

P03-038 – CAMBAY WEST – VILLAGES 4 AND 7

REQUEST:

- A. **Environmental Determination:** Addendum to a Previously Adopted Negative Declaration
- B. **Mitigation Monitoring Plan**
- C. **PUD Guidelines Amendment** to the Cambay West/Gateway West Planned Unit Development (PUD) Guidelines to allow for a reduced garage setback and street section;
- D. **PUD Schematic Plan Amendment** to the Cambay West Planned Unit Development (PUD) to depict 114± single-family alternative lots on 7.07± net acres;
- E. **Tentative Map** to subdivide 7.07± net acres into 122± parcels in the Multi-Family Planned Unit Development (R-2A-PUD) zone;
- F. **Subdivision Modification** to modify street standards and allow for non-standard street elbows;
- G. **Special Permit** to develop four house plans on 114± proposed lots in the Multi-Family Planned Unit Development (R-2A-PUD) zone;
- H. **Variance** to reduce the street side yard setback;
- I. **Variance** to allow lots within Villages 4 and 7 to exceed 40% of the front setback area to be paved for off-street parking and driveways.

LOCATION:

West of the intersection of Duckhorn Drive and Bonfair Avenue
APN: 225-0080-054 and -057
North Natomas Community Plan Area
Natomas Unified School District
Council District 1

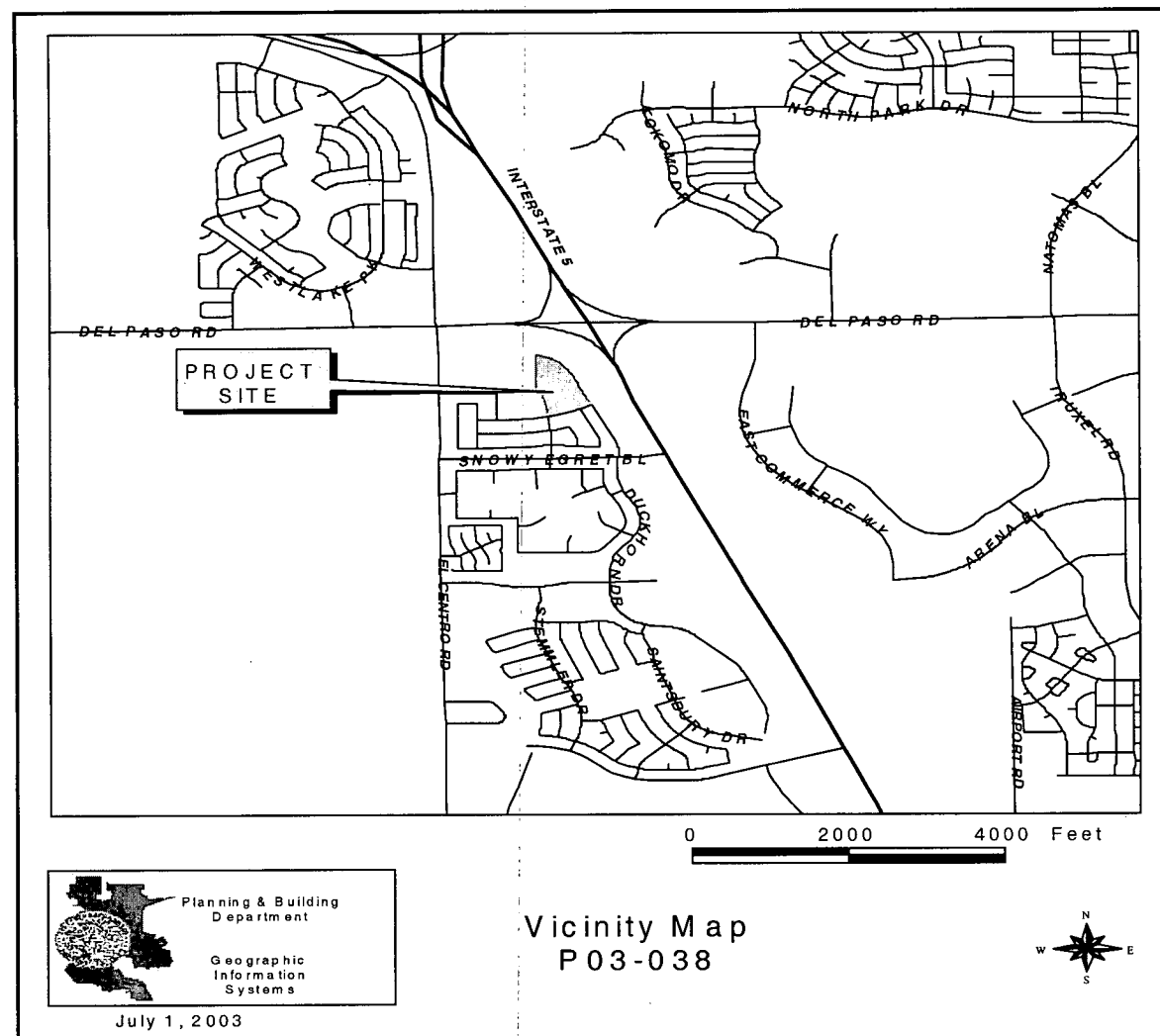
APPLICANT:	John Griffin, Griffin Industries, (916) 515-0171 4200 Duckhorn Drive, Sacramento, CA 95834
OWNER:	The Cambay Group, Inc. 1350 Treat Boulevard, S. 560, Walnut Creek, CA 94597
PLANS BY:	Tim Echeverria, Carter Burgess 2033 Howe Avenue, Sacramento, CA 95825
APPLICATION FILED:	March 12, 2003
STAFF CONTACT:	Arwen Wacht, (916) 264-1964

SUMMARY: The applicant is requesting the necessary entitlements to allow for the development of single-family homes on 31' x 73' lots. Basic issues include providing single-family detached homes in a multi-family zone, providing reduced setbacks, and an increase in the amount of paving allowed in the front setback area.

RECOMMENDATION: Staff recommends approval of the project, subject to conditions. This recommendation is based upon the proposal's consistency with policies related to land use; housing mixture; promotion of transit services; and compliance with the open space proximity standards. Staff also recommends approval of the project in that: 1) the proposed medium density residential units will add to the diversity of housing types in the area; and 2) the proposed medium density residential units will be located in close proximity to future transit and commercial sites.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-29 du/na)
Community Plan Designation:	Medium Density Residential (7-21 du/na)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Multi-Family (R-2A) Planned Unit Development (PUD)

**Surrounding Land Use and Zoning:**

- North: Vacant; Employment Center Planned Unit Development (EC-40-PUD) Zone
- South: Single-Family Residences (under construction); Standard Single Family Planned Unit Development (R-1-PUD) Zone
- East: Vacant; Employment Center Planned Unit Development (EC-40-PUD) Zone
- West: Multi-Family Residential (under construction) and Vacant; Multi-Family Planned Unit Development (R-3-PUD) Zone and Agriculture-Open Space Planned Unit Development (A-OS-PUD) Zone

Setbacks:	Required	Provided
Porch	12.5'	12.5'
Front of Building:	12.5'	12.5'
Side(St):	25'	5' and 12.5'
Side(Int):	0'	3.5'
Rear:	0'	14.5'
Garage:	<7' or >20'	18'
Property Dimensions:		Irregular
Property Area:		9.35± gross acres 7.07± net acres
Density of Development:		16.27± dwelling units per net acre
Square Footage of Buildings:		1,392 to 1,670 square feet
Height of Building:		30 feet, 2 stories
Exterior Building Materials:		Stucco and/or Siding
Roof Material:		Concrete Tile (Monier)
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>
Transportation Management Plan	Public Works, Transportation Division
Final Map	Public Works, Development Services
Encroachment Permit	Public Works, Development Services
Driveway Permit	Public Works, Development Services
Off-Site Improvement Plan	Public Works, Development Services
Building Permit	Building Division

BACKGROUND INFORMATION: On May 11, 2000, the Planning Commission originally heard the proposal for the Cambay West Planned Unit Development (P99-135). The Planning Commission approved the originally proposed Tentative Map and Master Parcel Map, and recommended approval of the General Plan Amendment, Community Plan Amendment, Rezone, PUD Schematic Plan Amendment, PUD Guidelines Amendment, and Development Agreement. On May 17, 2000, several neighborhood groups jointly filed an appeal opposing the project and the Planning Commission's decision to approve a Negative Declaration, Mitigation Monitoring Plan, Tentative Master Parcel Map, and Tentative Subdivision Map. The appellants commented in the appeal that the project as then proposed, reducing high and medium density housing land and employment center uses to provide more single family housing, was

inconsistent with the North Natomas Community Plan and should instead, be built out as it was adopted.

On August 3, 2000, the City Council conducted a hearing on the appeal and legislative entitlements and adopted a motion of intent which would:

- Grant the appeal, in part, and send the project back to Subdivision Review Committee before returning to the City Council
- Retain the 8 acres of EC-65 adjacent to the bus transit center
- Retain the Employment Center (EC) uses along the freeway at 300+ feet in width; make the EC work; if necessary move Duckhorn Boulevard to the west
- Retain High Density Residential of 18.2 acres
- Integrate the low and medium density uses, incorporating alternative housing types such as duplexes, halfplexes, cottages and granny units
- Disperse as much as possible, the 10% very low income throughout the project

On February 13, 2001, the City Council granted the appeal on the Tentative Master Parcel Map and Tentative Subdivision Map, in part, and approved the project as revised.

The applicant is now proposing to develop 114 single-family homes on 114 31' x 73' lots in the Multi-Family (R-2A) Planned Unit Development (PUD) zone.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan

The General Plan designation for the project site is Medium Density Residential (16-29 du/na). Staff believes the proposed development is consistent with the goals and policies of the General Plan's Housing Element, in that it will improve the quality and character of the neighborhood by protecting, preserving, and enhancing its character by providing well-designed single-family houses. The proposal will also promote orderly residential growth in an area where urban services are readily available or can be provided in an efficient manner and provide a mix of affordable housing units.

North Natomas Community Plan (NNCP)

The North Natomas Community Plan (NNCP) designation for this project site is Medium Density Residential (MD), which has a target average density of 12 units per net acre and an allowable density range of 7 to 21 units per net acre. The applicant is proposing a density of 16.27 dwelling units per net acre (du/na), which is consistent with the Community Plan designation. The proposed development is also consistent with the following goals and policies of the NNCP:

- Medium Density Residential (MD): Target average density is 12 units per net acre and allowable density range is 7 to 21 units per net acre. Single-family petite lot detached, single family attached, townhouse, and condominium units are included in this designation. (p. 6)
- Each neighborhood shall provide a variety of housing densities, types, and prices to enhance a neighborhood identity, serve the wide array of residents, and avoid monotony. (p. 13)
- At least 80 percent of the dwelling units shall be within 880 feet of open space. Open space includes accessible public and private parks and parkways, drainage corridors, agricultural buffers, golf courses, lakes, and other open space opportunities. (p. 13)
- Because residents vary in their household size, the number of vehicles they own, the number of generations in their home, their willingness to maintain a yard, their tolerance of living near their neighbors, their preference to own or rent a home, their desire for shared recreational facilities and equipment, and their need for privacy, a variety of housing types are needed.... A balance is needed that will provide sufficient housing types so that each resident can be happy living in the community but not too many that the developer cannot provide an affordable product...To provide housing for the wide range of residents in the North Natomas Community, residential developers shall provide a variety of housing types in each neighborhood...Residential developers are encouraged to be innovative and responsive to the changing lifestyles of future residents and trends toward transit, telecommuting, zero-emission vehicles, and others. (p. 14)

This proposal provides a net density of 16.27± dwelling units per net acre and provides for yet another alternative housing product to further the goals of the North Natomas Community Plan and the Gateway West/Cambay West Planned Unit Development (PUD), therefore staff is of the opinion that proposal meets the goals and policies of the North Natomas Community Plan (NNCP). The proposed planning entitlements are an initial step for the continued refinement of development in the Gateway West/Cambay West PUD.

Zoning Ordinance (Sacramento City Code, Title 17)

The project site is zoned Multi-Family Planned Unit Development (R-2A-PUD), which allows a maximum density of seventeen (17) dwelling units per acre. The applicant is proposing a density of 16.27± dwelling units per net acre, which is consistent with the zoning designation. The proposal's consistency and inconsistency with the Zoning Ordinance is discussed later in the Special Permit and Variance sections of this report.

Habitat Conservation Plan (HCP)

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

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

To support the issuance of an ITP, an Environmental Assessment was prepared by the USFWS for the National Environmental Policy Act requirement and a Negative Declaration was prepared by the City of Sacramento for the California Environmental Quality Act (CEQA) requirement. The USFWS and CDFG issued ITP's to the City of Sacramento. The NBHCP and ITP were subsequently challenged, and on August 15, 2000, the United States District Court, Eastern District, ruled that the ITP was invalid and an EIS was required for the project. Based on this ruling, the City of Sacramento and Sutter County are now jointly managing the preparation of a revised NBHCP and an Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for use by the USFWS and CDFG. The USFWS is the lead federal agency for the preparation of the EIS and the City of Sacramento and Sutter County are co-lead agencies for the preparation of the EIR. The City of Sacramento and Sutter County will seek adoption of a revised NBHCP and the issuance of a new ITP by USFWS and CDFG for development within the Natomas Basin.

On May 15, 2001, the same court granted a motion modifying the Order of August 15, 2000, to allow incidental take protection for limited development within the City with the provision of mitigation land in specific areas of the Natomas Basin. The new order was based upon a settlement agreement entered into by all parties to the litigation.

The Settlement Agreement allowed a maximum of 1,668 acres of development in North and South Natomas. Under the agreement the City could issue grading permits for up to 1,068 acres (phase 1) with these requirements in place: 1) HCP mitigation fees had been paid; 2) A biological pre-construction survey had been completed; 3) grading must have been accomplished during the grading season of May 1 to Sept 30th; 4) the developer must have complied with all applicable mitigation measures; and, 5) the developer must have signed a Grading Agreement that identifies requirements of the Settlement Agreement to which the project must comply.

After grading permits had been issued for up to 1,068, the remaining 600 acres (phase 2) required: 1) ½ acre of mitigation land that meets the requirements of the NBHCP shall have been acquired for each acre authorized for disturbance under Phase 2, 2) City would replace the 200 acre "cushion"; and 3) development under the settlement agreement shall not exceed 1,360 acres until at least 250 acres of mitigation land had been acquired within Zone 1.

The Settlement Agreement expired on October 1, 2002. All of the 1,668 acres allowed under the provision of the Settlement Agreement were utilized. Grading permits were issued in conformance with the criteria of the Settlement Agreement. Fees have been paid for the subject site and the site has been graded.

Smart Growth Planning Principles

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

- Higher-density, cluster development.
- Multi-modal transportation and land use patterns that support walking, cycling and public transit.
- Streets designed to accommodate a variety of activities. Traffic calming.
- Planned and coordinated projects between jurisdictions and stakeholders.

The proposed project has been designed to incorporate the Smart Growth Principles listed above.

Mixed Income Housing Ordinance

The City of Sacramento adopted a Mixed Income Housing Ordinance, which addresses the need for projects to provide a percentage of single-family and multi-family residential units for the benefit of low and very low-income levels. On October 3, 2000, the City Council adopted Ordinance No. 2000-039 adopting those requirements. Under the adopted ordinance, several exemptions exist whereby projects are not required to meet the percentage of low and very low dwelling unit requirements. Specifically, any project in North Natomas having a Development Agreement in place on or before June 20, 2000, and which does not request additional major legislative entitlements are exempt.

This project is not required to participate in the requirements of the Mixed Income Housing Ordinance, in that this site is the subject of a development agreement executed before June 20, 2000 and no subsequent approvals of major legislative entitlements are proposed. Although,

this site is not required to comply with the Mixed Income Housing Ordinance, an inclusionary housing plan was approved for the Cambay West Planned Unit Development.

The Cambay West Inclusionary Housing Plan provides that a minimum of 70 units to be affordable to very low income households - i.e., less than 50% of median household income. The required 70 units will be provided in the Terracina Meadows project (P01-050), located to the west of Village 7. This project (Terracina Meadows) is currently under construction.

B. PUD Guidelines and Schematic Plan Amendment

The project site includes a portion of the Cambay West/Gateway West Planned Unit Development (PUD). The entitlement to amend the PUD Schematic Plan (see Exhibit 1C) is required to make the schematic plan consistent with the proposed lot pattern and layout of the roadways. The Schematic Plan Amendment is consistent with the North Natomas Community Plan, zoning, and PUD Guidelines, therefore staff supports the proposed PUD Schematic Plan Amendment.

The applicant is requesting an amendment to the Cambay West/Gateway West PUD Guidelines to allow the reduction of the front garage setback. The current guidelines require a twenty (20) foot front garage setback and the applicant is proposing an eighteen (18) foot setback. Staff is supportive of a modification to the Cambay West/Gateway West PUD Guidelines that would allow for a reduction of the front garage setback, with the approval of a Planning Commission Special Permit. Staff recommends approval of the following modifications (in bold italics) to the Cambay West/Gateway West PUD Guidelines:

Section III: SINGLE-FAMILY BUILDING STANDARDS (LOW AND MEDIUM DENSITY)

C. Setbacks, Building Orientation, and Lot Coverage

2) Non-Conventional Shape Lots

b) Garage Setbacks: The goal is to reduce the impact of the garage and driveway on the streetscape, while providing adequate off-street parking. For front drives, the recommended minimum setback is 7'-0" or less from back of curb, or 20'-0" or more from back of walk, ***except for Villages 4 and 7 of Cambay West which shall be allowed a minimum front garage setback of 18'-0" from back of curb.*** For Alley conditions, the recommended minimum setback is 16'-0" from the center of the alley. See Exhibit 24. Alleys shall be 20'-0" in width. In no instance shall garages intrude into the drainage easement.

Staff is supportive of this amendment for the following reasons: 1) the applicant is providing a medium density product, while still allowing individual ownership; and 2) in order to provide this type of ownership medium density product, a reduce size residential lot (31' x 73') is necessary.

C. Tentative Subdivision Map

Map Design

The applicant is proposing a Tentative Subdivision Map (Exhibit 1D) to subdivide two parcels into approximately 122± parcels. The proposed subdivision is divided into two areas: north of Bonfair Avenue (Village 7) and south of Bonfair Avenue (Village 4). Village 7 contains 62 residential lots, 1 private open space lot, and 3 landscaping open space lots. Village 4 contains 52 residential lots, 1 private open space lot, and 3 landscaping open space lots.

Traffic and Transit

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

Interstate 5 (I-5) provides regional north-south access to the project site. This freeway intersects with Del Paso Road with a partial clover-leaf interchange. This freeway will eventually intersect with Arena Boulevard with a partial clover-leaf interchange.

Del Paso Road is currently a 2- to 6-lane major arterial providing east-west access throughout the North Natomas area. Del Paso Road extends from Power Line Road (county) to the west and to Northgate Boulevard (county) to the east.

El Centro Road is currently a 2-lane road that provides north-south access through the western portion of the North Natomas area. El Centro Road extends from West El Camino Avenue (City) to the south and changes into Bayou Way (north of Westborough) and extends to Airport Boulevard (County) to the northwest.

Duckhorn Boulevard is currently a 2- to 4-lane road that provides north-south access to the project site. Duckhorn will eventually extend from El Centro Road to the west and San Juan Road to the south.

Bonfair Avenue is currently a 2-lane road that provides east-west access to the project site. Bonfair Avenue extends from El Centro Road to the west and Duckhorn Boulevard to the east.

Snowy Egret Boulevard is proposed as a 4-lane road that will provide connection to East Commerce Way to the east and El Centro Road to the west. Currently Snowy Egret Boulevard is not constructed. Snowy Egret Boulevard will cross over Interstate 5 and connect to East Commerce to the east.

Lot A and B are proposed as private lots that will provide driveway access to Parcels 30 through 35. No parking will be allowed on Lot A and B.

Lot F is proposed as a private lot that will provide driveway access to Parcels 45 through 48 of Village 7 and will provide pedestrian access to Duckhorn Drive. No parking will be allowed on Lot F.

Lot G is proposed as a private street that will provide access to all parcels in Village 7. Parking is proposed along one side of Lot G.

Lot J is proposed as a private street that will provide access to a majority of the parcels in Village 4. Parking is proposed along one side of Lot J.

Lot L is proposed as a private lot that will provide driveway access to Parcels 20, 21, 22, 40, 41, and 42 of Village 4. No parking will be allowed on Lot L.

Lot M is proposed as a private lot that will provide driveway access to Parcels 50, 52, and 53 of Village 4 and will provide pedestrian access to Bonfair Avenue. No parking will be allowed on Lot M.

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

Transit/Pedestrian Circulation: A transit center is proposed at the intersection of Del Paso Road and El Centro Road to the northwest. As the population of the area increases, the project may benefit from future transit improvements as well.

Pedestrian Circulation is provided with several pedestrian connections at the following locations: 1) two connections from Lot G to Duckhorn Drive in Village 7; 2) one connection from Lot G to Bonfair Avenue in Village 7; 3) one connection from Lot J to Gibraltar Street in Village 4; 4) one connection from Lot J to Bonfair Avenue in Village 4; and 5) one connection from Lot J to Colchester Avenue.

The most notable distinction with the subdivision layout is the design of the petite lots, which in this case, is particularly designed for the proposed smaller single-family detached housing product with the one-car garages. The North Natomas Community Plan promotes a variety of housing types including petite lots. Staff is supportive of the innovative tentative map design. It should also be noted that the street cross-section at 36'-6" feet wide does not meet the standard city street section for minor residential streets. Therefore, the streets as proposed on the tentative map, although not gated, will remain private. Finally, only one side of the street will have sidewalks and although staff, initially desired sidewalks on both sides, main considerations

such as the uniqueness of the product, the design of the tentative map with the petite, more dense lotting patterns resulting in an achieved density of 18 per net acre, and the proposal that the streets remain private were, in staff's opinion, acceptable to only have sidewalks on one side of the street and yet still attain overall community plan goals.

Staff recommends the Planning Commission approve the Tentative Subdivision Map for Cambay West – Villages 4 and 7, in that the map is consistent with the North Natomas Community Plan, General Plan, and the City's Subdivision Ordinance.

D. Subdivision Modification

The applicant is requesting a subdivision modification to modify the street standards and allow for non-standard street elbows in both Villages. Due to reduced size of the proposed parcels and the private street, the applicant is requesting to provide non-standard street elbows and provide street sections with a reduced width and sidewalks on one side of the private streets.

As discussed above, with the introduction of such a dense and unique housing product and lot layout, flexibility to the extent possible was given in the review of this project. Planning staff and public works staff has reviewed the proposed subdivision modifications and has found the subdivision modifications acceptable, subject to the conditions contained in this report.

E. Special Permit

Project Information

The applicant is proposing four (4) house plans with three elevations for each plan (see Exhibits 1M through 1P). The plans range in size from 1,392 square feet to 1,670 square feet and are two stories in height. The table below shows the square footages for each of the proposed house plans.

Table 1
Square Footage

House Plan	Square Footage
Plan 1	1,392
Plan 2	1,461
Plan 3	1,586
Plan 4	1,670

Height of the Buildings:

2 stories, 30 feet

Exterior Building Materials:

Stucco and/or Siding

Roof Materials:

Concrete tile (Monier)

Setbacks

Due to the reduced size of the proposed lots, the non-conventional shape lot setback standards of the Cambay West/Gateway West Planned Unit Development (PUD) Guidelines apply to this development. The following setbacks apply to the development proposed in Villages 4 and 7.

Porch: On streets without split sidewalk, the recommended porch setback shall be 12'-6" minimum from back of walk. On streets with split sidewalk, the setback may be reduced to by 5'-0" consistent with the public utility easement.

Front of Building: On streets without split sidewalk, the recommended setback to the front of the home shall be 12'-6" minimum from back of walk; on streets with split sidewalk, 7'-6" minimum from back of walk. Deeper front yard setbacks may be required for cul-de-sac lots.

Side Yard: No minimum setbacks, subject to Building Code.

Street Side Yard: 25 feet (S.C.C. 17.60.020)

Rear Yard: No minimum setbacks, subject to Building Code.

Garage Setbacks: For front drives, the recommended minimum setback is 7'-0" or less from back of curb, or 20'-0" or more from back of walk. For alley conditions, the recommended minimum setback is 16'-0" from the center of the alley. Alleys shall be 20'-0" in width. In no instance shall garages intrude into the drainage easement.

Because of the reduced width and depth of the proposed lots (31' x 73') the applicant is requesting that the front garage setback be reduced from 20' to 18'. Because this setback is determined by the Planned Unit Development (PUD) guidelines for the Cambay West/Gateway West PUD, an amendment to the PUD Guidelines is required to modify this requirement. In the next section, the PUD Guideline Amendment discusses the applicant's request.

The applicant is also requesting to reduce the required street side setback from 25 feet to 12.5 feet on public street and 5 feet on the proposed private streets. Because the Sacramento City Code determines this setback, a variance is required to modify this setback. The applicant has applied for a Variance to reduce the street side yard setback, which is discussed later in this document.

Lot Coverage

The Cambay West/Gateway West PUD Guidelines do not address lot coverage for this village, therefore the Sacramento City Code requirements apply to this proposal. The S.C.C. allows a maximum lot coverage of 50% in the Multi-Family (R-2A) zone. The applicant's engineer has

confirmed that the proposed house plans will fall within the allowable lot coverage for the proposed 31' x 73' lots.

Project Evaluation

Staff has evaluated the proposed house plans against the Single Family Residential Design Guidelines, and has provided Table 2 below, with our evaluation and comments:

Table 2
Project Evaluation Table

House Plan	Level of Compliance	Comments
Plan 1	Compliant	Living room and bedrooms are even with the single-car garage. Porch projects in front of the garage.
Plan 2	Compliant	Living room and porch project in front of the single-car garage.
Plan 3	Compliant	Loft area is even with the single-car garage and the porch projects in front of the garage.
Plan 4	Compliant	Dining room and master bathroom project in front of the single-car garage.

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

F. Variance to Reduce the Street Side Yard Setback

The applicant is requesting a variance to reduce the required street side yard setback from 25 feet to 12.5 feet along public streets and 5 feet along private streets. The Cambay West/Gateway West Planned Unit Development (PUD) Guidelines are silent to street side yard setback, while the Sacramento City Code (Section 17.60.020) requires a 25 street side yard setback in the Multi-Family (R-2A) zone. Due to single-family nature of the proposed lots and their proposed width (approximately 31 feet), a 25-foot street side yard setback is not feasible for this proposal. Staff believes the typical 12.5 foot street side yard setback required in the Standard Single-Family (R-1) zone and Single-Family Alternative (R-1A) zone is much more applicable to this proposal than a 25 foot street side yard setback on the public streets. Only two of the proposed parcels are currently required to provide a 25 foot street side yard setback (Lots

17 and 43 of Village 4 (see Exhibit 1D). Staff also believes that a 5-foot street side yard setback is consistent with the 5 foot PUE proposed along the private streets. Parcels 2, 12, 32, and 37 of Village 4 and parcels 23, 24, 28, 30, 35, 36, 42, 43, and 62 of Village 7 are proposed to have a minimum 5-foot street side yard setback.

The Sacramento City Code (Section 17.216) states that a variance is granted at the discretion of the zoning administrator or planning commission and is not the automatic right of any applicant. In consideration of a variance request, the following guidelines shall be observed:

1. No Special Privilege. A variance cannot be special privilege extended to one individual property owner. The circumstances must be such that the same variance would be appropriate for any property owner facing similar circumstances.
2. Use Variance Prohibited. The consideration of "use variances" is specifically prohibited. These are variances, which request approval to locate a use in a zone from which it is prohibited by ordinance.
3. Disservice Not Permitted. A variance must not be injurious to public welfare, nor to property in the vicinity of the applicant.
4. Not Adverse to General Plan. A variance must be in harmony with the general purpose and intent of this title. It must not adversely affect the general plan or specific plans of the city, or the open space zoning regulations.

Staff has evaluated the proposal, using the above guidelines:

1. Granting of the variance will not result in a special privilege extended to one individual property owner. A setback variance for a proposal with similar limitations would be appropriate for any property owner facing similar circumstances.
2. Granting of the variance would not result in a "use variance". Single-family residences are allowed in the Multi-Family (R-2A) zone and in the Cambay West/Gateway West PUD.
3. The proposed variance will not be injurious to public welfare, nor to property in the vicinity of the applicant.
4. The proposal is consistent with the general purpose and intent of the General Plan. It will not adversely affect the general plan of specific plans of the City, or the open space zoning regulations.

Staff believes the variance guidelines have been observed with this proposal, therefore staff supports the requested variance to reduce the required street side yard setback.

G. Variance to Exceed 40% Paving of the Front Setback Area

The applicant is requesting a variance to exceed 40% paving of the front setback area for several of the lots within Villages 4 and 7. Due to single-family nature of the proposed lots and the reduced width for several of the lots along the street elbow, it may be necessary to exceed the maximum 40% limit for paving of the front setback. The applicant has further reduced the amount of paving necessary by providing a one-car garage for each residence, instead of a two-car garage for each residence. Due to the reduced front setback area of several of the lots, staff is supportive of allowing these lots to exceed the 40% maximum paving of the front setback area and allow a maximum of 50% paving of the front setback area.

The Sacramento City Code (Section 17.216) states that a variance is granted at the discretion of the zoning administrator or planning commission and is not the automatic right of any applicant. In consideration of a variance request, the following guidelines shall be observed:

1. No Special Privilege. A variance cannot be special privilege extended to one individual property owner. The circumstances must be such that the same variance would be appropriate for any property owner facing similar circumstances.
2. Use Variance Prohibited. The consideration of "use variances" is specifically prohibited. These are variances, which request approval to locate a use in a zone from which it is prohibited by ordinance.
3. Disservice Not Permitted. A variance must not be injurious to public welfare, nor to property in the vicinity of the applicant.
4. Not Adverse to General Plan. A variance must be in harmony with the general purpose and intent of this title. It must not adversely affect the general plan or specific plans of the city, or the open space zoning regulations.

Staff has evaluated the proposal, using the above guidelines:

1. Granting of the variance will not result in a special privilege extended to one individual property owner. A variance to exceed the 40% maximum paving allowed in the front setback area, for a proposal with similar limitations, would be appropriate for any property owner facing similar circumstances.
2. Granting of the variance would not result in a "use variance". Single-family residences are allowed in the Multi-Family (R-2A) zone and in the Cambay West/Gateway West PUD.

3. The proposed variance will not be injurious to public welfare, nor to property in the vicinity of the applicant.
4. The proposal is consistent with the general purpose and intent of the General Plan. It will not adversely affect the general plan of specific plans of the City, or the open space zoning regulations.

Staff believes the variance guidelines have been observed with this proposal, therefore staff supports the requested variance to allow these lots to exceed the 40% maximum paving of the front setback area and allow a maximum of 50% paving of the front setback area.

PROJECT REVIEW PROCESS:

A. Environmental Determination

On February 13, 2001 the City Council ratified a Negative Declaration for the originally proposed project (P99-135). Potentially significant environmental issues regarding Air Quality, Biological Resources, Noise, and Cultural Resources were discussed and mitigation/or not mitigated in this document. The proposed project is a resubmittal of a portion of the original project that was previously analyzed and mitigated. However, new information related to Biological Resources is now available. Therefore, the original Negative Declaration has been updated by means of an Addendum to address the new information. No other new issues or information is known that would trigger additional environmental analysis. Section 15164 of the Guidelines for Implementation of the California Environmental Quality Act Public Resources Code provides that an addendum to a previously prepared Negative Declaration shall be prepared if only minor technical changes or additions are necessary. Revised mitigation measures have been prepared, in addition to the mitigation measures that were identified in the previous Negative Declaration.

B. Public/Neighborhood/Business Association Comments

This proposal was routed to the following neighborhood groups: Environmental Council of Sacramento (ECOS); Natomas Business Association (NBA); Natomas Community Association (NCA); Natomas Journal; North Natomas Alliance (NNA); North Natomas Community Association (NNCA); North Natomas Study Group (NNSG); River Oaks Community Association (ROCA); Sundance Lake Homeowner's Association (SLHA); West Natomas Community Association (WNCA); and Westside Community Association (WCA).

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

1. We are very pleased that the project has a density greater than the target density.

2. The project's density complements adjacent neighborhoods.
3. We like the sidewalks placed between lots in five locations that make pedestrian connections between streets.

The North Natomas Alliance (NNA) had the following comments: "The North Natomas Alliance has concerns about the parking available for this project. The cottages have multiple bedrooms but only a single car garage."

The River Oaks Community Association (ROCA) had the following comments: Outside ROCA area. No regional impact.

C. Summary of Agency Comments

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

1. **Building:** Comments provided have been included as conditions of approval and/or advisory notes.
2. **County Sanitation District 1 (CSD-1):** Comments provided have been included as conditions of approval and/or advisory notes.
3. **Fire:** Comments provided have been included as conditions of approval and/or advisory notes.
4. **Natomas Unified School District (NUSD):** No comments.
5. **Parks:** Comments provided have been included as conditions of approval and/or advisory notes.
6. **Public Works – Technical Services – Electrical Section:** Comments provided have been included as conditions of approval and/or advisory notes.
7. **Public Works – Solid Waste Division:** Comments provided have been included as conditions of approval and/or advisory notes.
8. **Sacramento Metropolitan Air Quality Management District (SMAQMD):** Comments provided have been included as conditions of approval and/or advisory notes.
9. **Utilities:** Comments provided have been included as conditions of approval and/or advisory notes.

D. Subdivision Review Committee Recommendation

On July 9, 2003, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed Tentative Map subject to the conditions of approval in the attached Notice of Decision.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the PUD Guidelines Amendment (C), PUD Schematic Plan Amendment (D), Tentative Map (E), Subdivision Modification (F), Special Permit (G), and Variances (H and I). The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

- A. Finds that a previous Environmental Document was prepared and ratified;
- 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 approving the PUD Guidelines Amendment to the Cambay West/Gateway West Planned Unit Development (PUD) Guidelines to allow for a reduced garage setback and street section;
- D. Adopt the attached Notice of Decision and Findings of Fact approving the PUD Schematic Plan Amendment to the Cambay West Planned Unit Development (PUD) to depict 114± single-family alternative lots on 7.07± net acres;
- E. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to subdivide 7.07± net acres into 122± parcels in the Multi-Family Planned Unit Development (R-2A-PUD) zone;
- F. Adopt the attached Notice of Decision and Findings of Fact approving the Subdivision Modification to modify street standards and allow for non-standard street elbows;
- G. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to develop four house plans on 114± proposed lots in the Multi-Family Planned Unit Development (R-2A-PUD) zone;
- H. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to reduce the street side yard setback; and

- I. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to allow lots within Villages 4 and 7 to exceed 40% of the front setback area to be paved for off-street parking and driveways.

Report Prepared By,

Report Reviewed By,


Arwen Wacht, Associate Planner


David Kwong, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Revised Mitigations (P03-038)
Exhibit 1B	Original Mitigation Monitoring Plan (P99-135)
Exhibit 1C	PUD Schematic Plan Amendment Exhibit
Exhibit 1D	Tentative Map Exhibits
Exhibit 1E	Special Permit Cover Page
Exhibit 1F	Site Plan
Exhibit 1G	Landscape Plan
Exhibit 1H	Typical Residential Landscape Design
Exhibit 1I	Schematic Residential Lot Dimensions
Exhibit 1J	Street Sections
Exhibit 1K	Parking and Fire Access Plan
Exhibit 1L	Preliminary Pool Area Plans
Exhibit 1M	Plan 1 – Elevations and Floor Plans
Exhibit 1N	Plan 2 – Elevations and Floor Plans
Exhibit 1O	Plan 3 – Elevations and Floor Plans
Exhibit 1P	Plan 4 – Elevations and Floor Plans
Exhibit 1Q	Street View of House Plans
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
CAMBAY WEST – VILLAGES 4 AND 7, LOCATED AT DUCKHORN DRIVE AND BONFAIR
AVENUE, SACRAMENTO, CALIFORNIA IN THE MULTI-FAMILY (R-2A) PLANNED UNIT
DEVELOPMENT (PUD) ZONE. (P03-038)**

At the regular meeting of July 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: Addendum to a Previously Adopted Negative Declaration;**
- B. **Approved the Mitigation Monitoring Plan;**
- C. **Approved the PUD Guidelines Amendment to the Cambay West/Gateway West Planned Unit Development (PUD) Guidelines to allow for a reduced garage setback and street section;**
- D. **Approved the PUD Schematic Plan Amendment to the Cambay West Planned Unit Development (PUD) to depict 114± single-family alternative lots on 7.07± net acres;**
- E. **Approved the Tentative Map to subdivide 7.07± net acres into 122± parcels in the Multi-Family Planned Unit Development (R-2A-PUD) zone;**
- F. **Approved the Subdivision Modification to modify street standards and allow for non-standard street elbows;**
- G. **Approved the Special Permit to develop four house plans on 114± proposed lots in the Multi-Family Planned Unit Development (R-2A-PUD) zone;**
- H. **Approved the Variance to reduce the street side yard setback; and**
- I. **Adopt the Variance to allow lots within Villages 4 and 7 to exceed 40% of the front setback area to be paved for off-street parking and driveways.**

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

FINDINGS OF FACT

- A. Prior Environmental Document Prepared: The City Planning Commission finds that a previous Environmental Document was prepared and ratified.
- 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 and 1B;
 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.
- C. PUD Guidelines Amendment: The PUD Guidelines Amendment to the Cambay West/Gateway West Planned Unit Development (PUD) Guidelines to allow for a reduced garage setback and street section is **approved** based on the following findings of fact:
1. The PUD Guidelines Amendment conforms to the General Plan and North Natomas Community Plan;
 2. The PUD Guidelines Amendment meet the purposes and criteria stated in the City Zoning Ordinance in that the PUD facilitates mixed uses designed to assure that new development is healthy and of long-lasting benefit to the community and the City; and
 3. The PUD Guidelines Amendment will not be injurious to the public welfare, nor to other property in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD ensures that development will be well designed, and that the single-family homes will not will not create a negative impact on adjacent uses.
- D. PUD Schematic Plan Amendment: The PUD Schematic Plan Amendment to the Cambay West Planned Unit Development (PUD) to depict 114± single-family alternative lots on 7.07± net acres is approved, based on the following findings of fact:

1. The PUD Schematic Plan Amendment conforms to the General Plan and North Natomas Community Plan;
2. The PUD Schematic Plan Amendment meet the purposes and criteria stated in the City Zoning Ordinance in that the PUD facilitates mixed uses designed to assure that new development is healthy and of long-lasting benefit to the community and the City; and
3. The PUD Schematic Plan Amendment will not be injurious to the public welfare, nor to other property in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD ensures that development will be well designed, and that the single-family homes will not will not create a negative impact on adjacent uses.

E. Tentative Map: The Tentative Map to subdivide 7.07± net acres into 122± parcels in the Multi-Family Planned Unit Development (R-2A-PUD) zone is **approved** based on the following findings of fact:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City. The City General Plan designates the subject site for Medium Density Residential (16-29 du/na) and Medium Density Residential (7-21 du/na) land use;
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision; and
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

F. Subdivision Modification: The Subdivision Modification to modify street standards and allow for non-standard street elbows transitions is **approved** based on the following findings of fact:

1. The property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions

affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;

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

G. Special Permit: The Special Permit to develop four house plans on 114± proposed lots in the Multi-Family Planned Unit Development (R-2A-PUD) zone is **approved** based on the following findings of fact:

1. The project, as conditioned, is based upon sound principles of land use, in that the site is designated multi-family residential and the proposal provides ownership housing while providing multi-family density.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the residential development is consistent with the amended PUD Guidelines and is consistent with the proposed PUD Schematic Plan for the Cambay West PUD.
3. The project is consistent with the General Plan and North Natomas Community Plan in that:
 - a. The project complies with the land use designations;
 - b. The project complies with density and open space proximity requirements of the North Natomas Community Plan; and
 - c. The project continues to fulfill the North Natomas Community Plan of providing neighborhoods that are focused on an elementary school, provides for a variety of housing densities and types with commercial, civic, transit, and park uses in close proximity.

H. Variance: The Variance to reduce the street side yard setback is **approved** based on the following findings of fact:

1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances;
 2. Granting the variance would not be detrimental to the public welfare and not result in the creation of a public nuisance;
 3. Granting the variance does not constitute a use variance in that single-family homes are an allowed use in the Multi-Family Planned Unit Development (R-2A-PUD) zone; and
 4. The project is consistent with the General Plan and North Natomas Community Plan, which designate the site for Medium Density Residential (16-29 du/na) and Medium Density Residential (7-21 du/na), respectively.
- I. Variance: The Variance to allow lots within Villages 4 and 7 to exceed 40% of the front setback area to be paved for off-street parking and driveways is **approved** based on the following findings of fact:
1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances;
 2. Granting the variance would not be detrimental to the public welfare and not result in the creation of a public nuisance;
 3. Granting the variance does not constitute a use variance in that single-family homes are an allowed use in the Multi-Family Planned Unit Development (R-2A-PUD) zone; and
 4. The project is consistent with the General Plan and North Natomas Community Plan, which designate the site for Medium Density Residential (16-29 du/na) and Medium Density Residential (7-21 d u/na), respectively.

CONDITIONS OF APPROVAL

- C. The PUD Guidelines Amendment to the Cambay West/Gateway West Planned Unit Development (PUD) Guidelines to allow for a reduced garage setback and street section is hereby approved subject to the following conditions of approval:
- C1) The Cambay West/Gateway West Planned Unit Development (PUD) Guidelines will be amended as follows:

Section III: SINGLE-FAMILY BUILDING STANDARDS (LOW AND MEDIUM DENSITY)C. Setbacks, Building Orientation, and Lot Coverage2) Non-Conventional Shape Lots

b) Garage Setbacks: The goal is to reduce the impact of the garage and driveway on the streetscape, while providing adequate off-street parking. For front drives, the recommended minimum setback is 7'-0" or less from back of curb, or 20'-0" or more from back of walk, **except for Villages 4 and 7 of Cambay West which shall be allowed a minimum front garage setback of 18'-0" from back of curb.** For Alley conditions, the recommended minimum setback is 16'-0" from the center of the alley. See Exhibit 24. Alleys shall be 20'-0" in width. In no instance shall garages intrude into the drainage easement.

- D. The PUD Schematic Plan Amendment to the Cambay West Planned Unit Development (PUD) to depict 114± single-family alternative lots on 7.07± net acres is hereby approved subject to the following conditions of approval:

D1) The Cambay West PUD Schematic Plan shall be consistent with Exhibit ____.

- E. The Tentative Map to subdivide 7.07± net acres into 122± parcels in the Multi-Family Planned Unit Development (R-2A-PUD) zone is hereby approved subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P99-135). 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.

GENERAL: All Projects

- E1) 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.
- E2) Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.

- E3) Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P99-135) to the satisfaction of the Planning Director and Department of Public Works.
- E4) Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P99-135).
- E5) The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.
- E6) Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.
- E7) Show all existing and proposed/required easements on the Final Map.
- E8) Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.
- E9) 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 Department of Public Works after consultation with the U.S. Postal Service.
- E10) Multiple Final Maps may be recorded. Prior to recordation of any Final Map all infrastructure/improvements necessary for the respective Final Map must be in place to the satisfaction of the Departments of Utilities, Planning, and Public Works.
- E11) Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to

coordinate the improvement plan review process. Contact the Department of Public Works, Development Services Section Plan Check Engineer at 264-7493 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

PUBLIC WORKS: Streets

- E12) Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design to the Department of Public Works.
- E13) All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the map shall be designed and constructed to City standards.
- E14) Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the city code and standards adopted in and for the North Natomas Community Plan. Improvements required shall be determined by the City, but at a minimum, streets shall include half-streets and at least one travel lane in each direction. Costs associated with offsite or overwidth improvements may be subject to reimbursement, per the development agreement.
- E15) All external subdivision streets, Gibraltar, Colchester, Bonfair and Duckhorn shall be dedicated (if necessary) and constructed (if necessary) as set forth in the Cambay West Development Project (P99-135) and shall match all existing improvement plans currently on file with the Department of Public Works.
- E16) Lots G and L compose the internal streets of the proposed subdivision shall be private streets constructed to the satisfaction of the Department of Public Works maintained in perpetuity by the Home Owners Association.
- E17) Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be:
 - a. Conveyed to Lots 30, 31, and 32 and reserved from the lot A at no cost, at the time of sale or other conveyance of any parcel.
 - b. Conveyed to Lots 33, 34, and 35 and reserved from the lot B at no cost, at the time of sale or other conveyance of any parcel.

- c. Conveyed to Lots 46, 47, and 48 and reserved from the lot F at no cost, at the time of sale or other conveyance of any parcel.
 - d. Conveyed to Lots 82, 83, 84, 102, 103, 104, and reserved from the lot L at no cost, at the time of sale or other conveyance of any parcel.
 - e. Conveyed to Lots 112, 113 and 114 and reserved from the lot M at no cost, at the time of sale or other conveyance of any parcel.
- E18) The emergency ingress/egress points in this subdivision shall be constructed and access shall be restricted in a fashion acceptable to the departments of Police, Fire and Public Works.
- E19) The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.
- E20) Developer is required to install permanent street signs to the satisfaction of the Public Works Department;
- E21) Construct traffic signals at the following intersections when warranted, or when required by the Department of Public Works (if not already in place):
- a. Bonfair Avenue and El Centro Road

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. Signal design and construction shall be to the satisfaction of the Department of Public Works and may be subject to reimbursement as set forth in the Development Agreement. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of Traffic Engineering Services.

- E22) 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.
- E23) Provide a 3.5' wide Irrevocable Offer of Dedication (IOD) adjacent to all private streets to the satisfaction of the Department of Public Works. The applicant shall enter into an agreement with the City regarding the utilization of the IOD and the granting of future encroachment permits.

PRIVATE/PUBLIC UTILITIES:

- E24) Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public street right of ways or pedestrian easement along Duckhorn Drive, Gibraltar Street and Colchester Avenue.
- E25) Abandon the 12.5' PUE adjacent to Bonfair Avenue and dedicate a new 5' PUE for underground facilities and appurtenances adjacent Bonfair Avenue.
- E26) Dedicate any private drive, ingress/egress easement and 10' adjacent thereto except where buildings and structures are located as a PUE for underground facilities and appurtenances.
- E27) Prior to recordation of the Final Map, Natomas Central Mutual Water Company shall be notified of map processing. Also, all assessments due on the property shall be paid and if the land use is other than agricultural, severance from the company is required. Pursuant to Company by-laws, severance from the Company requires execution of a stock cancellation agreement with Natomas Central Mutual Water Company, and severance fees must be paid.
- E28) Connection to the public sewer system shall be required to the satisfaction of CSD-1.
- E29) In order to obtain sewer service, construction of public sewer will be required to the satisfaction of CSD-1. Sewer easements may be required. Design of public sewer shall be coordinated with and approved by CSD-1. All sewer easements shall be dedicated to CSD-1, be 20 feet in width and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to any on-site sewer construction.
- E30) All public sewers in private access easements shall be under asphalt concrete pavement.

- E31) All lots fronting Colchester Avenue shall have service to a public sewer collector within Colchester Avenue.
- E32) Improvement connection fees for CSD-1 shall be paid prior to filing and recording the Final Map.
- E33) The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that each parcel shall convey to the remaining parcels, as needed, private easements for storm drainage, water, and sanitary sewer at no cost at the time of sale or other conveyance of any parcel. A note stating the following shall be place on the Final Map:

"The Parcels created by this map shall be developed in accordance with recorded agreement for conveyance of easements #(Book __, Page __)."

CITY UTILITIES:

- E34) 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, whichever is higher. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City's Design and Procedures Manual, unless otherwise approved by the DOU. The storm drain system shall be designed to conform to existing drainage facilities constructed with Cambay West Village 1, Cambay West Village 2 and Cambay West Phase 3.
- E35) Prior to or concurrent with the submittal of improvement plans, a project specific water study shall be approved by the DOU.
- E36) 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.

- E37) Two points of service for the water distribution system for Unit 4 and for Unit 7 or any phase of these units 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, unless otherwise approved by the DOU.
- E38) For Unit 7, construct water pipes and appurtenances, construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in Duckhorn Drive, Street A, Street B, Street C and Bonfair Avenue. The construction shall be to the satisfaction of the DOU and County Sanitation District 1 (CSD1).
- E39) For Unit 4, construct water pipes and appurtenances, construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in Colchester Avenue, Gibraltar Street, Bonfair Avenue, Duckhorn Drive and Street A. The construction shall be to the satisfaction of the DOU and County Sanitation District 1 (CSD1).
- E40) Per Sacramento City Code, water meters shall be located at the point of service (street right-of-way).
- E41) All streets shall have a minimum paved width of 25 feet from lip of gutter to lip of gutter.
- E42) For Unit 4, Street B shall be a private driveway.
- E43) 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.
- E44) All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- E45) The proposed development is located within the Reclamation District 1000 (RD 1000). The applicant shall comply with all RD 1000 requirements.
- E46) The proposed development is located within County Sanitation District 1 (CSD1). The applicant shall comply with all CSD1 requirements.
- E47) Per Sacramento City Code, section 16.28.100, no final map shall be certified (by the Director of Public Works) until the required improvements have been installed or agreed to be installed in accordance with Chapter 16.48 (Subdivision Improvements).

- E48) Paragraphs (A), (B), (C), (D), (F), (N) and (Q) of Section 16.48.110 of the City Code shall be required for this development. Off-site water, sewer and drainage main extensions may be required.
- E49) Street and gutter flow line elevations shall be designed so that runoff from the development overland releases to Basin 8C.
- E50) Dedicate all necessary easements, right-of-way, or fee title property on the final map as required to implement the approved drainage, water and sewer studies per each approving agency requirements.
- E51) Within Unit 4 at the south end of Street A adjacent to Colchester Avenue, dedicate an exclusive drainage and water easement to the City. The location and dimensions of the easement shall be to the satisfaction of the DOU.
- E52) Within Unit 7 at the north end of Street B adjacent to Duckhorn Drive, dedicate an exclusive water easement to the City. The location and dimensions of the easement shall be to the satisfaction of the DOU.
- E53) 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.
- E54) This project is greater than 1 acre (9.4 acres), therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from 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.
- E55) All lots shall be graded so that drainage does not cross property lines.
- E56) Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property.

- E57) 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.
- E58) 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.
- E59) Show all existing and proposed easements on the improvement plans.
- E60) The full width of the private streets and private alleys shall be dedicated as an easement for the water distribution and drainage system. An additional 3 feet adjacent to all the streets shall also be dedicated as an easement for water distribution system appurtenances such as hydrants and water meters. All water and drainage facilities within the subdivision shall be constructed to City standards and approved by the Department of Utilities prior to acceptance of maintenance responsibilities. The easement shall include language assuring Department of Utility personnel and maintenance vehicles shall have unrestricted access to any private streets and easements at all times.

LAS: Parks

- E61) The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate a park site at a location deemed acceptable to the City's PPDD; and/or, as determined by PPDD, submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees.
- E62) 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 recording a Final Map . The applicant

shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon hearing report which specifies the tax rate and method of apportionment.

MISCELLANEOUS:

- E63) 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.
 - E64) All streets less than 28' in width shall be posted no parking to the satisfaction of the Fire Department
 - E65) Lots A, B, F, L, and M shall be marked "No Parking Fire Lane."
 - E66) All streets must provide adequate turning radii for fire vehicles to the satisfaction of the Fire Department.
 - E67) Dedicate to the City those areas identified on the Tentative Subdivision Map as Landscape Corridors, and Open Space areas (Lots D, E, H, I, and N). Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping, irrigation and masonry walls or wood fences in dedicated easements or rights of way, to the satisfaction of the Public Works, and the Planning Division. Acceptance of the required landscaping, irrigation and walls or fences by the City into the Landscape Maintenance District shall be coordinated with the Department of Public Works (Special Districts and Development Services). The Developer shall maintain the landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls or fences;
- F. The Subdivision Modification to modify street standards and allow for non-standard street elbows is hereby approved subject to the following conditions of approval:
- F1) The applicant shall comply with the conditions of approval of the Tentative Subdivision Map (P03-038).
- G. The Special Permit to develop four house plans on 114± proposed lots in the Multi-Family Planned Unit Development (R-2A-PUD) zone is hereby approved subject to the following conditions of approval:

- G1) Plans shall be consistent with the elevations shown on Exhibits 1M through 1P, except as conditioned in this approval (P03-038).
- G2) All of the house plans submitted and approved with this Special Permit shall be actively marketed and offered for sale within the subdivision/villages covered by this approval.
- G3) Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.
- G4) All building elevations submitted to the Planning and Building Department shall demonstrate compliance with roof pitch and enhancement requirements of the Cambay West/Gateway West PUD Guidelines.
- G5) Two plot plans, consistent with the approved Final Map, shall be submitted to Building Division demonstrating compliance with setbacks and lot coverage.
- G6) Setbacks shall comply with the Cambay West/Gateway West PUD Guidelines for single-family building standards (low and medium density) for non-conventional shape lots.
- G7) Enhanced side and rear elevations shall be required whenever either of those elevations faces a public street, school, park, canal, or other public space. This includes the street side elevation on all corner lots in the subdivision. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house, or other appropriate door and window trim features; and a four foot return of materials on the side or rear elevations, as appropriate. On enhanced side and rear elevations, window treatments, rooflines, and materials shall match the front façade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.
- G8) None of the same house plans may be placed on more than two adjacent/consecutive lots, and shall be different elevations when adjacent. The applicant shall provide the Building Division with a map that indicates plan and elevation on adjacent lots.
- G9) On corner lots, the driveway shall be located away from the intersections of streets.
- G10) On corner lots, fencing shall start at or near the rear corner of the house.
- G11) Roofing shall be as shown on plans.

- G12) Prior to building permit issuance for lots with zero lot lines, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a five (5) foot private access and maintenance easement shall be conveyed to and reserved for the lot adjacent to the zero lot line, at no cost, at the time of sale or other conveyance of either parcel.
- G13) The applicant shall comply with the Cambay West TSMAQ Plan for residential development.
- G14) Install two 15-gallon trees per lot frontage, with the average spacing of 30' on center, as measured along the entire length of the street.
- G15) Front landscaping and irrigation shall be provided and consistent with the PUD Guidelines.
- G16) On corner lots, the builder shall provide special landscaping treatments by providing accent trees and shrubs along the side yard fence.
- G17) All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.
- G18) Walls and fences shall be consistent with the PUD Guidelines and shall conform to City standards for sight line requirements at the intersections and driveways.
- G19) Garages: Each house shall provide at least one garage space with minimum inside dimensions of 10 feet wide by 20 feet long, as required by Title 17 of the City Code.
- G20) Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Complex Special Permit.
- G21) The applicant shall comply with the approved Mitigation Monitoring Plan (P03-038).
- G22) This approval is for 114 lots within the proposed Cambay West – Villages 4 and 7 (P03-038). Any increase in the number of lots or any modification to the location of the lots specified for these house plans shall be reviewed by the Planning Director and may require additional entitlements.
- G23) The applicant shall obtain all necessary building permits prior to the commencement of construction and building permits shall not be issued unless the Final Map has been approved.

- G24) Prior to the issuance of the 114th building permit for the project known as Cambay West – Villages 4 and 7 (P03-038), or the first certificate of occupancy of final building permit for the project known as Cambay West – Villages 4 and 7 (P03-038), whichever comes first, the applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district. The purpose of the district is to equitably spread the cost of neighborhood parks maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon a hearing report, which specifies the tax rate and method or apportionment.
- G25) The pool areas/private open space areas shall be consistent with Exhibit 1L. The final site plan for the pool areas/private open space areas shall be approved by Planning Staff prior to construction of the private open space areas (Lots C and K).

BUILDING:

- G26) Single-family dwelling units located along zero property line shall have one-hour fire wall & openings are not permitted along exterior wall, which is located along zero property line.
- G27) Provide 6' minimum separation between single family dwelling units.
- G28) Provide 30" minimum parapet wall @ exterior wall located along zero property line. Otherwise, the design shall comply with outlined in UBC section 709.4.

The above comments are Code requirements and can only be waived by the Construction Codes Advisory Appeals Board.

- H. The Variance to reduce the street side yard setback is hereby approved subject to the following conditions of approval:
- H1) The street side yard setback shall be 12.5 feet for the following lots: Village 4 - Lots 79 and 105.
- H2) The street side yard setback shall be 5 feet for the following lots: Village 4 – Lots 64, 74, 94, and 99; and Village 7 – Lots 23, 24, 30, 35, 28, 36, 42, 43, and 62.
- I. The Variance to allow lots within Villages 4 and 7 to exceed 40% of the front setback area to be paved for off-street parking and driveways is hereby approved subject to the following conditions of approval:

- 11) The following lots will be allowed to exceed 40%, but not exceed 50% of the front setback area to be paved for off-street parking and driveways: Village 4 – Lots 83 and 103; and Village 7 – Lots 16, 17, 18, and 19. The Planning Director has the discretion to allow an additional increase in the maximum percentage of paving coverage allowed for these lots, if found to be a necessity.

ADVISORY NOTES:

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

1. Prior to the issuance of any building permits, provide the City with a copy of the certificate of payment of school fees for the applicable school district(s).
2. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate fees.
3. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.


CHAIRPERSON

ATTEST:


SECRETARY TO CITY PLANNING COMMISSION7/24/03
DATE (P03-038)

Exhibit 1A	Revised Mitigations (P03-038)
Exhibit 1B	Original Mitigation Monitoring Plan (P99-135)
Exhibit 1C	PUD Schematic Plan Amendment Exhibit
Exhibit 1D	Tentative Map Exhibits
Exhibit 1E	Special Permit Cover Page
Exhibit 1F	Site Plan
Exhibit 1G	Landscape Plan
Exhibit 1H	Typical Residential Landscape Design
Exhibit 1I	Schematic Residential Lot Dimensions
Exhibit 1J	Street Sections
Exhibit 1K	Parking and Fire Access Plan
Exhibit 1L	Preliminary Pool Area Plans
Exhibit 1M	Plan 1 – Elevations and Floor Plans
Exhibit N	Plan 2 – Elevations and Floor Plans
Exhibit O	Plan 3 – Elevations and Floor Plans
Exhibit P	Plan 4 – Elevations and Floor Plans
Exhibit Q	Street View of House Plans

Exhibit 1G	Landscape Plan
Exhibit 1H	Typical Residential Landscape Design
Exhibit 1I	Schematic Residential Lot Dimensions
Exhibit 1J	Street Sections
Exhibit 1K	Parking and Fire Access Plan
Exhibit 1L	Preliminary Pool Area Plans
Exhibit 1M	Plan 1 – Elevations and Floor Plans
Exhibit N	Plan 2 – Elevations and Floor Plans
Exhibit O	Plan 3 – Elevations and Floor Plans
Exhibit P	Plan 4 – Elevations and Floor Plans
Exhibit Q	Street View of House Plans

Exhibit 1A - Revised Mitigations (P03-038)

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
7. BIOLOGICAL RESOURCES Would the proposal result in impacts to:			
A) Endangered, threatened or rare species or their habitats (including, but not limited to plants, fish, insects, animals and birds)?		✓	
B) Locally designated species (e.g., heritage or City street trees)?			✓
C) Wetland habitat (e.g., marsh, riparian and vernal pool)?			✓

Question A

The Cambay West PUD is located in the Natomas Basin Habitat Conservation Plan area. The entire PUD has been graded and HCP fees paid in both 1999 and 2002. However, the project applicant must comply with the remaining mitigation measures of the NCHCP and Incidental Take Permit. These mitigation measures are listed below.

Mitigation Measures

1. A pre-construction survey shall be completed by a qualified biologist in order to determine the presence and status of special-status species and their habitats within the project area, including Swainson's hawk, western burrowing owl, white-tailed kite, and tricolored blackbird. The results of the pre-construction surveys along with recommended take minimization measures shall be documented in a report and submitted to the USFWS and the CDFG. If necessary, the City shall implement specific take minimization measures as directed by the CDFG and the USFWS.
2. The project applicant/developer shall: (1) comply with all requirements of the NBHCP, together with any additional requirements specified in the North Natomas Community Plan EIR; (2) comply with any additional mitigation measures identified in the NBHCP EIR/EIS; and (3) comply with all conditions in the incidental take permits issued by the USFWS and CDFG.
3. If the applicant/developer is issued an individual incidental take permit, it shall provide a copy of the incidental take permit and proof of compliance with the NBHCP and all incidental take permit conditions to the Planning and Building Department prior to issuance of a grading permit, building permit, or Notice to Proceed.

Exhibit 1B - Original Mitigation Monitoring Plan (P99-135)

P99-135 Cambay West Project

A copy of this document may be reviewed/obtained at the City of Sacramento, Department of Neighborhoods, Planning and Building Services, Planning Division, 1231 I Street, Room 300, Sacramento, California, 95814.

Recording

Not

Required

-
-
-
-
-

MITIGATION MONITORING PLAN

FOR

Cambay West

Type of Environmental Document:
Negative Declaration

Prepared By:
City of Sacramento Planning Division

Date:
December 23, 2000

Adopted By:
City of Sacramento, City Council

Date:

Attest:

Secretary

P99-135 Cambay West Project

**CITY OF SACRAMENTO
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan has been required and prepared by the Department of Neighborhoods, Planning and Building Services, Planning Division, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-7600, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: Cambay West, P99-135
Applicant - Name: Pacific-Teal Development, Inc.
Address: 22672 Lambert Street, #616, Lake Forest, CA 92630
Project Location / Legal description of Property (if recorded):

SW corner of Interstate 5 and Del Paso Road

SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on air quality, noise, biological resources and cultural resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within Attachment A of the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded owner/developer identified above.

The applicant is proposing a total of 210 low density single family residential units plus 45 "granny units" on 44.4 acres; 11.6 gross acres of medium density single family residential units; and 19.1 gross acres of high density multi-family units. The proposal also includes 28 acres of employment center; 17.3 acres of Open Space/Park. 1.3 acres of Caltrans acquisition right of way for freeway widening, reserved for Irrevocable Offer of Dedication, is also included as part of the proposal.

SECTION 3: PLAN COMPONENTS**A. AIR QUALITY****MITIGATION MEASURES:**

- A. Comply with the NNCP's requirement to prepare an Air Quality Mitigation Strategy that reduces ROG emissions by 20 percent for residential uses and 50 percent for non-residential uses.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE:

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

P99-135 Cambay West Project

MONITORING PROGRAM:

Prior to issuance of a grading permit, the applicant shall submit a plan for compliance with the City standards related to protection of air quality and construction-related dust emissions for the development.

B. BIOLOGICAL RESOURCESMITIGATION MEASURE

- B. The applicant shall participate in the Natomas Basin Habitat Conservation Plan (HCP). At the time of grading permit, the applicant shall pay the necessary fee, based on Resolutions 97-459 and 97-508, adopted by the City Council on August 7, 1997 and September 2, 1997, respectively. [As of September 12, 2000, the current fee is \$3,941 per gross acre.] On December 31, 1997, the California Department of Fish and Game and the US Fish and Wildlife Service executed the Natomas Basin Habitat Conservation Plan.

The project applicant/developer shall comply with all requirements of an adopted HCP as required in the Natomas Community Plan EIR and any additional mitigation measures identified in the Natomas Basin HCP EIR/EIS and conditions in the ITPs issued by USFWS and CDFG.

The project applicant/developer shall enter into an agreement with the City of Sacramento which will provide inter alia, that no grading permit, building permit or notice to proceed will be issued unless and until the City adopts a revised HCP and is issued by both federal and state wildlife agencies. The agreement shall also provide that the project applicant will meet all conditions of and participate to the full extent in an adopted Natomas Basin HCP and issued ITPs, or they will pursue and receive individual Incidental Take Permits (ITPs) prior to issuance of any grading permit, building permit or Notice to Proceed. If the applicant/developer is issued an individual ITP, they must provide a copy of the ITP and proof of compliance with all ITP conditions to Planning and Building Services prior to issuance of a grading permit, building permit or Notice to Proceed.

- C. The applicant shall comply with the following short-term construction mitigation:
1. All sites shall be graded such that the new topography makes a smooth transition to existing adjacent topography.

P99-135 Cambay West Project

2. Dust and soil erosion control measures shall be implemented during the construction phases of all projects. These measures are intended to minimize soil erosion and fugitive dust emissions. Suggested measures include:
 - a. watering exposed soils;
 - b. covering exposed soils with straw or other materials;
 - c. adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways;
 - d. covering trucks containing loose and dry soil; and
 - e. providing interim drainage measures during the construction period.
3. In non-pavement areas, any vegetation covered or removed during grading or construction (including slope protection) should be replanted following the construction activities.
4. Although the submitted Resources Assessment did not identify any burrowing owl, if future surveys reveal the presence of any on the project site it will be the responsibility of the project applicant to prepare a plan for relocation of the burrowing owls to a suitable site. At a minimum, the plan must include the following:
 - a. The location of the birds (and nests) proposed to be relocated;
 - b. The location of the proposed relocation site;
 - c. The number of birds involved and when during the year relocation is proposed to take place;
 - d. The name and credentials of the biologist who would be retained by the applicant to move the birds (and nests);
 - e. The method(s) proposed to catch and transport the birds (and nests) to the relocation site;
 - f. A description of the preparation to be made at the relocation site where the birds (and nests) would be taken (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control, etc.); and
 - g. Efforts proposed to follow-up and/or monitor relocation.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE:

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

P99-135 Cambay West Project

MONITORING PROGRAM:

Prior to issuance of a grading or building permit, the applicant shall pay the Habitat Conservation Plan fee, based on the then current per acre fee multiplied by the size of the parcel being disturbed.

C. NOISE

MITIGATION MEASURE

- D. The applicant shall comply with the following mitigation measure: The barriers as shown in the Noise Analysis report submitted by applicant shall be included into the project design. The barriers can take the form of concrete block or pre-cast concrete panels, earthen berms or any combination. The barrier shall be 6 feet, relative to the building pad elevation, along the east property line of the low and medium density land uses adjacent to Duckhorn Blvd.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE:

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

MONITORING PROGRAM:

Prior to issuance of building permit at the time it is applied for, the applicants shall submit drawings to the Building Division for review to check compliance with noise attenuation standards.

D. CULTURAL RESOURCES

MITIGATION MEASURE:

- E. 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.

P99-135 Campay West Project

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE:

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

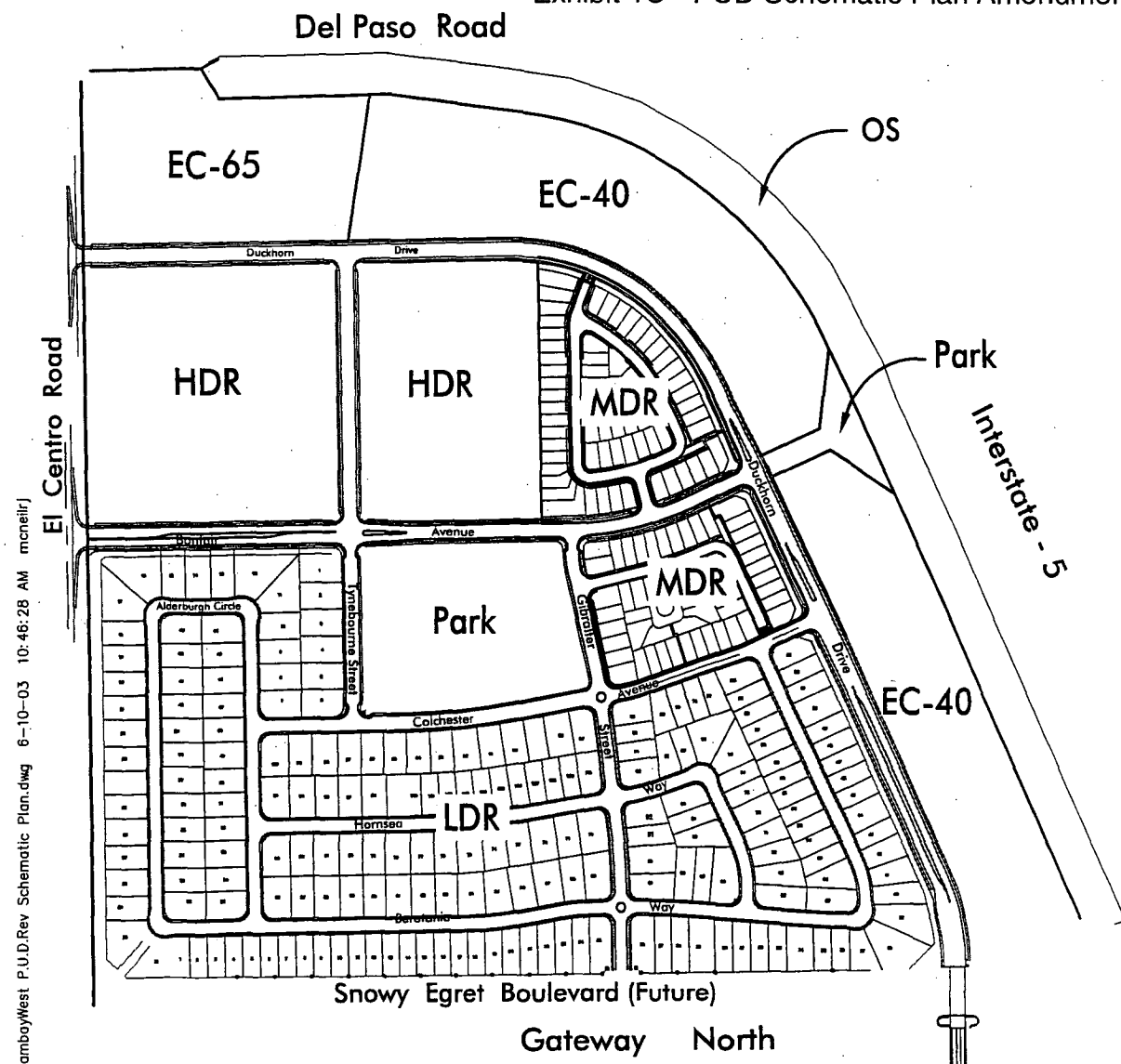
MONITORING PROGRAM:

Both the Public Improvement Plans and the Building Plans shall include notes stating that if subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, all work within 50 meters of the affected area shall stop immediately. The construction plans for the project shall include the phone number of the City inspector to be contacted in the event of such a discovery. The plans shall note that a qualified archaeologists and a representative of the Native American Heritage Commission shall be consulted in the event that any archeological materials are found.

Site inspections by the Building Division and the Department of Public Works shall inspect for any potential archeological resources during site visits. The Site Conditions Unit staff person/resident engineer in the Building Division/Public Works Department and a representative of the Planning Division shall be notified in case of an archeological discovery. The Building Division shall include this measure as a random inspection item on the Special Conditions Attachment.

If subsurface archaeological of historical remains (including unusual amount of bones, stones, or shells) are discovered during excavation or construction of the site, work within 50 meters of the affected area shall stop immediately. The developer shall contact a qualified archaeologist and a representative of the Native American Heritage Commission to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction within the affected area continues. The City department responsible for inspection and approval of the construction project shall verify the adequacy of the proposed mitigation measures by referring the mitigation plans to the Planning Division for approval.

Exhibit 1C - PUD Schematic Plan Amendment Exhibit



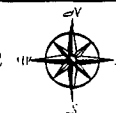
P03-038

Received 06/10/03

Cambay West

P.U.D. Schematic Plan Amendment

Not to Scale



LEGEND

HDR - High Density Residential
MDR - Medium Density Residential
LDR - Low Density Residential

TARGET DENSITIES

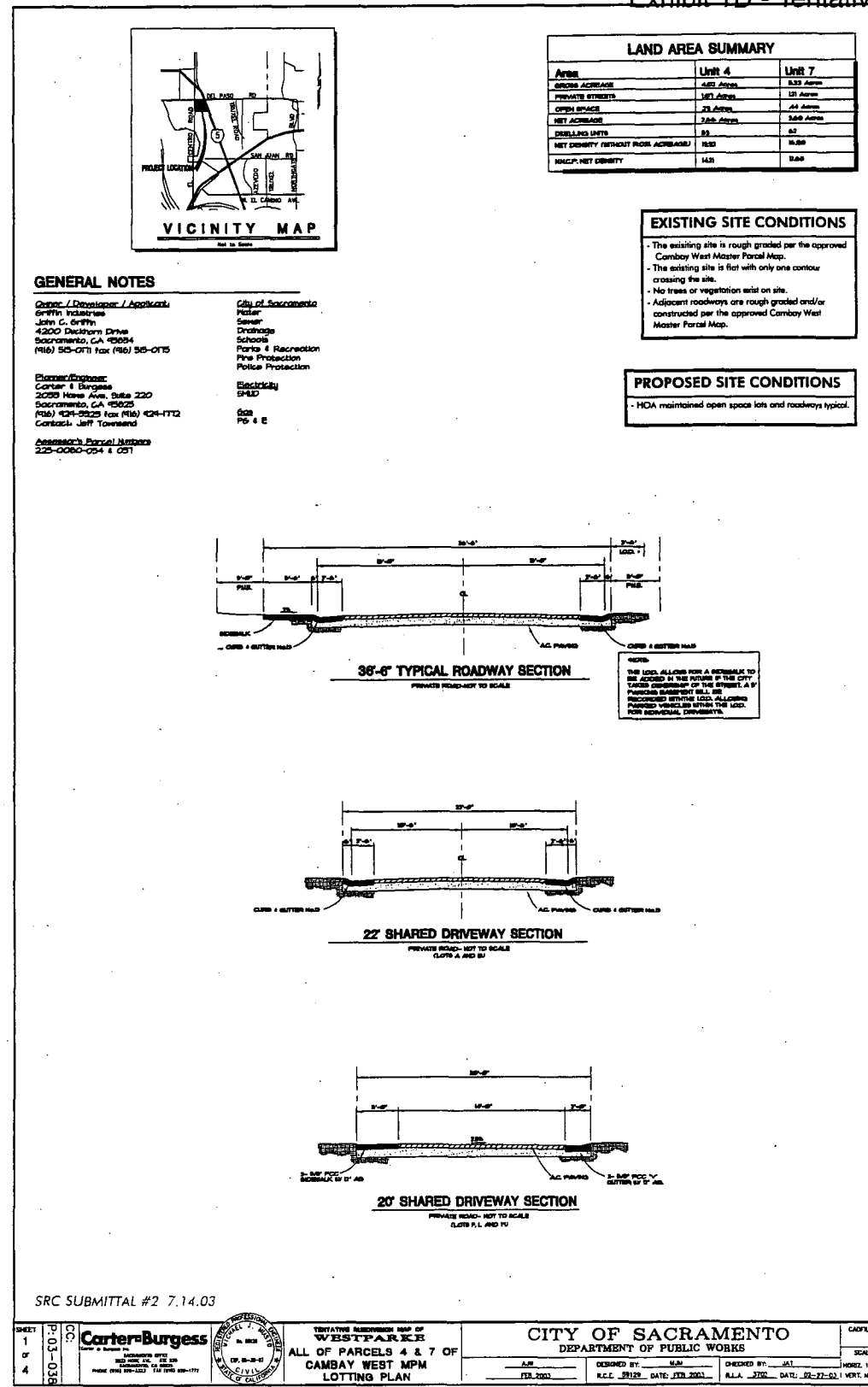
22 DU/NA
12 DU/NA
7 DU/NA
EC-65 - Employment Center: 65 Employees Per Acre
EC-40 - Employment Center: 40 Employees Per Acre
OS - Open Space

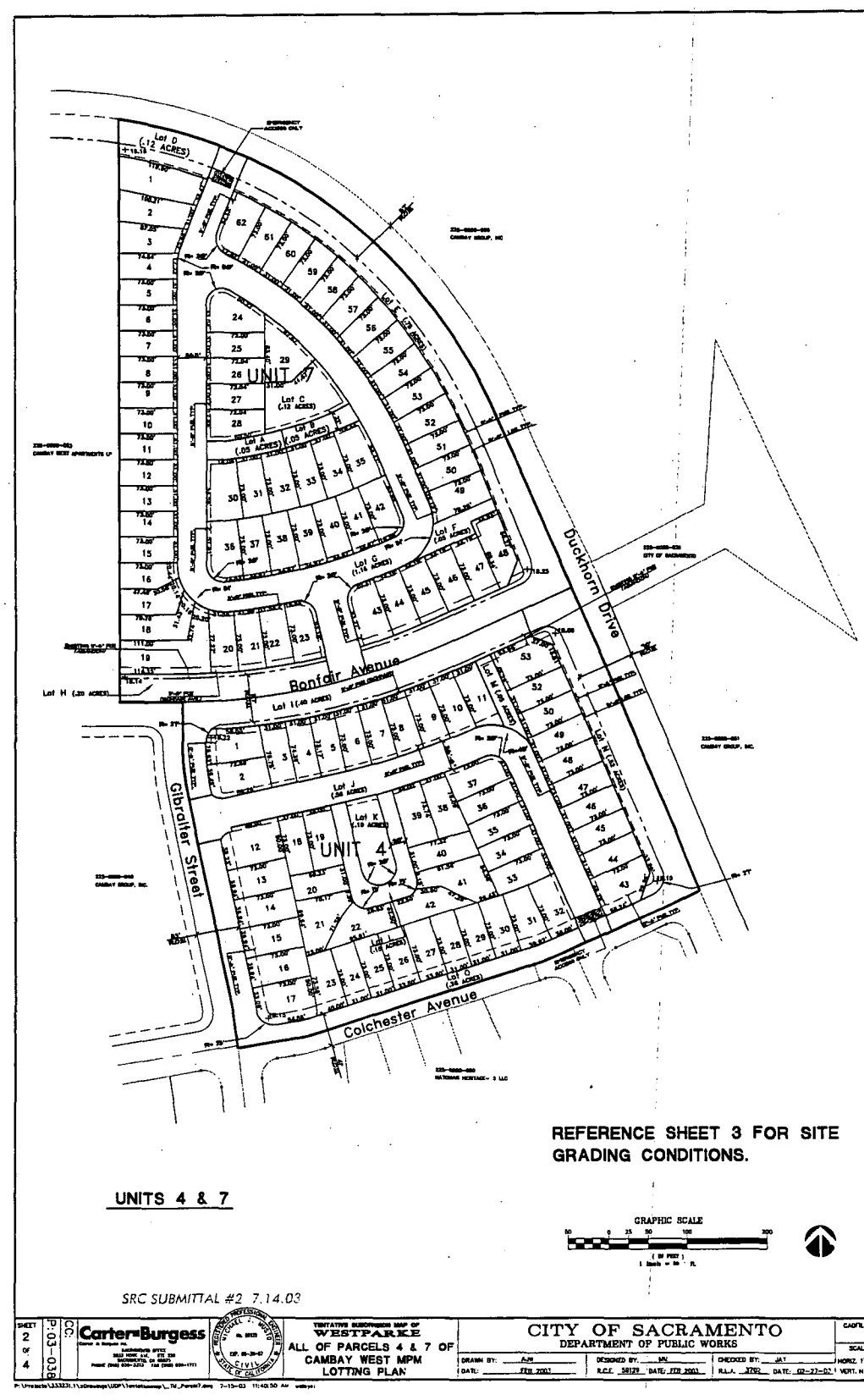
June 2003

Carter Burgess

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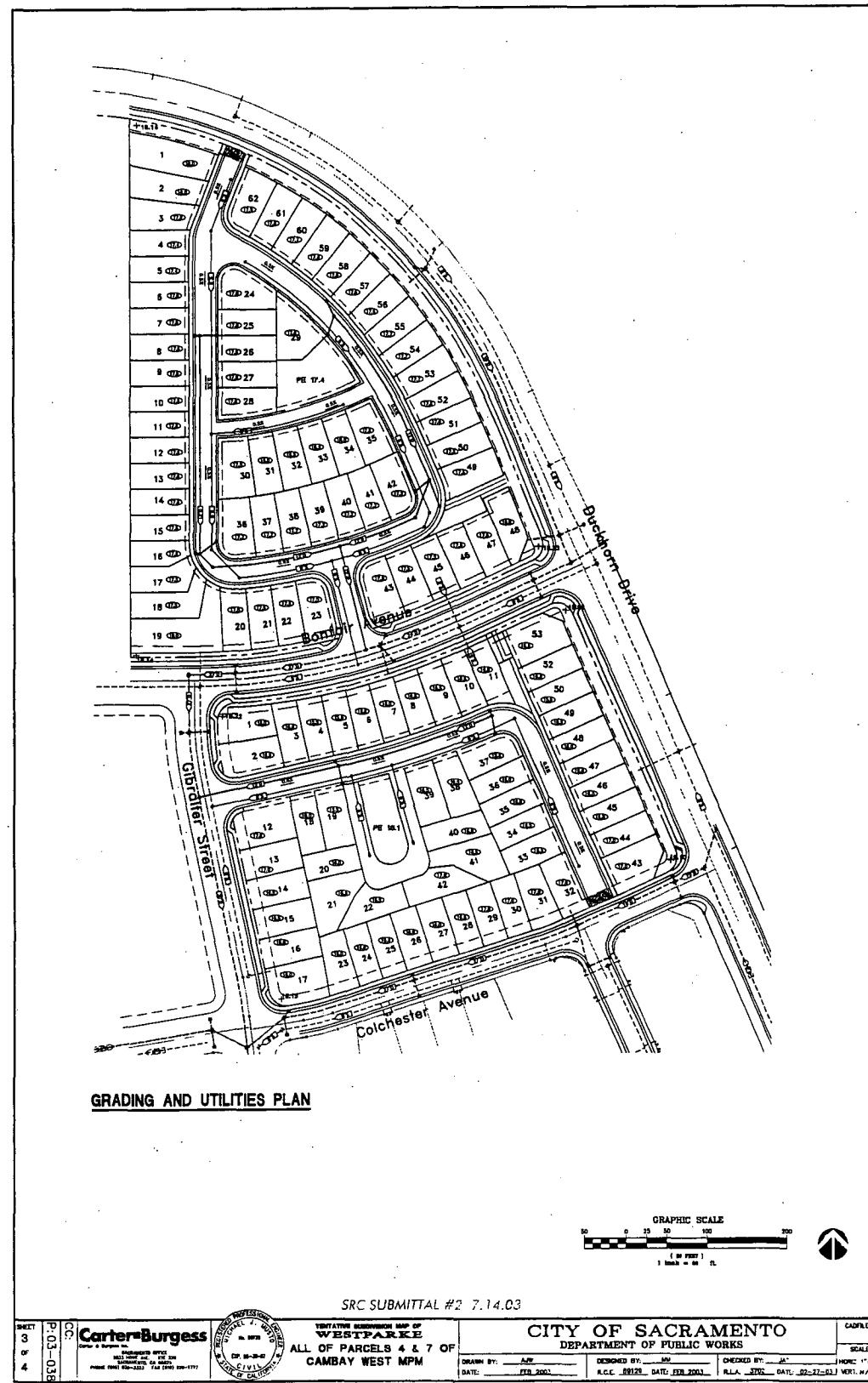
Exhibit 1D - Tentative Map Exhibits





SHEET 2 OF 4	P03-038	Carter-Burgess ENGINEERING & SURVEYING 1000 N. ST. 100 SACRAMENTO, CA 95811 PHONE (916) 441-1111 FAX (916) 441-1112		CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS				CADD/FILE SCALE 1" = 100'
				DRAWN BY: JLB DATE: FEB 2001	DESIGNED BY: JLB DATE: FEB 2001	CHECKED BY: JLB DATE: FEB 2001	R.L.A. JTB DATE: 02-23-01	

PROJECT: WESTPARK
SHEET: 2 OF 4
DATE: 7/14/03
BY: JLB



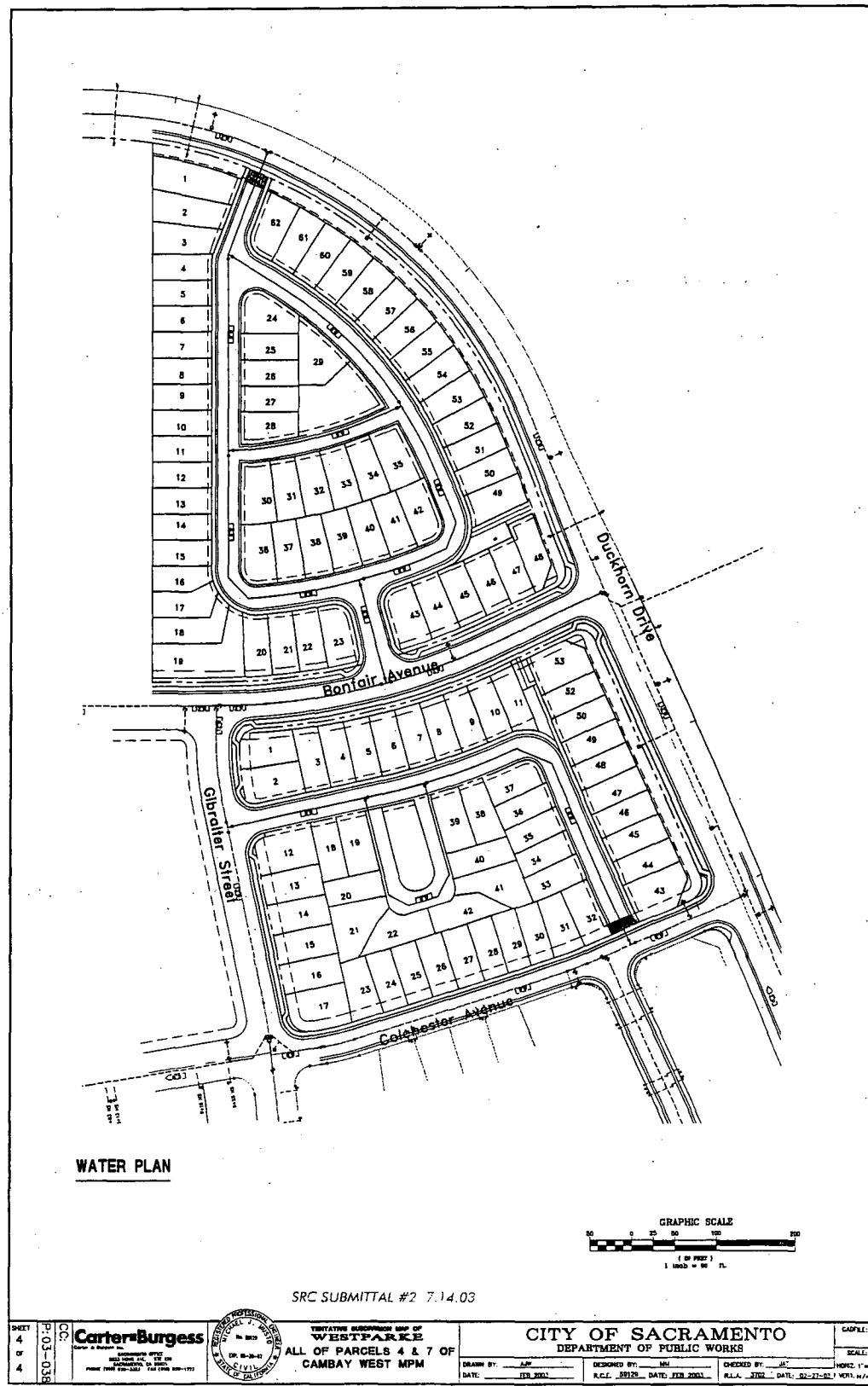
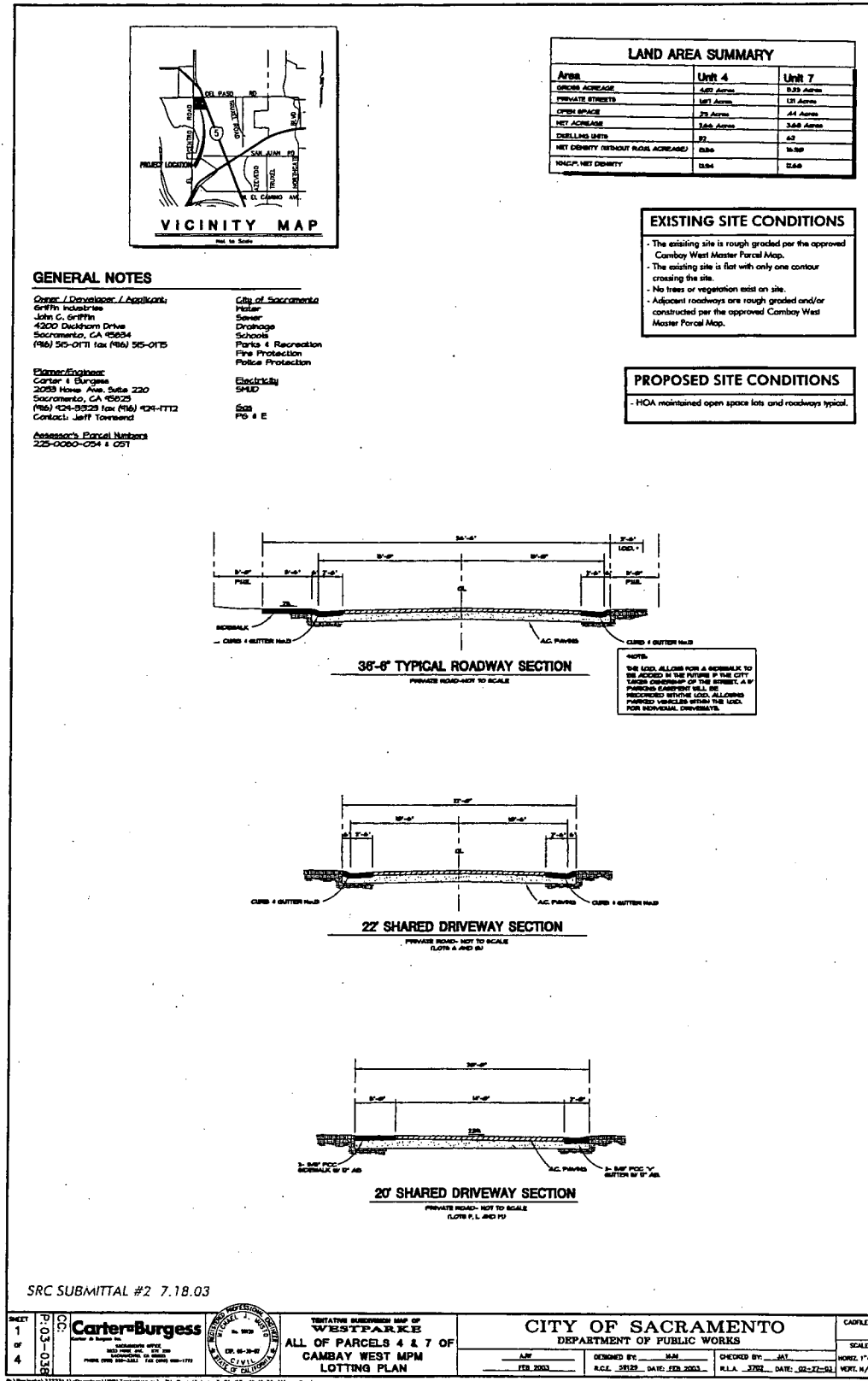
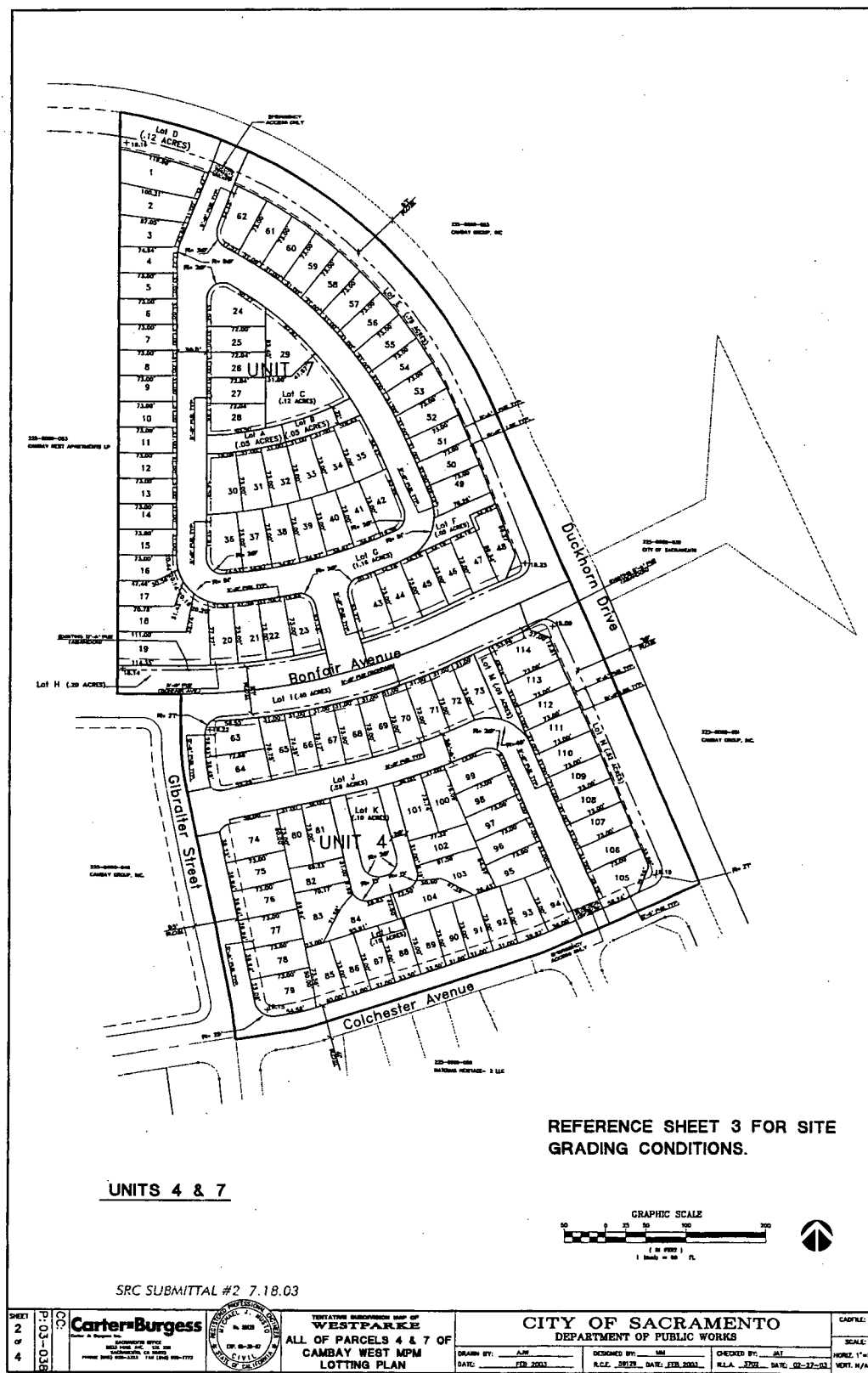
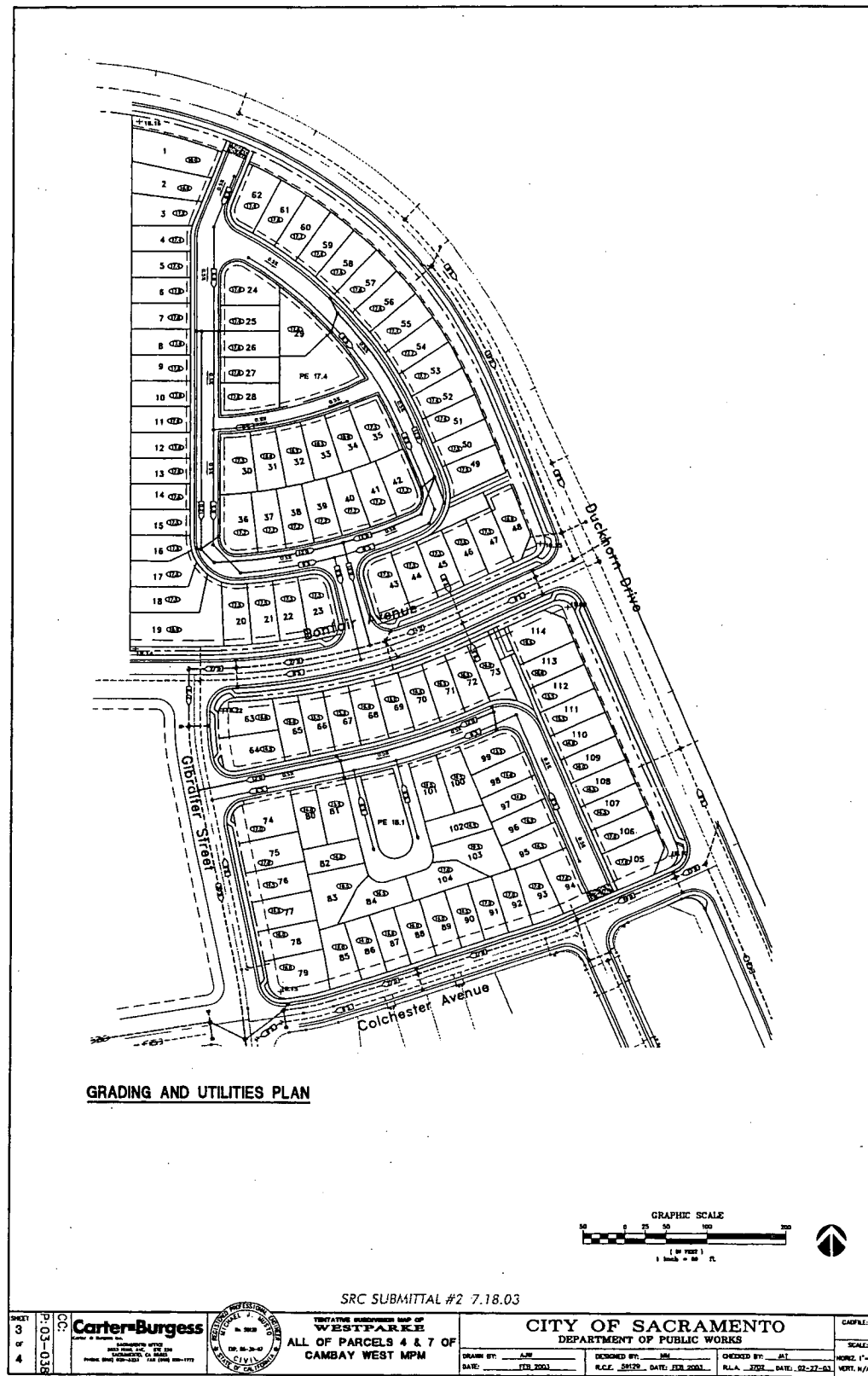
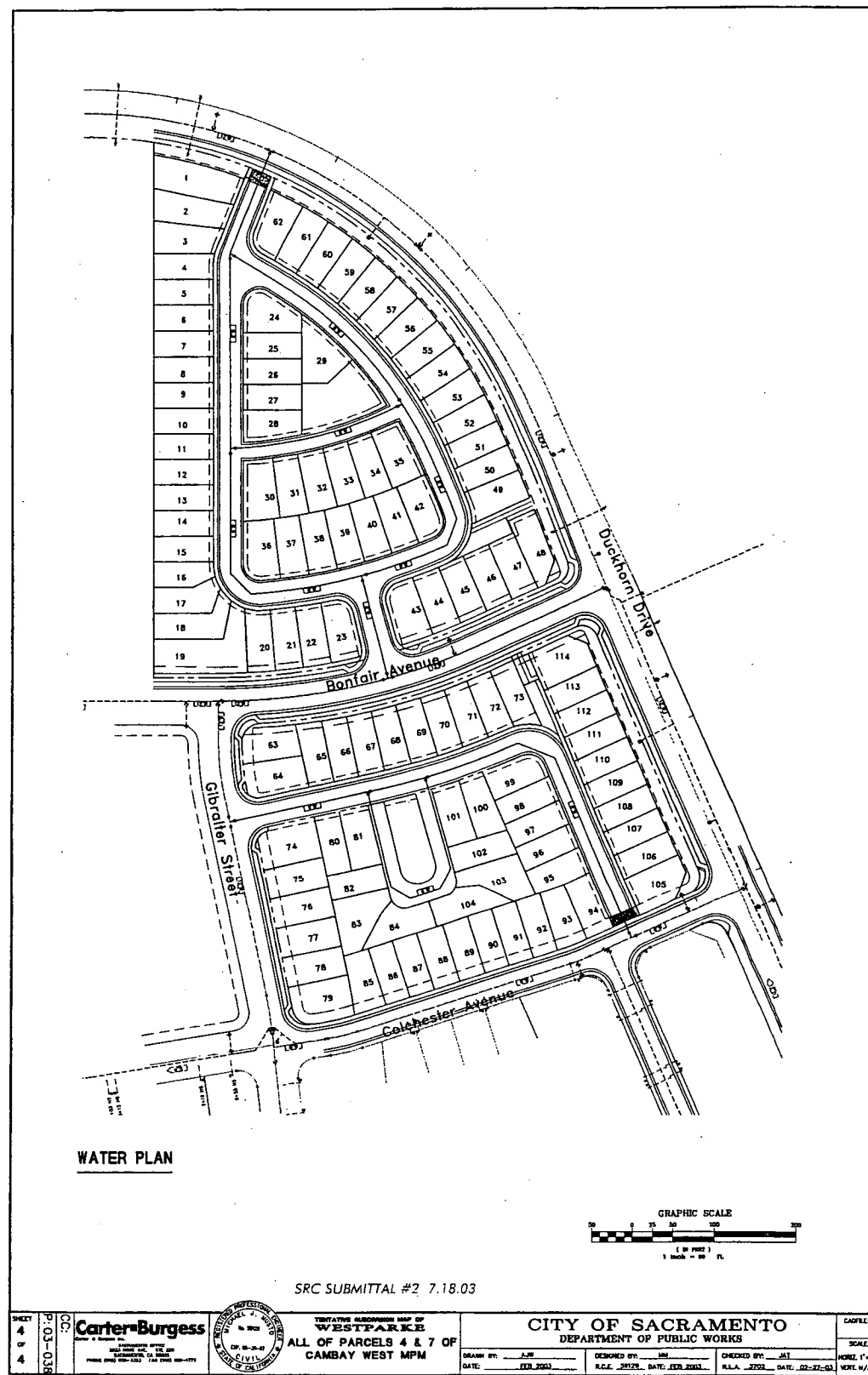


Exhibit 1D - Tentative Map Exhibits









WestParke

North Natomas

Sacramento, California

Project Team

Single Family Residential Owner / Developer

Griffin Industries
4200 Duckhorn Drive
Sacramento, CA 95834
Attention: John Griffin, Division President

Entitlement Consultant

Pacific- Teal Development, LLC
22672 Lambert Street, Suite 616
Lake Forest, CA 92630
Attention: Terry Teeple

Architect

KTGY Group, Inc.
17992 Mitchell South
Irvine, CA 92614
949.851.2133
Attention: Jim O'Keefe

Civil Engineer

Carter & Burgess
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Sacramento, CA 95825
916.929.3323
Attention: Tim Echeverria

Planner/ Landscape Architect

Carter & Burgess
2033 Howe Avenue, Suite 220
Sacramento, CA 95825
916.929.3323
Attention: Jeff Townsend

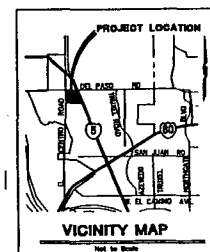
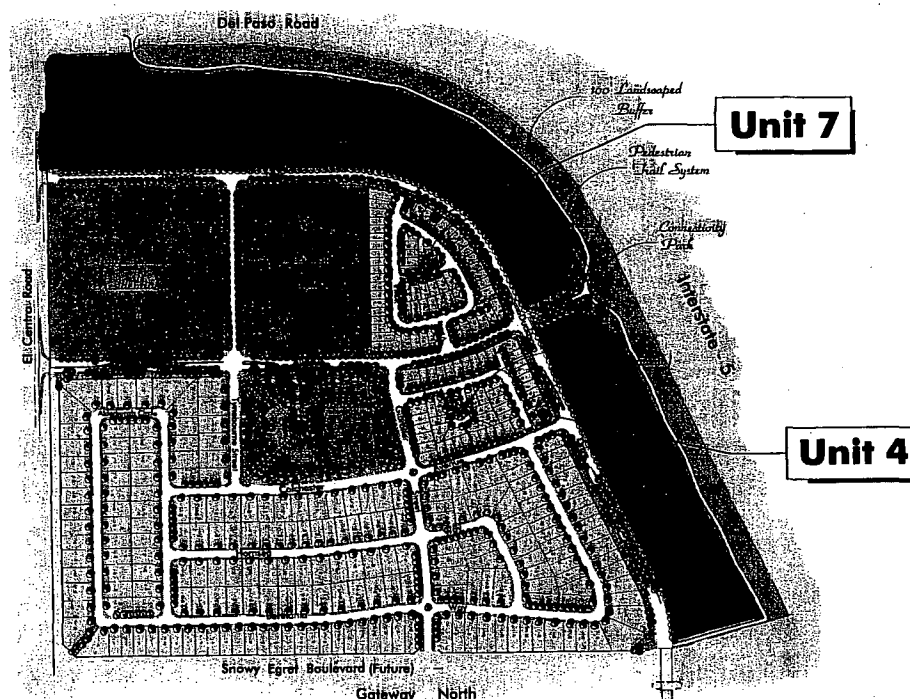
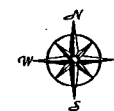


Exhibit 15 - Special Permit Cover Page

P03-038

Received 06/10/03

Planning Director's
Special Permit Submittal
April 2003

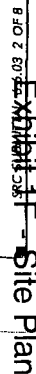


P03-038

JULY 24, 2003

ITEM # 13
PAGE 53

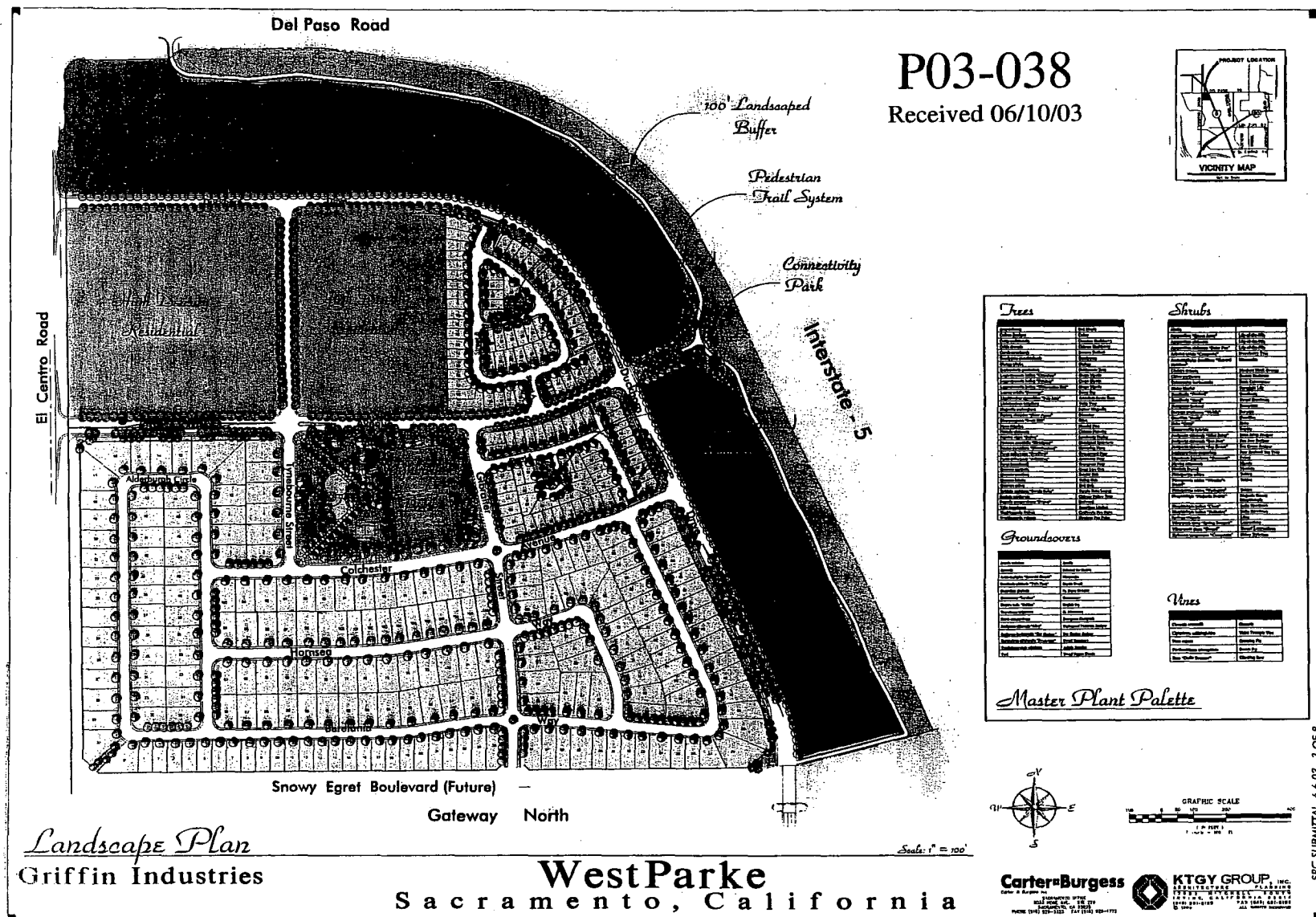
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P03-038

JULY 24, 2003

ITEM # 13
PAGE 54



P03-038

JULY 24, 2003

ITEM # 13
PAGE 55

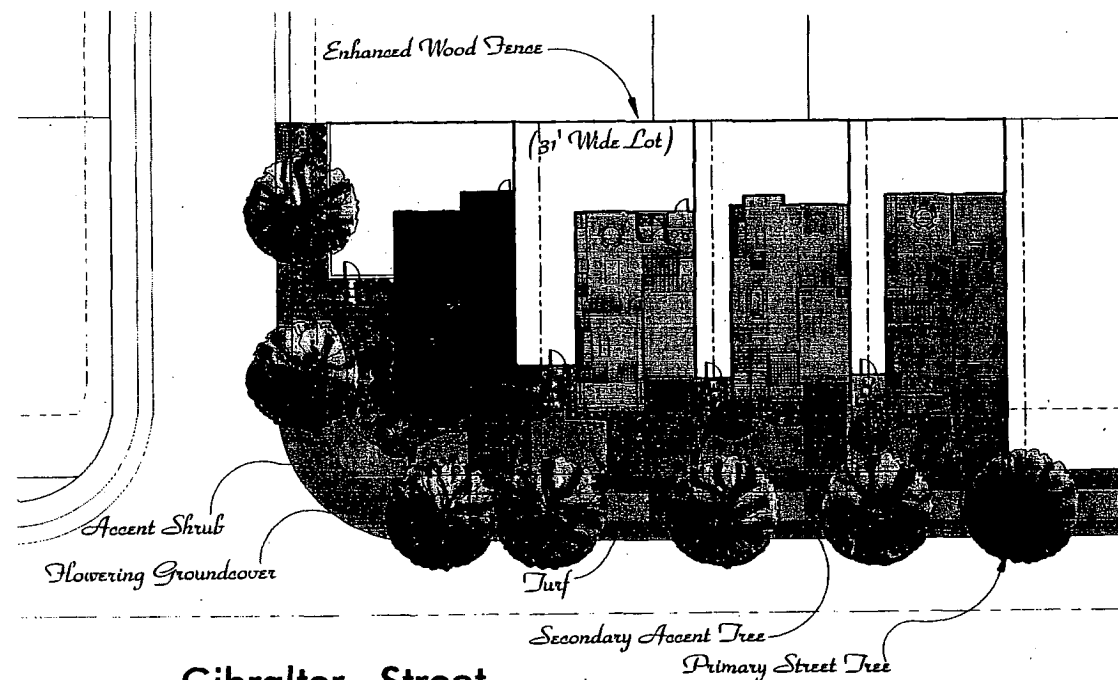
Exhibit 1G - Landscape Plan

P03-038

JULY 24, 2003

ITEM # 13
PAGE 56

Exhibit 11 - Typical Residential Landscape Design



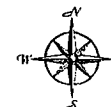
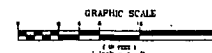
Gibraltar Street

Typical Residential Landscape Design

Scale: 1/8" = 1'-0"

P03-038

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Sacramento, California

Carter-Burgess
Carter & Burgess Inc.
1000 N. 1st St.
Sacramento, CA 95811
PHONE (916) 441-1111 FAX (916) 441-1112



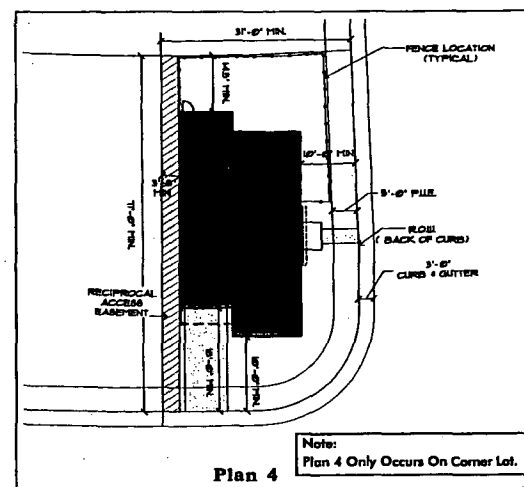
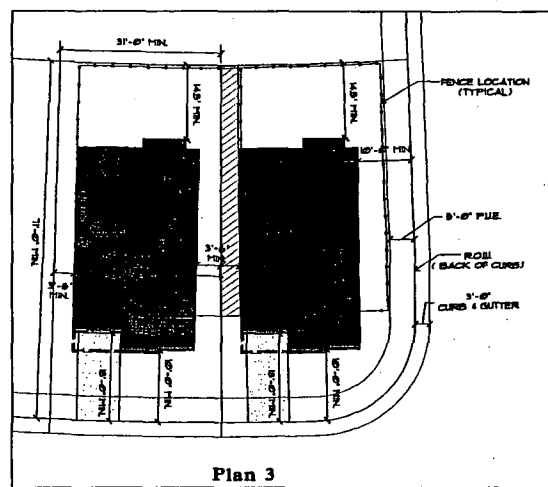
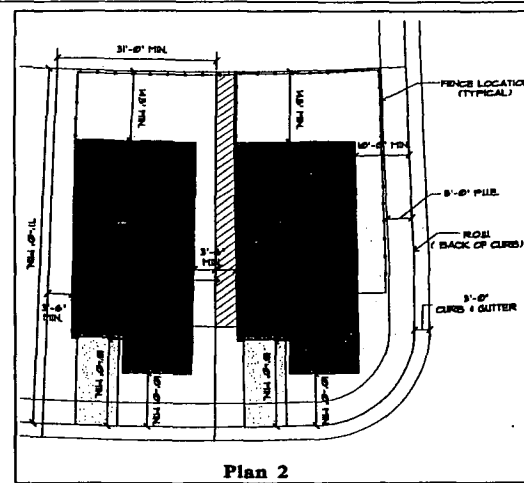
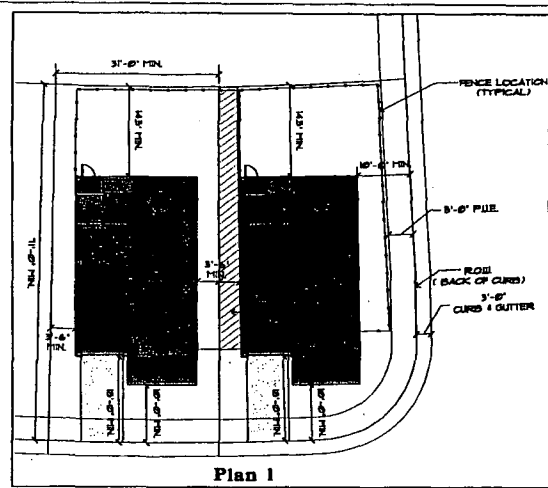
KTGY GROUP
K. T. G. Y. Group, Inc.
1000 N. 1st St.
Sacramento, CA 95811
PHONE (916) 441-1111 FAX (916) 441-1112

P03-038

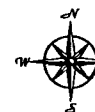
JULY 24, 2003

ITEM # 13
PAGE 57


~~Exhibit 11 Schematic Presidential Lot Dimensions~~



Note:
Plan 4 Only Occurs On Corner Lots



GRAPHIC SCALE



(IN FEET)

Schematic Residential Lot Dimensions

Scale: 1" = 8'-0"

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Sacramento, California

Carter-Burges
Carter & Burges Inc.
SACRAMENTO OFFICE
2635 HUNTER AVE. STE. 200
SACRAMENTO, CA 95833

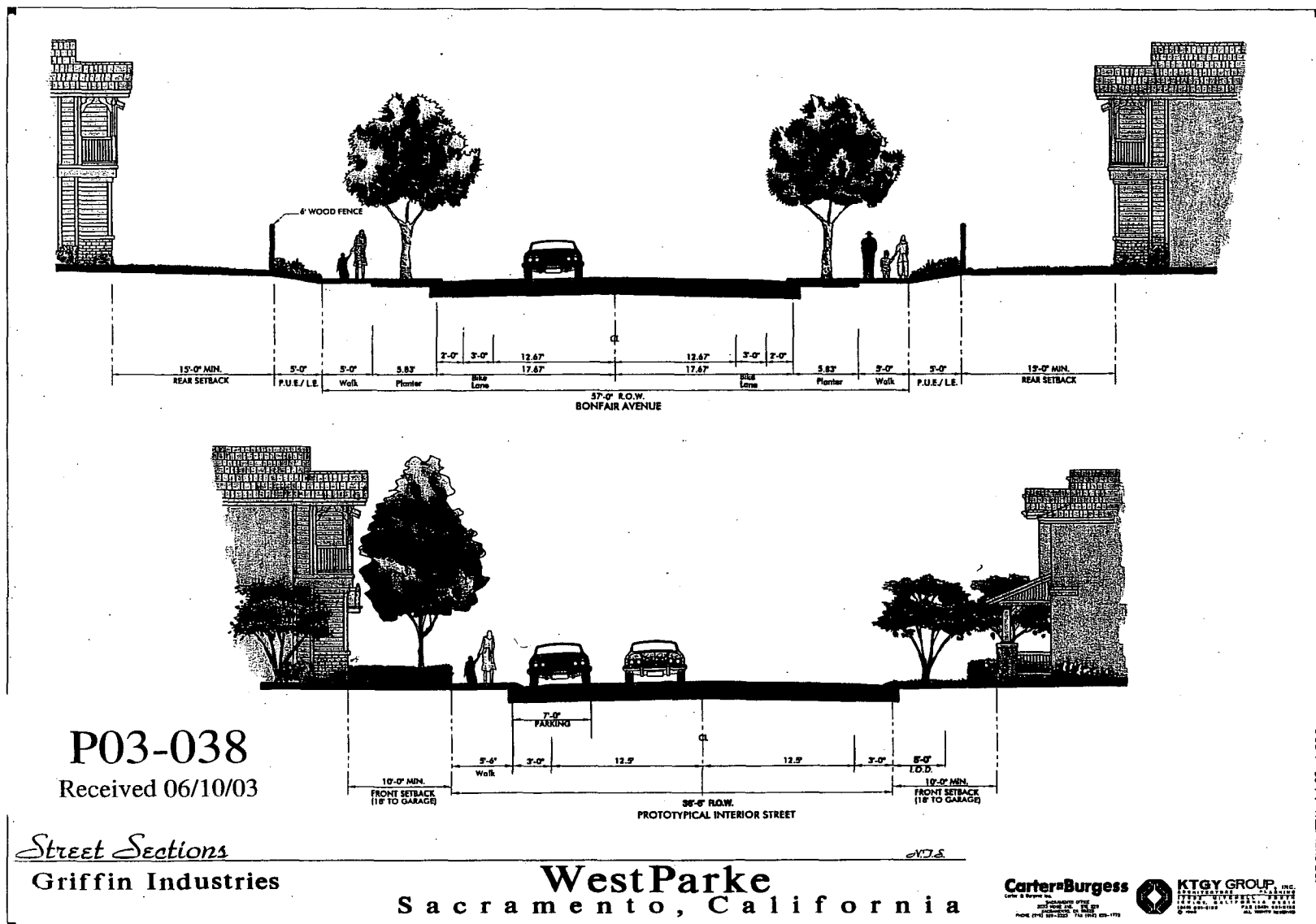


KTGY GROUP, INC.
ARCHITECTURE PLANNING
15025 MYERSHILL DRIVE
IRVINE, CALIFORNIA 92614
(714) 251-8100 FAX (714) 251-8105
© 1990 MCA DESIGN SYSTEMS

P03-038

JULY 24, 2003

ITEM # 13
PAGE 58



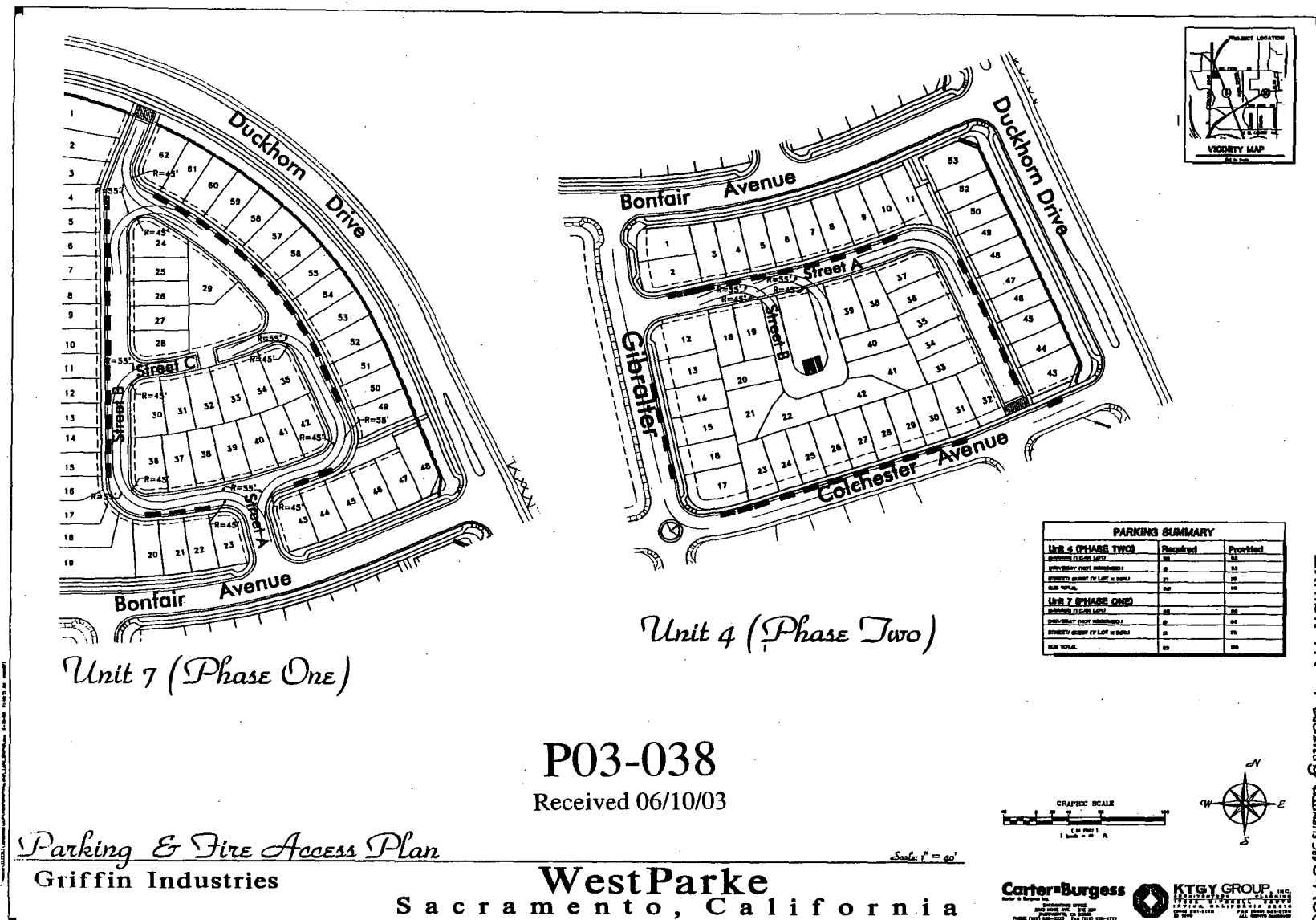
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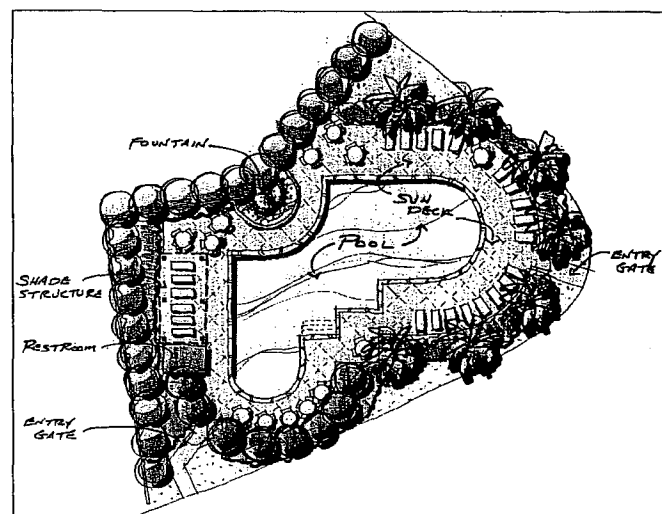
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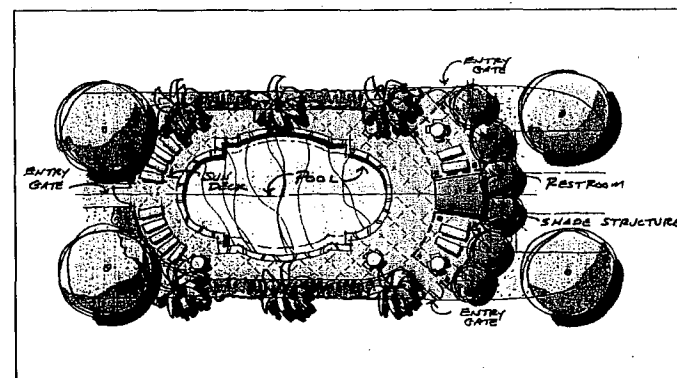
ITEM # 13
PAGE 59

Exhibit 1K - Parking and Fire Access Plan





Unit 7



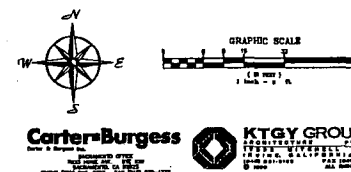
Unit 4

Preliminary Pool Area Plans

Scale: 1" = 8'-0"

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WestParke
Sacramento, California



Carter-Burgess **KTGY GROUP**
ARCHITECTS
1000 J STREET, SUITE 100
SACRAMENTO, CALIFORNIA 95811
PHONE (916) 441-1111 FAX (916) 441-1112

Exhibit 11-100 Preliminary Pool Area Plans

P03-038

JULY 24, 2003

ITEM # 13
PAGE 60

P03-038
Received 06/10/03

P03-038
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1A
Key Large



1C
Coral Gables



1B
Key West

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Conceptual Front Elevations - Plan 1
West Parke Cottages
Sacramento, California

KTOY NO. 2002077



2
10/21/02

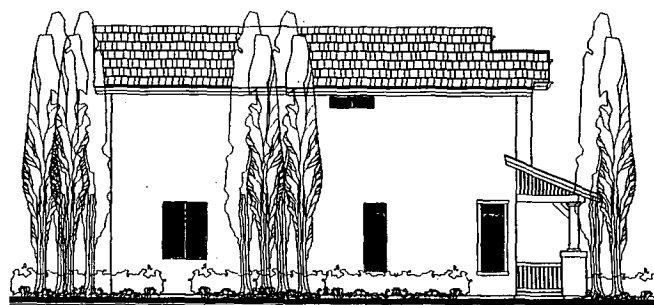
Exhibit 1M - Plan 1 - Elevations and Floor Plans

P03-038

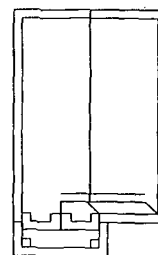
JULY 24, 2003

ITEM # 13
PAGE 61

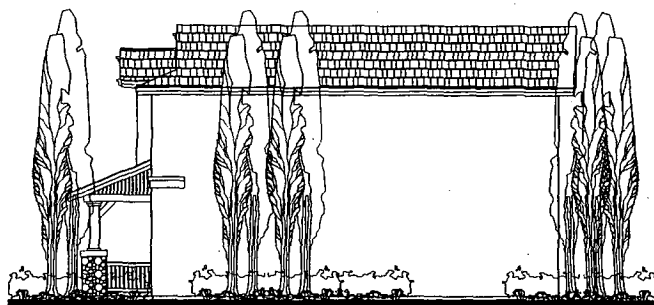
P03-038
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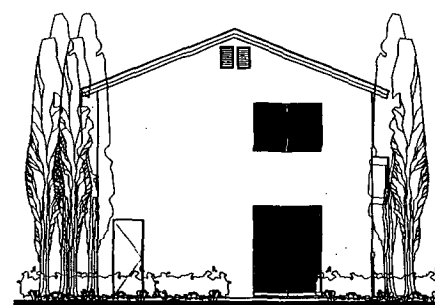
Left Elevation



Roof Plan
scale: 1/8"=1'-0"
pitch 5:12



Right Elevation



Rear Elevation

Griffin Industries

Conceptual Exterior Elevations - Plan 1
WestParke Cottages
Sacramento, California



3
10/21/02

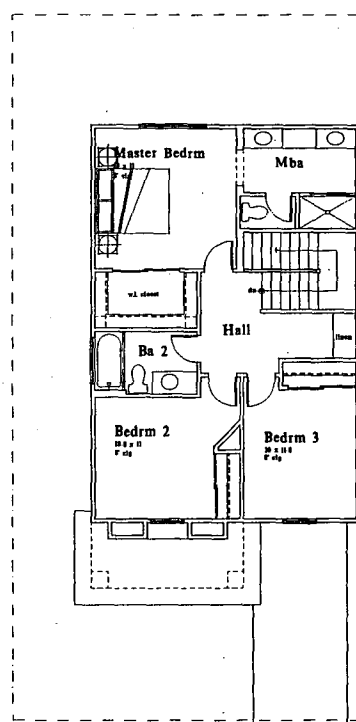
KTOY NO. 2002077

P03-038

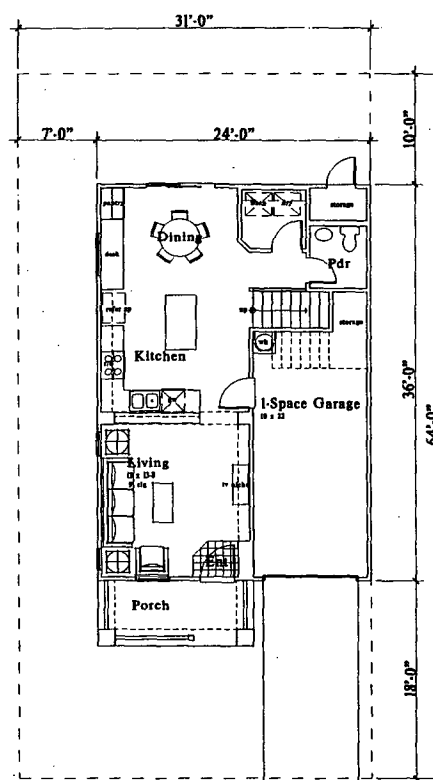
JULY 24, 2003

ITEM # 13
PAGE 62

P03-038
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Second Floor Plan 1
Second Floor: 777 sqft



First Floor Plan 1
First Floor: 622 sqft
Total sqft: 1,392 sqft

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Conceptual Floor Plan 1 - 1,392 sqft
West Parke Cottages
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1
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P03-038

JULY 24, 2003

ITEM # 13
PAGE 63

P03-038
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2A
Key Largo



2C
Coral Gables



2B
Key West

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Conceptual Front Elevations - Plan 2
WestParke Cottages
Sacramento, California

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5
10/21/02

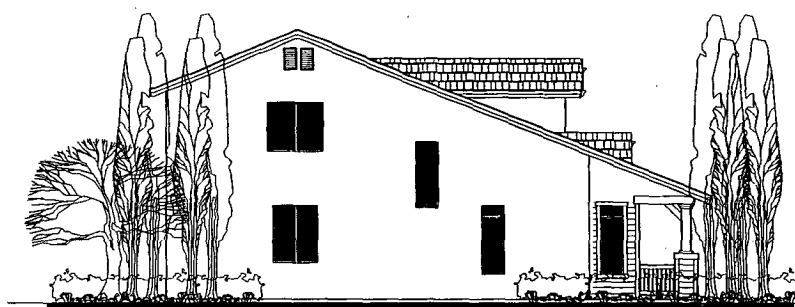
Exhibit 1N - Plan 2 - Elevations and Floor Plans

P03-038

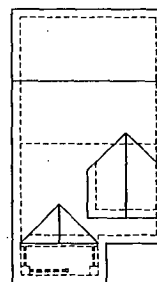
JULY 24, 2003

ITEM # 13
PAGE 64

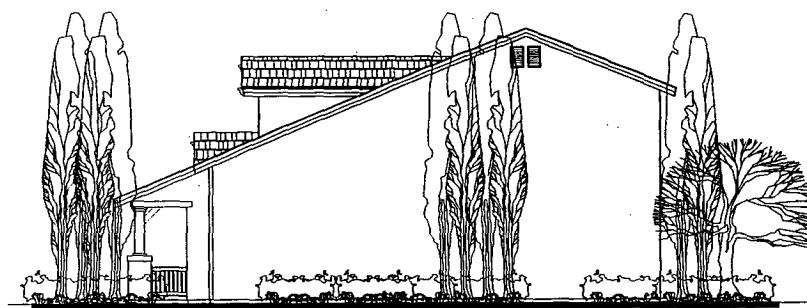
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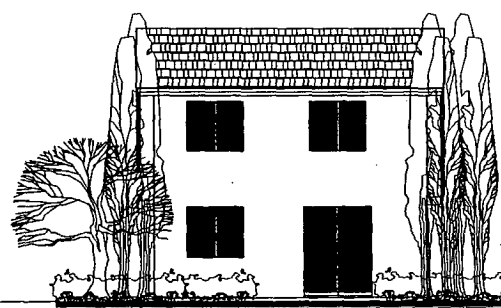
Left Elevation



Roof Plan
Scale: 1/8"=1'-0"
Pitch: 5/12



Right Elevation



Rear Elevation

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Conceptual Exterior Elevations - Plan 2
West Parke Cottages
Sacramento, California



6
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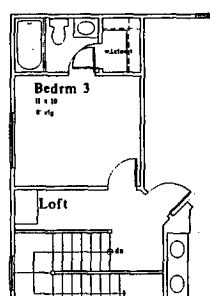
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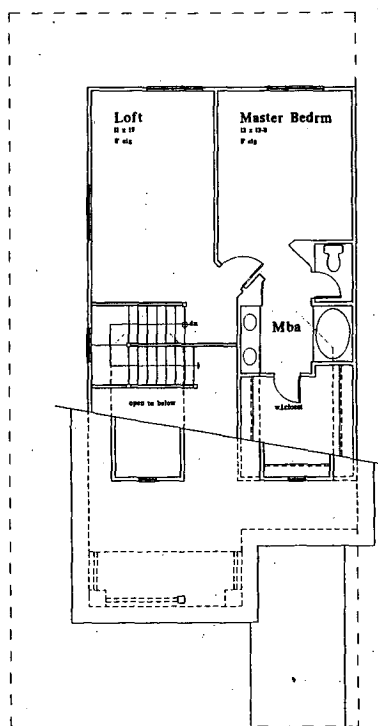
ITEM # 13
PAGE 65

P03-038

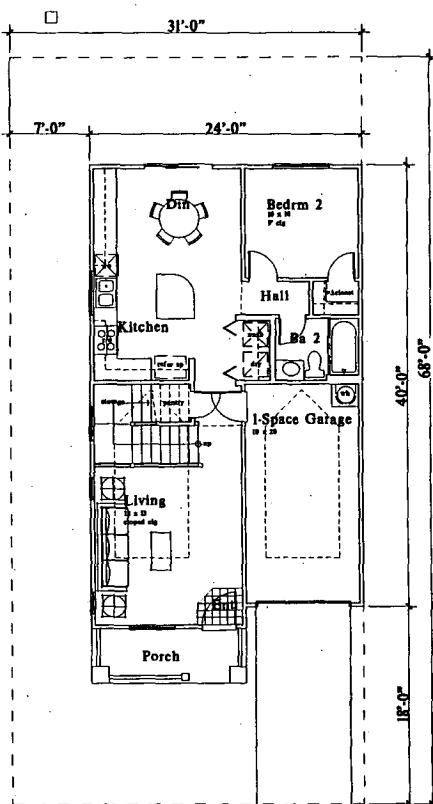
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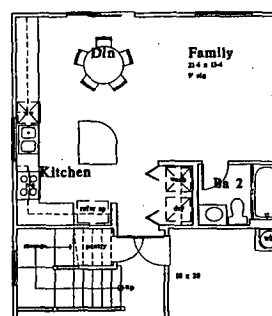
Bedroom 3/ Bath 3 Option



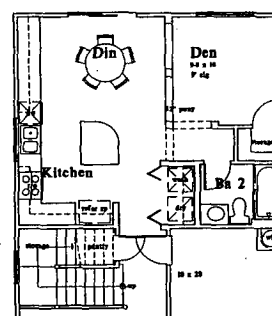
Second Floor Plan 2
Second Floor: 633 sqft



First Floor Plan 2
First Floor: 778 sqft
Total sqft: 1,411 sqft



Family Room Option



Den Option

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Conceptual Floor Plan 2 - 1,461 sqft
West Parke Cottages
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4
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P03-038

JULY 24, 2003

ITEM # 13
PAGE 66

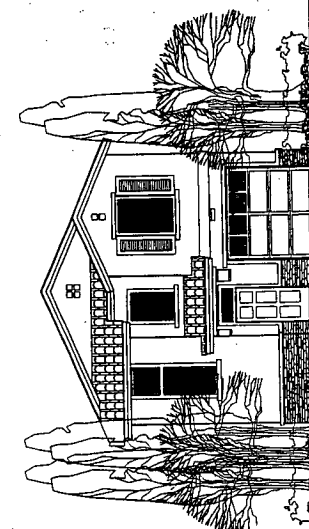
Exhibit 10 - Plan 3 - Elevations and Floor Plans

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3A
Key Large



3C
Coral Gables



3B
Key West

Conceptual Front Elevations - Plan 3
West Parke Cottages
Sacramento, California

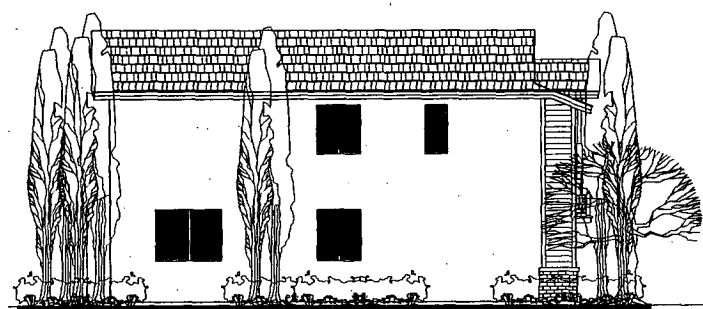
Griffin Industries

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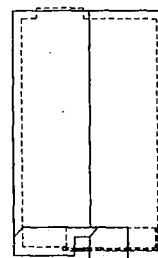


8
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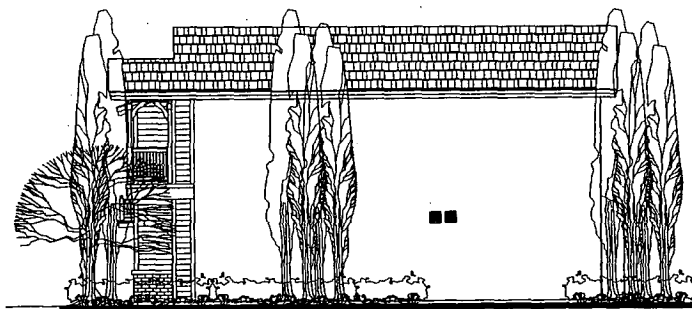
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Left Elevation



Roof Plan
scale: 1/8"=1'-0"
pitch 5:12



Right Elevation



Rear Elevation

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Conceptual Exterior Elevations - Plan 3
WestParke Cottages
Sacramento, California

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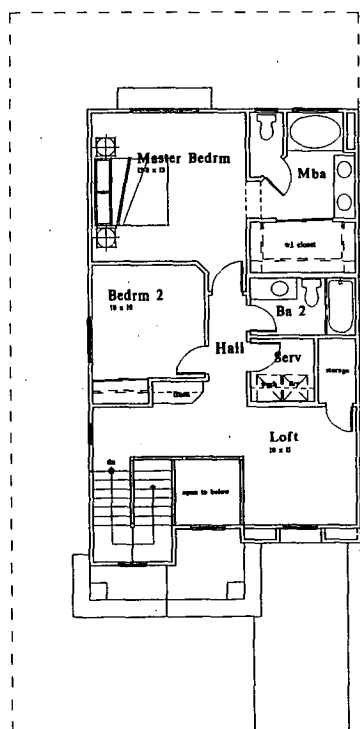
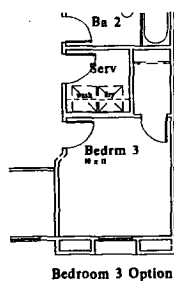
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P03-038

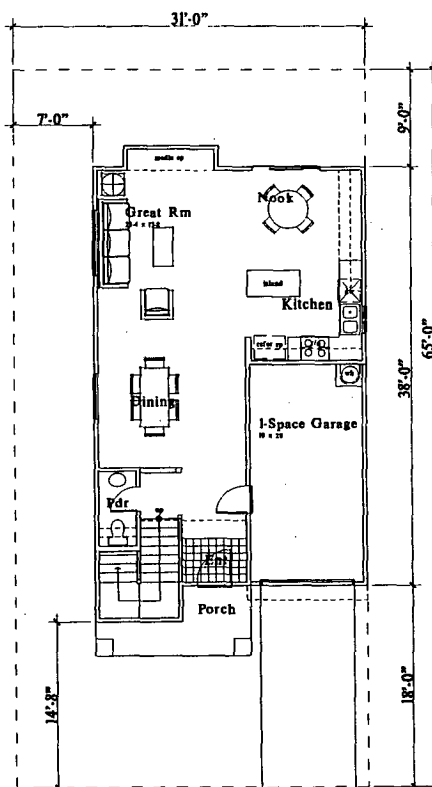
JULY 24, 2003

ITEM # 13
PAGE 68

P03-038
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Second Floor Plan 3
Second Floor: 633 sqft Total sqft: 1,524 sqft



First Floor Plan 3
First Floor: 754 sqft Total sqft: 1,524 sqft

Conceptual Floor Plan 3 - 1,524 sqft
West Parke Cottages
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7

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P03-038

JULY 24, 2003

ITEM # 13
PAGE 69

P03-038
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4A
Key Largo



4C
Coral Gables



4B
Key West

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Conceptual Front Elevations - Plan 4
West Parke Cottages
Sacramento, California



11
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Exhibit 1P - Plan 4 - Elevations and Floor Plans

P03-038

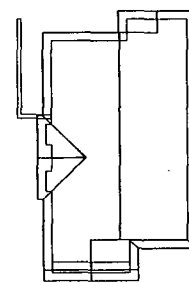
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ITEM # 13
PAGE 70

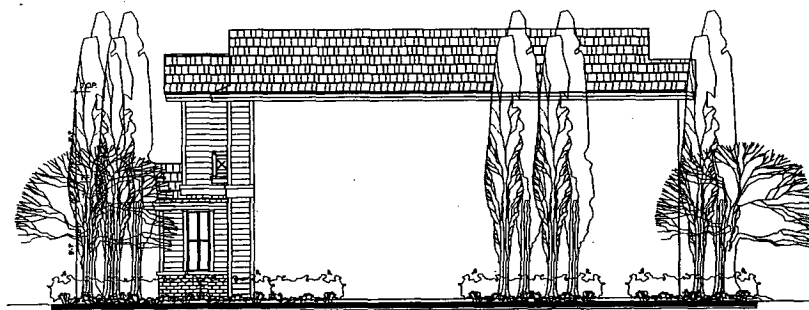
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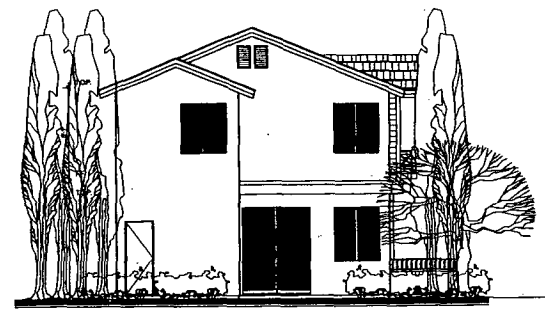
Left Elevation



Roof Plan
scale: 1/8"=1'-0"
pitch 5:12



Right Elevation



Rear Elevation

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Conceptual Exterior Elevations - Plan 4
West Parke Cottages
Sacramento, California

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12

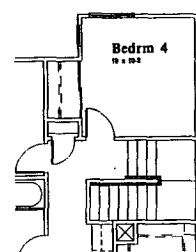
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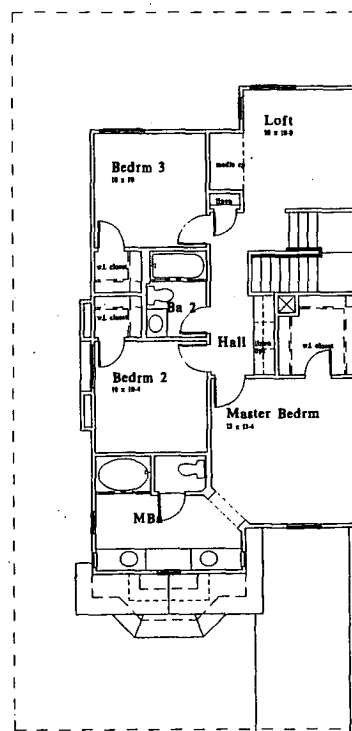
JULY 24, 2003

ITEM # 13
PAGE 71

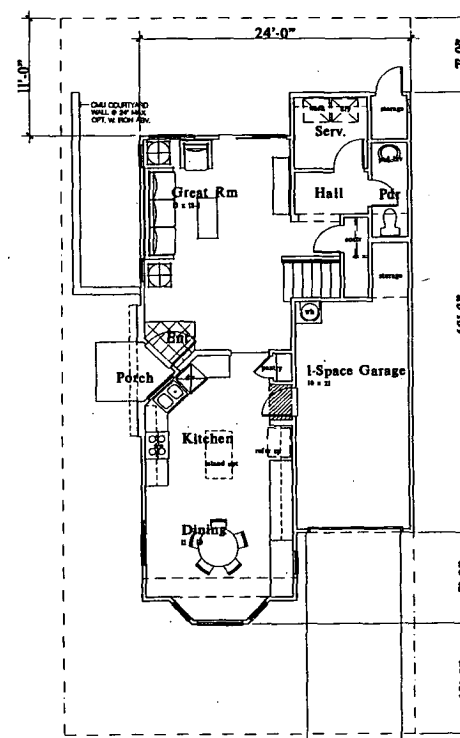
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Bedroom 4 Option



Second Floor Plan 4
First Floor: 515 sqft Total: 1,670 sqft



First Floor Plan 4
First Floor: 515 sqft Total: 1,670 sqft

Conceptual Floor Plan 4 - 1,670 sqft
West Parke Cottages
Sacramento, California



10
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P03-038

JULY 24, 2003

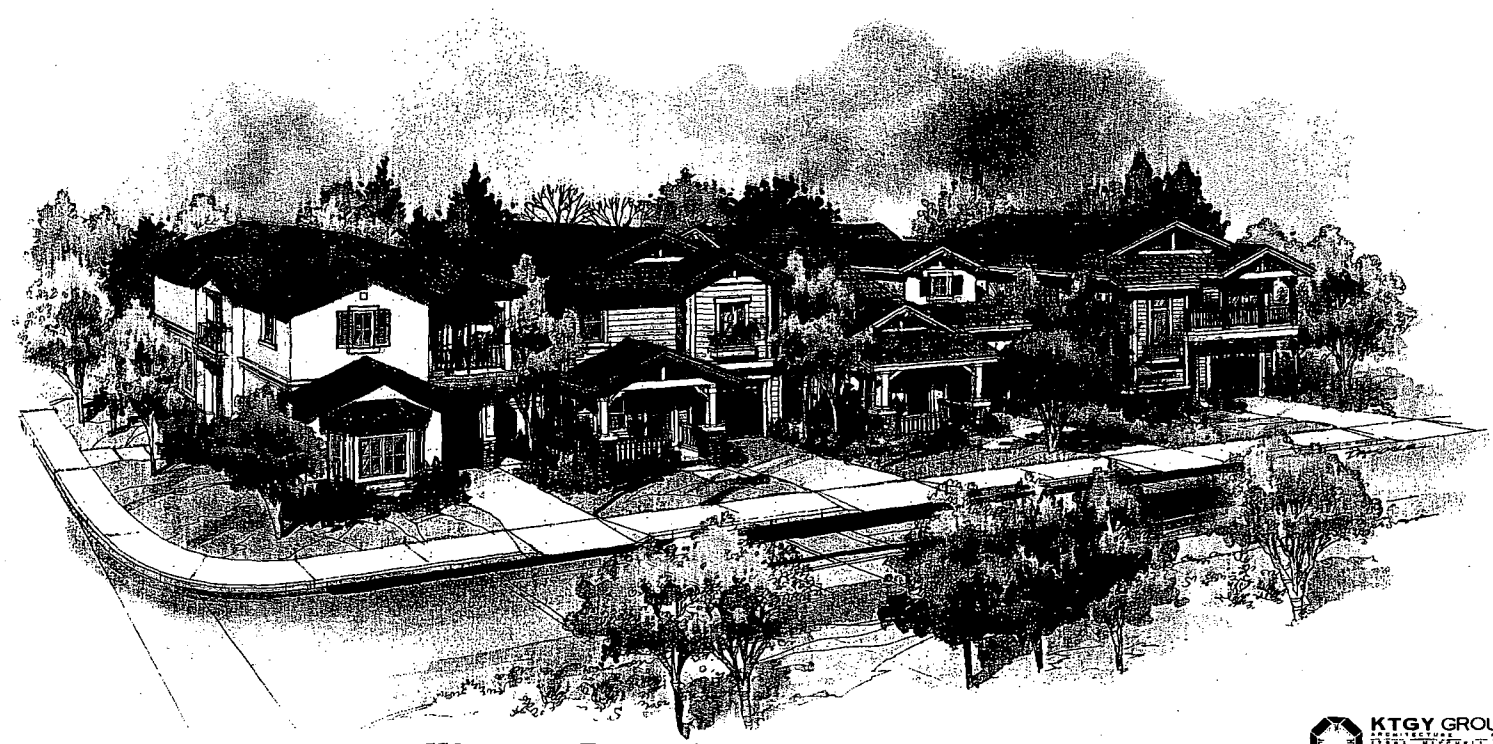
ITEM # 13
PAGE 72

P03-038

JULY 24, 2003

ITEM # 13
PAGE 73

Exhibit 1 Q - Street View of House Plans



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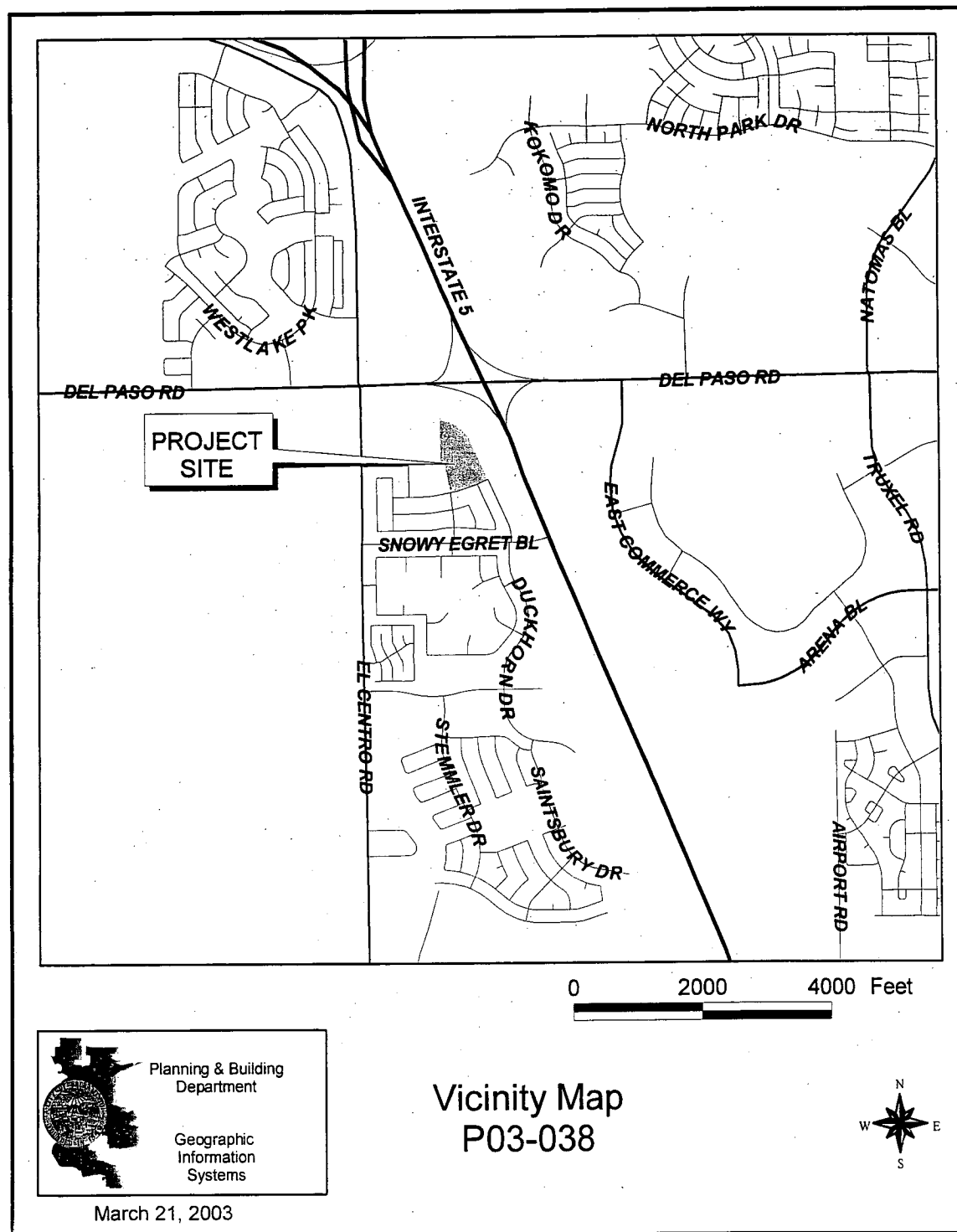
 **KTGY GROUP, INC.**
GENERAL CONTRACTORS
1300 WEST 9TH STREET
SACRAMENTO, CALIFORNIA 95811
TEL: 916.441.1111 FAX: 916.441.1112
WWW.KTGYGROUP.COM

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Attachment 2 - Vicinity Map



Attachment 3 - Land Use & Zoning Map

