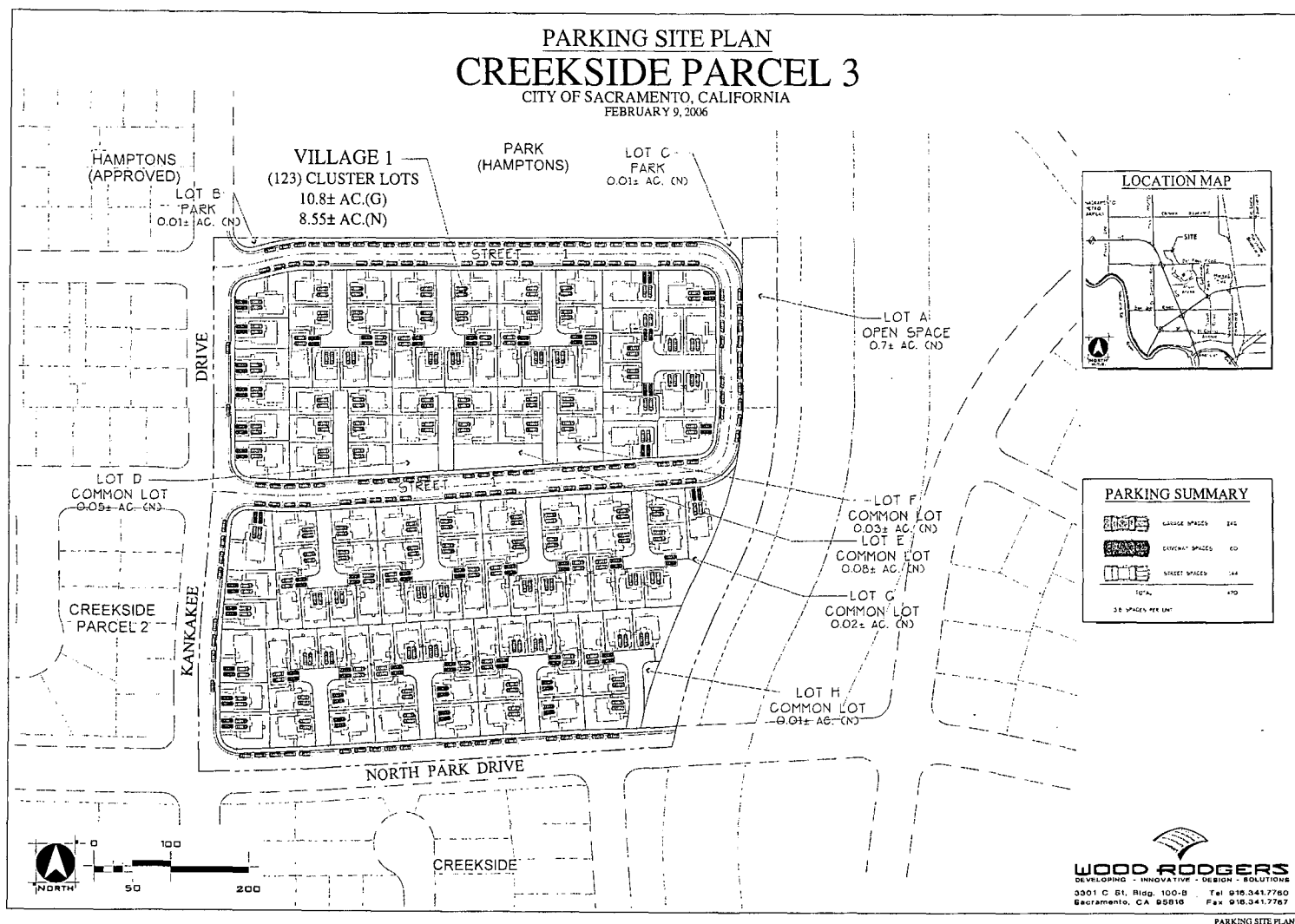


Plan 4 Elevation Wraps - French

Subject: Creekside Parcel 3 (P05-182)

Attachment 1 – Parking Plan

April 13, 2006

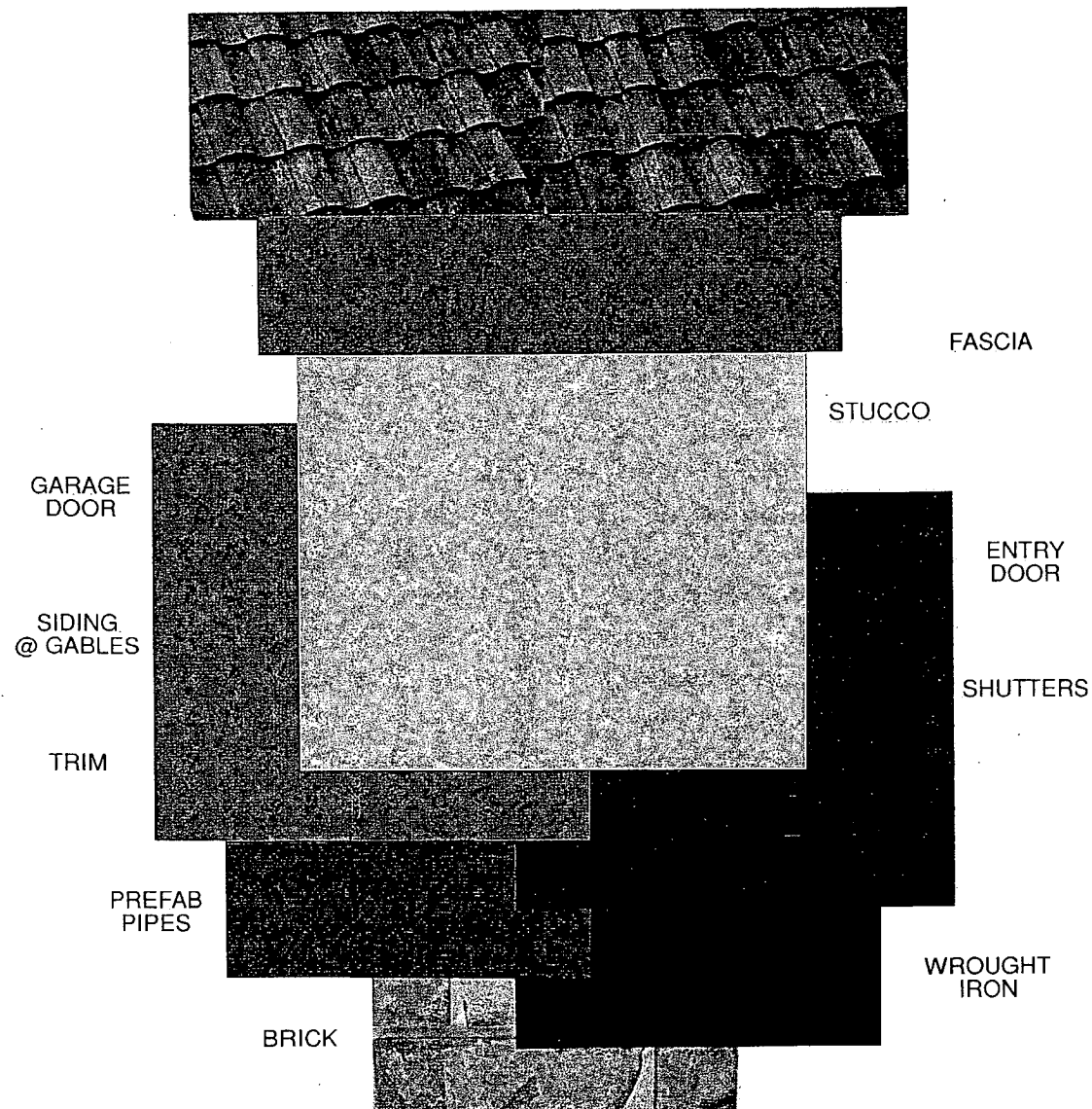


Subject: Creekside Parcel 3 (P05-182)

April 13, 2006

#14

Attachment 2 – Sample Materials Plan



'MONTEREY' ELEVATIONS ONLY

CREEKSIDE

SACRAMENTO, CALIFORNIA

2005239.01

1

09/26/05

WILLIAM LYON HOMES

WILLIAM HEZMALHALCH ARCHITECTS INC © 2005

For exact color refer to manufacturers' samples.

Subject: Creekside Parcel 3 (P05-182)

April 13, 2006

#14

September 26, 2005



WILLIAM LYON HOMES
CREEKSIDE
Sacramento, California

PROJECT #2005239.01

EXTERIOR COLOR & MATERIALS

SCHEME 1 of 12

'Monterey' Elevations Only

MATERIAL	COLOR	MANUFACTURER
ROOFING: Concrete 'S' Tile	3602 CONCORD BLEND	EAGLE
WINDOW FRAMES (Factory Finish)	WHITE	T.B.D.
BRICK (Standard Raked Joints)	ENGLISH TUDOR	INTERSTATE
STUCCO (Sand Finish)	653 EUROPEAN WHITE	ICI
TRIM (applied to): Corbels Eaves Fascia Garage Door Posts Railing Secondary Doors Siding @ Gables Trim	515 AMERICAN EAGLE	ICI
ACCENT COLOR (applied to): Entry Door Shutters	1326 EQUINOX	ICI
PREFAB PIPES	321 TURRET BROWN	ICI
WROUGHT IRON	1674 DEEP ONYX	ICI

Color Designer: Miriam Madeiros

William Hezmalhalch Architects, Inc. © 2005

2850 Redhill Avenue Suite 200 Santa Ana CA 92705-5543
Tel 949 250 0607 Fax 949 250 1529

www.wharchitects.com

3875 Hopyard Road Suite 325 Pleasanton CA 94588-8527
Tel 925 463 1700 Fax 925 463 1725

Subject: Creekside Parcel 3 (P05-182)

April 13, 2006

#14

Attachment 3 – Natomas Unified School District Letter

12/19/2005 14:42

NO. 554 0002

JUL-27-2005 08:59

916 567 5470
FACILITIES PLANNING-NUSD

916 567 5470 P. 01/01
Frank Harding
Christine Griffin
Dave Jones
Heidi Brogan
Linda Griffith

Natomas Unified School District
Facilities & Planning Department

July 27, 2005

Mr. David W. Kwong
North Area Team
City of Sacramento
1231 "T" Street, Room 300
Sacramento, CA 95814


Re: Parcel 3 – Creekside Natomas

Dear Mr. Kwong:

Mr. Mellerup, Vice President of Community Development for Lewis Operating Corporation requested a written response concerning Natomas Unified School District's (NUSD) intention with regard to the above referenced parcel of land. NUSD has purchased another parcel of land (Parcel 1) in this area for a combination middle and elementary school site. We are therefore no longer interested nor will we have the need for Parcel 3.

Should you have any other questions, please feel free to give me a call.

Sincerely,


Frank C. Harding, Jr.
Director of Facilities & Planning

FCH:cag

cc: William B. Mellerup

1901 Arena Blvd. • Sacramento, California 95834 • (916) 567-5468 • FAX (916) 567-5470

TOTAL P. 01

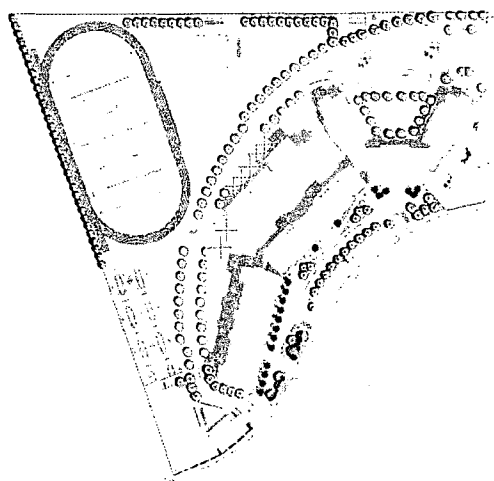


Turner



Natomas Unified School District

Located in North Natomas, the Creekside Learning Center¹ will provide classroom space for 2,000 elementary and middle school students.



- 21 acre site
- 210,000 square feet
- Two and three story concrete, tilt-up construction

¹ "Creekside Learning Center" is the project name. The elementary and middle schools will be named at a later date.

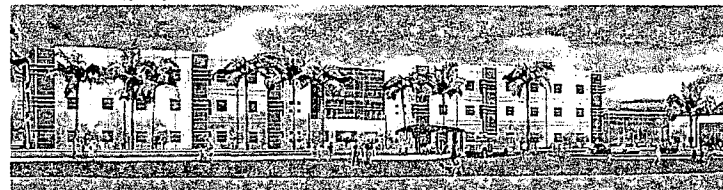
- A lighted synthetic turf soccer field designed to U14, U12, FIFA and NCAA specifications
- 43 elementary classrooms serving 900 students
- 38 middle school classrooms serving 1,100 students
- Seven multi-use general classrooms
- Two computer labs with 30 computers each
- Two gymnasiums, one multi-purpose room and one band room
- Two story library with a "green" roof providing sound and heat insulation
- CHPS certified design to provide maximum sustainability
- Landscaping to provide drought tolerant, low pollen emitting trees



VIEW FROM NORTH PARK DRIVE



VIEW OF ELEMENTARY SCHOOL FROM NORTH PARK DRIVE



VIEW OF MIDDLE SCHOOL FROM NORTH PARK DRIVE

Subject: Creekside Parcel 3 (P05-182)

April 13, 2006

#14