# REPORT TO COUNCIL
# City of Sacramento

**915 I Street, Sacramento, CA 95814-2604**
**www. CityofSacramento.org**

**Public Hearing**
**March 18, 2008**

**Honorable Mayor and**
**Members of the City Council**

**Title: Councilmember Call-up: CopperStone Village I (P07-124) and CopperStone Villages II & III (P07-125)**

**Location/Council District:** 7640 & 8000 West Stockton Blvd; APN 117-1460-032 & 117-1460-033, Council District 8

**Recommendation:** Conduct a public hearing and upon conclusion 1) adopt a **Resolution** approving the addendum to the Environmental Impact Report and Mitigation Monitoring Plan; and 2) adopt a **Resolution** approving an Inclusionary Housing Plan, a schematic plan amendment to the College Square Planned Unit Development, and Special Permits to build a 103 unit apartment complex, a 270 unit apartment complex, and a seven space parking reduction (call-up).

**Contact:** Paul Philley, Junior Planner, (916) 808-5714; Mark Martin, Senior Planner, (916) 808-5945

**Presenters:** Paul Philley, Junior Planner

**Department:** Development Services

**Division:** Current Planning

**Organization No:** 4885

## Description/Analysis

**Issue:** The applicant, USA Properties Inc, is proposing to construct a gated 373 unit apartment complex with 102 affordable units on 14.2 net acres in the R-4-PUD, R-3A-PUD and R-3-PUD (multi-family) zones. This project requires an amendment to the current schematic plan for the College Square PUD, which is designated for 120 units of Senior Assisted Living, 132 units of Senior Independent Living, and 242 multi-family units. The applicant is requesting two special permits to develop in a Planned Unit Development (one for 103 units on the affordable side (P07-124) and one for 270 units for the market-rate side (P07-125)), as well as a seven space parking waiver for P07-124. The applicant is also requesting an inclusionary housing plan, a requirement of construction in

New Growth Areas. The project is not controversial and has the support of staff.

**Policy Considerations:** The current General and Community Plan land use designation for the parcel is consistent with a proposal for multi-family high to medium density residential, therefore, the parcels do not require a General or Community Plan Amendment. Instead, the applicant is proposing a schematic plan amendment to the College Square Planned Unit Development, along with an inclusionary housing plan, special permits to construct within a Planned Unit Development, and a parking waiver for seven spaces. While staff has determined that the project is generally consistent with Council's Adopted Plans and Policies, please refer to the background section for more information.

**Committee/Commission Action:** On February 28, 2008, by a vote of 7 – 0 with two absent (Woo & Notestine), the Planning Commission approved all requested entitlements except the special permit for vehicle gates. The Planning Commission, by a separate vote of 5 – 2 (Boyd and Givens dissenting) denied the special permit for the vehicular entrance gates. The project is before the Council on call-up by Council Member Pannell.

**Environmental Considerations:** The project site is located in the College Square Planned Unit Development (PUD). The College Square PUD was approved in 2004, and at that time the College Square EIR was certified, a statement of overriding considerations was adopted, and a mitigation monitoring plan was approved (P00-147).

The City has determined that an Addendum to the previously certified EIR for the College Square PUD project should be prepared for the CopperStone Villages I, II, and III project. On the basis of the whole record before it, the City has determined that there is no substantial evidence that the project, as described in the attached Addendum, will have a significant effect on the environment beyond that which was evaluated in the previous EIR.

As part of the approval of the Addendum, the findings confirm that the City Council has reviewed and considered the EIR and statement of overriding considerations. The mitigation monitoring plan presented for approval includes mitigation measures previously approved for the project.

**Rationale for Recommendation:** While the project does require a PUD schematic plan amendment, the proposal is consistent with the College Square PUD Objectives, the South Area Community Plan Vision and the General Plan Update Vision for the reasons discussed in the "Policy Considerations" section above. In addition, staff has received no opposition throughout the review process. For these reasons, staff recommends that the Council approve the Resolutions adopting the Inclusionary Housing Plan, PUD Schematic Plan Amendment, Special Permits for parking waiver, and development within a PUD,

and the Environmental Addendum as attached hereto.

**Financial Considerations:** This project has no fiscal considerations.

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

Respectfully Submitted by: _____
David Kwong
Planning Manager

Approved by: _____
William Thomas
Director of Development Services

Recommendation Approved:

for _____
Ray Kerridge
City Manager

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**Attachment 1 – Project Background/Summary**

An application to create the College Square Planned Unit Development (PUD) was submitted in October of 2000. After working with City staff and staff from other agencies, the PUD was approved by the City Council on January 27, 2004, with Council Resolution 2004-056. While the commercially zoned aspects of that PUD were clearly denoted with circulation and lotting plans, the residential aspect was given placeholders, denoting future densities and uses. The minimum number of dwelling units for the PUD is 484 and the maximum is 724. The Environmental Impact Report was prepared with those densities and uses. The primary concern (raised by the City of Elk Grove, the County of Sacramento and Regional Transit) was regarding traffic. Mitigation efforts included the widening of Bruceville Road, construction of Kastanis Way and West Stockton Boulevard, and providing connectivity to the future Cosumnes River College Light Rail Station. Other major issues identified by the EIR were the noise and air pollution from State Route 99 and its proximity to the current project site. Mitigation included a health impact study and noise reducing construction where appropriate. The plan also included a 40-foot potential Regional Transit (RT) easement going along the southern end of the project, but that was abandoned by RT in favor of an alignment down Cotton Lane.

On August 12, 2004, the Planning Commission approved various entitlements under P04-072 to construct 207,328 square feet of commercial/retail space on the land north of West Stockton Blvd. On November 15, 2007, one of the commercial plots adjacent to the project site (7700 W Stockton Blvd) was approved by the Zoning Administrator for the creation of a Golden Corral Restaurant. The entitlements requested with application P07-124 & P07-125 will be the first residential units to come before the planning commission in the College Square PUD. P07-124 (CopperStone Village I) is an affordable 103 unit apartment community located at the eastern end of the site at 8000 West Stockton Blvd on APN 117-1460-033, while P07-125 (CopperStone Villages II & III) is a market-rate 270 unit apartment community located at the western end of the site at 7640 West Stockton Blvd on APN 117-1460-032. As the project is inherently interconnected, with shared facilities, fencing, parking and paths, most of this report's analysis will treat the two projects as one.

CopperStone is a Mission California Stucco design integrated with wood frame construction. Architectural embellishments include cement tile, window trim, shutters, stair screening and ledge stone. The color pallet consists of browns, golds, and greens. Per comments from the North Laguna Creek Neighborhood Association meetings, the applicant has designed the site to integrate Village I with the rest of CopperStone as much as possible, through use of similar design, materials, and interior features, while preventing a monotonous project.

For P07-124 (Village I), the applicant is proposing 30 one bedroom units, 42 two bedroom units, and 31 three bedroom units ranging in square footage from 706 to 1,129. For P07-125 (Village II & III), the applicant is proposing 126 one bedroom units, 120 two bedroom units, and 24 three bedroom units ranging in square footage from 753

to 1,206.

The project was noticed on January 31, 2008 and scheduled for the February 14, 2008 City Planning Commission meeting but was withdrawn for re-noticing because the gating entitlement was not listed. The project was re-noticed on February 8th and continued from the February 21st meeting so the City Planning Commission could focus on policies and procedures. On February 28, 2008, the City Planning Commission, by a vote of 7-0 with two absent, approved all requested entitlements except the special permit for gates at the vehicular entrances to the project. The Planning Commission, by a separate vote of 5-2 with two absent, denied the special permit for vehicular entrance gates based on the following findings:

1. The project is not consistent with the objectives of the general plan in that the vehicle gates will not foster accessibility and connectivity between areas.

2. The project will be detrimental to the welfare of the neighborhood as a whole in that interactions between residents of the site with surrounding residents will be limited.

Council Member Pannell has called up the project because of concerns regarding public safety and security within the vicinity of the project site. In order to address this concern, staff is recommending a condition be added to the special permit requiring vehicular gates for the project to ensure adequate public safety and security (Condition E12 on page 97 and Condition F13 on page 105 of this staff report).

*Additional Policy Considerations*

Mixed Income Housing Ordinance: The applicant is planning to develop 103 multi-family units in CopperStone Village I (P07-124) and 270 multi-family units in CopperStone Village II & III (P07-125) for a total of 373 multi-family units, of which 56 must be affordable (37 very low and 19 low). The applicant is proposing to provide 102 affordable units and will meet the minimum very low and low income requirements under the Ordinance.

College Square Planned Unit Development: The applicant is proposing removing 120 units of Senior Assisted Living and 132 units of Senior Independent Living and adding 131 units of multifamily housing to the PUD.

South Sacramento Community Plan: While the South Area's community plan is being updated, the City Council has adopted guiding principles. The applicable guiding principles that this proposal complies with include 1) Provide mixed use and higher density housing located in areas with good access to transit; 2) Include affordable housing thought the planning area; 3) Promote transit-oriented development around existing and future light rail stations to support the light rail transit system and revitalize the area; and 4) Design neighborhoods to promote

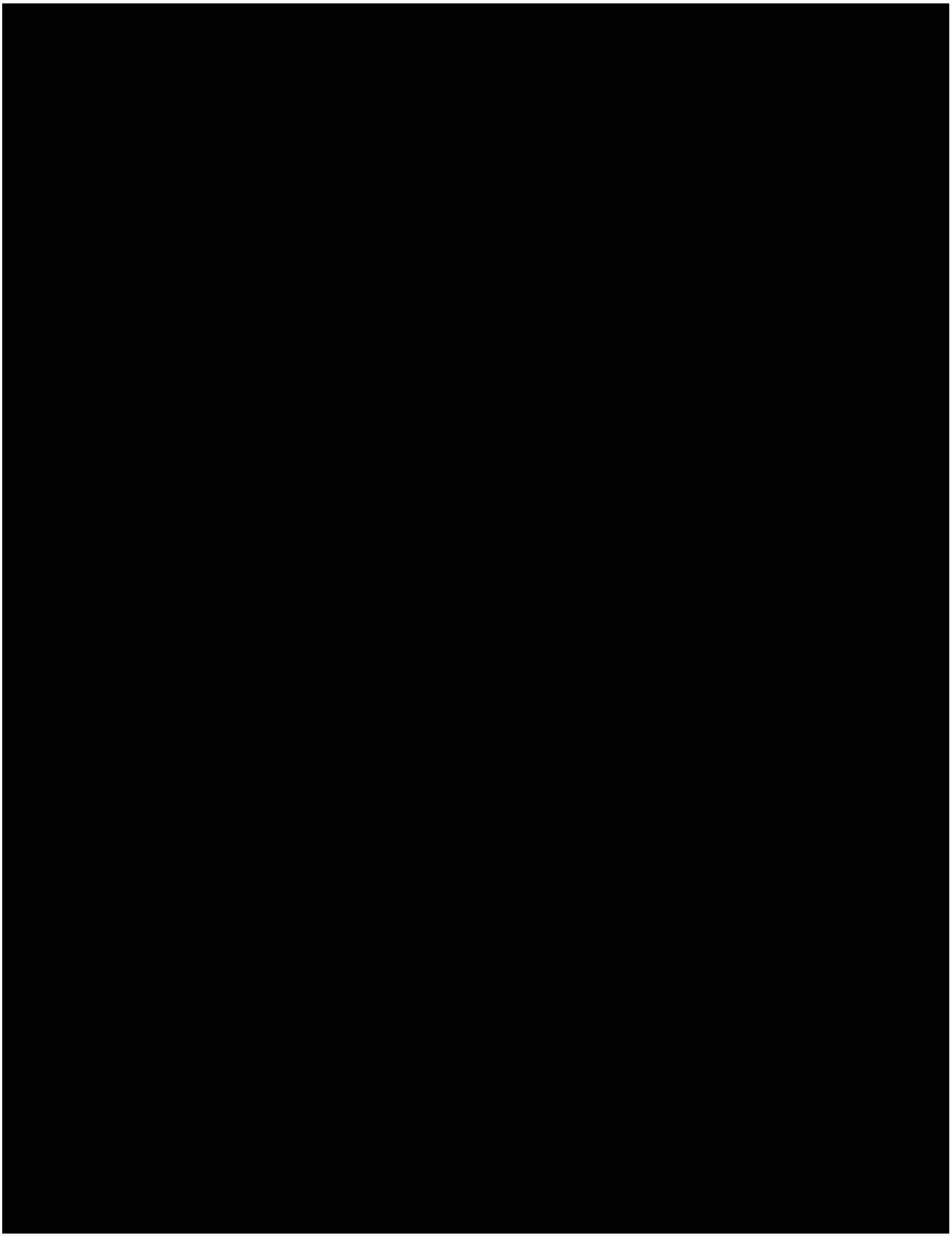
security and to discourage traffic speeding. In addition to being consistent with these principles, the proposal is not contrary to any of the other approved principles of the South Area Community Plan Vision.

General Plan: While the City's General Plan is being updated, the City Council has adopted guiding principles. The applicable guiding principles that this proposal complies with include 1) Focus higher density developments and mixed-use projects in areas adjacent to transit stations, along transit corridors and commercial corridors, near job centers, and in strategic opportunity areas throughout the City; 2) Promote developments that foster accessibility and connectivity between areas and safely and efficiently accommodate a mixture of cars, transit, bicyclists, and pedestrians; 3) Provide a mix of housing to meet the needs of current and future residents, including an equitable distribution of affordable housing, throughout the city; 4) Work to end homelessness in Sacramento by providing affordable housing opportunities and services; and 5) Expand and improve existing pedestrian and bikeways to promote health, recreation, and connectivity between neighborhoods. In addition to being consistent with these principles, the proposal is not contrary to any of the other approved principles of the General Plan Update Vision.

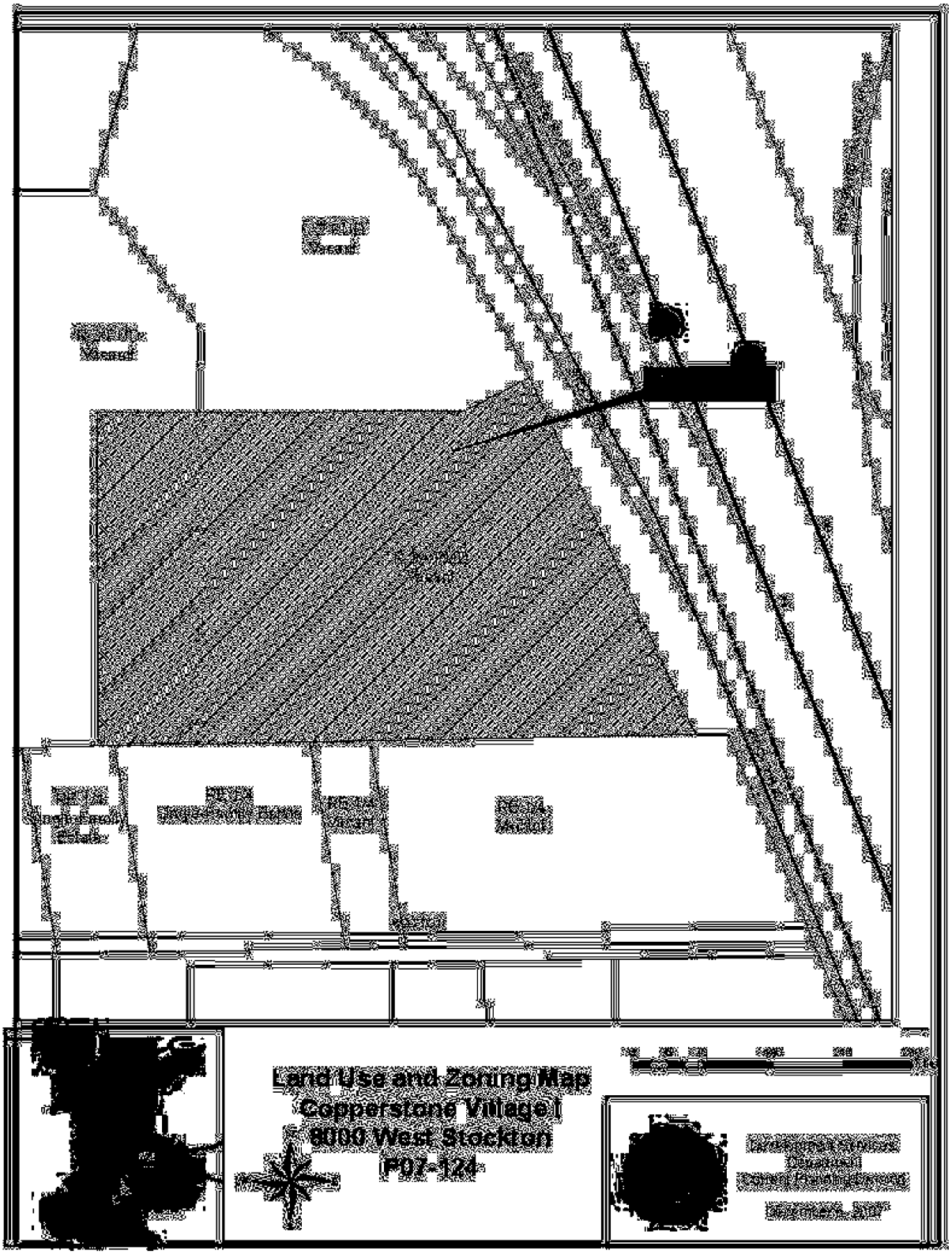
City Minimum Parking Requirements: With respect to vehicle parking, CopperStone Villages II & III (P07-125) exceeds the vehicle parking requirements, but CopperStone Village I (P07-124) fails to meet the vehicle parking requirements. The applicant is requesting a special permit to waive seven required spaces (4.3 percent of required parking). Staff finds that granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance the proximity to the proposed Cosumnes River College Light Rail Station (entire project within ½ mile) would facilitate transportation making it easier for residents to have one and zero car households

Gating Policies of Sacramento: Per Section 17.76.060 (A) of the City Code, the City Council may require vehicle gates as a condition of approval. Staff is recommending that Council require vehicle gates as a condition of approval for the Special Permits to develop within a PUD to increase safety of the complex.

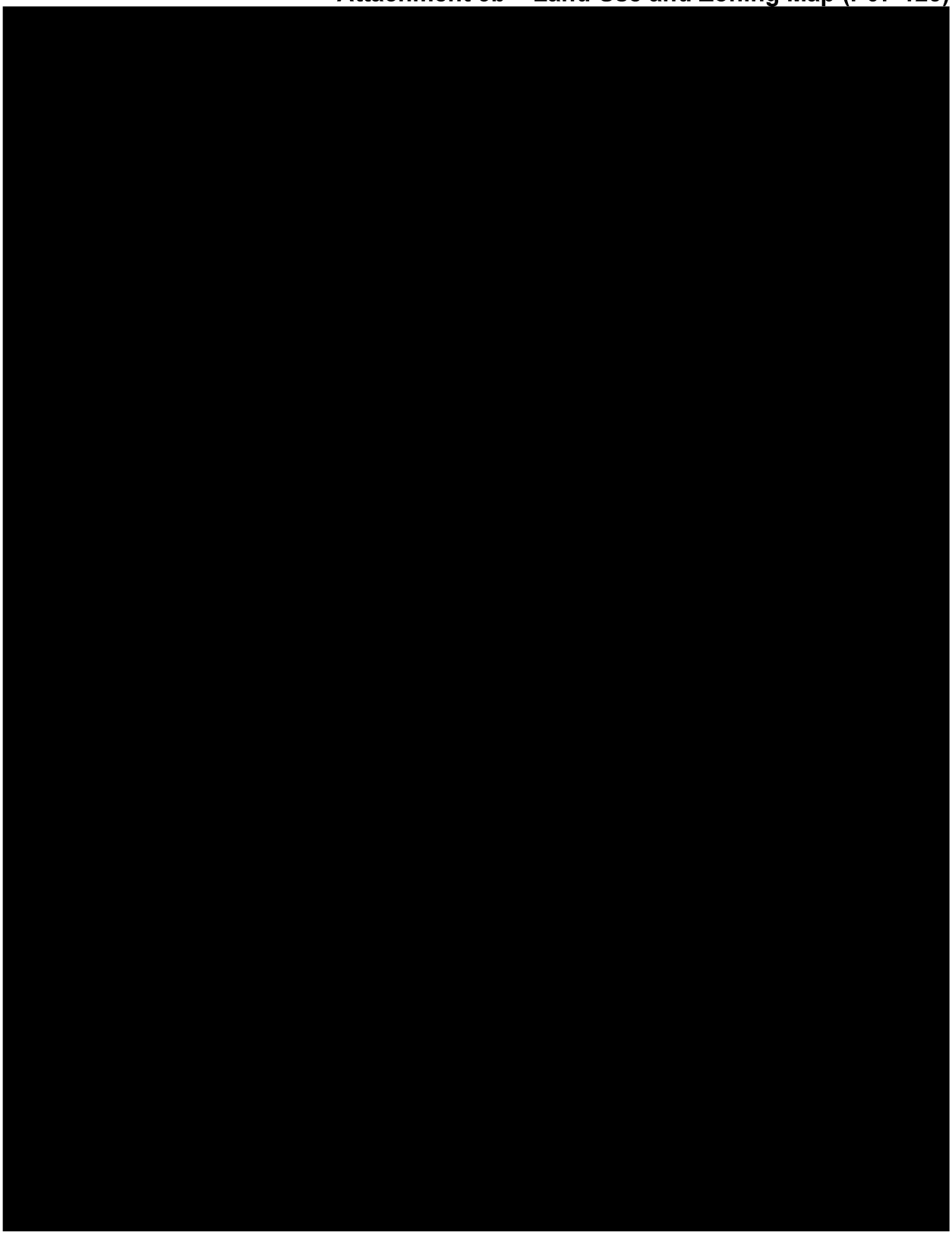
**Attachment 2 – Vicinity Map**



**Attachment 3a – Land Use and Zoning Map (P07-124)**



**Attachment 3b – Land Use and Zoning Map (P07-125)**



**Attachment 4: EIR Addendum**

**RESOLUTION NO. 2008-**

Adopted by the Sacramento City Council

**CERTIFYING THE ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT AND ADOPTING THE MITIGATION MONITORING PROGRAM FOR THE COPPERSTONE PROJECT (P07-124/125)**

**BACKGROUND**

A. On February 28, 2008 the City Planning Commission conducted a public hearing on the project and approved all project entitlements except for the special permit for vehicular entrance gates which it denied. Within the time limits specified in the Zoning Code, the project entitlements approved by the Planning Commission were called-up by Councilmember Pannell.

B. On March 18, 2008 the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Sections 17.200.030(K),17.200.040(B), and 17.200.010(C)(2)(d)(posting and mail 300') , and received and considered evidence concerning the project.

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

Section 1. The City Council finds as follows:

A. On December 11, 2003 pursuant to the California Environmental Quality Act (Public Resources Code §21000 *et seq*. ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 *et seq*.), and the City of Sacramento environmental guidelines, the City Council certified an environmental impact report (EIR) and, having reviewed and considered the information contained in the EIR, adopted findings of fact and findings of overriding consideration, adopted a mitigation monitoring program, and approved the College Square Planned Unit Development Project (P00-147).

B. The Copperstone Village I, II and III Project (Project Modification) proposes to modify the previously approved Project as follows: the Project Modification proposes specific development for the project site consistent with the PUD designation.

C. The proposed changes to the original Project do not require the preparation of a subsequent EIR. An addendum to the previously certified EIR was then prepared to address the modification to the Project.

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

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

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

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

1. The Project Modification will have one or more significant effects not discussed in the previously certified EIR;

2. Significant effects previously examined will be substantially more severe than shown in the previously certified EIR;

3. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Project Modification; or

4. Mitigation measures which are considerably different from those analyzed in the previously certified EIR would substantially reduce one or more significant effects on the environment.

Section 3. Based on its review of the previously certified EIR for the Project, the previously adopted findings of fact and findings of overriding consideration, the addendum, and all oral and documentary evidence received during the hearing on the Project Modification, the City Council finds that the EIR and addendum reflect the City Council's independent judgment and analysis, certifies the EIR and the addendum for

the Project Modification, and readopts the findings of fact and findings of overriding consideration .

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

A. The mitigation monitoring program has been adopted and implemented as part of the Project;

B. The addendum to the EIR does not include any new mitigation measures, and has not eliminated or modified any of the mitigation measures included in the mitigation monitoring program;

C. The mitigation monitoring program meets the requirements of CEQA Section 21081.6 and the CEQA Guidelines section 15091.

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

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

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Exhibit 1A: Environmental Document

DEVELOPMENT SERVICES CITY OF SACRAMENTO ENVIRONMENTAL PLANNING
300 RICHARDS BOULEVARD
SACRAMENTO, CA 95811

**ADDENDUM TO A CERTIFIED ENVIRONMENTAL IMPACT REPORT**

**Current Project: CopperStone Villages I, II and III (P07-124, P07-125)**

**College Square Planned Unit Development EIR (SCH #2002122088)**

The City of Sacramento, a Municipal Corporation, does hereby prepare, and publish this Addendum to the previously certified College Square PUD Environmental Impact Report, State Clearinghouse #2002122088 for the following described project:

College Square Planned Unit Development – CopperStone Villages I, II, and III (P07-124, P07-125). The proposed CopperStone Villages I, II, and III project consists of entitlements to develop an apartment project within the College Square Planned Unit Development (PUD) on 14.74 acres. Village I will provide 101-units of affordable and inclusionary housing, Village II will consist of 200 units, and Village III will consist of 52 units. The project entitlements include a Special Permit, PUD Schematic Plan Amendment, and an Inclusionary Housing Plan Amendment.

The City of Sacramento, Development Services Department, has reviewed the proposed project and on the basis of the whole record before it, has determined that there is no substantial evidence that the project, as described in the attached Addendum, will have a significant effect on the environment beyond that which was evaluated in the College Square PUD Draft/Final Environmental Impact Report. A Subsequent EIR is not required pursuant to the California Environmental Quality Act of 1970 (Sections 21000, et seq. Public Resources Code of the State of California).

This Addendum to the certified Draft Environmental Impact Report has been prepared pursuant to Title 14, Section 15164 of the California Code of Regulations, the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento. A copy of this document and all supportive documentation may be reviewed or obtained at the City of Sacramento, Development Services Department, Environmental Planning Division, 300 Richards Blvd., 2nd Floor, Sacramento, California 95811.

Environmental Services Manager, City of Sacramento, California, a Municipal Corporation

Date: January 22, 2007 By: _____

Tom Buford, Senior Planner

Exhibit 1A: Environmental Document

I. PROJECT INFORMATION

File Number/Project Names: P07-124 and P07-125 CopperStone Villages I, II, and III; College Square PUD (P00-147)

Project Location:

The College Square PUD is located within the southern part of the City of Sacramento. The project site is generally located between Bruceville Road and Highway 99, immediately south of Consumnes River Boulevard. CopperStone Village I is located at the south-east boundary of the College Square PUD at 8000 West Stockton Blvd (APN 117-1460-029) immediately west of Highway 99. CopperStone Village II and III are located west of, and adjacent to Village I at 7600, 7720, and 7640 West Stockton Boulevard (APN 117-1460-028, 030, 031).

Existing Plan Designations and Zoning:

The project site is within the South Sacramento Community Plan Area. The Community Plan designation for CopperStone Village I is Residential (29+ du/na). The General Plan designation for Village I is Multifamily High Density Residential (60+ du/na) and is zoned Residential (R-3A-PUD)(88 du/na). The designation for Villages II and III are Residential (11-29 du/na). Village II and III are Multifamily Medium Density Residential (16-29 du/na) and are zoned R3-PUD, R-3A-PUD, and R-4-PUD.

Project Background:

The Program EIR for the College Square PUD (SCH # 2002122088), was certified on December 11, 2003 by the Planning Commission and by City Council on January 20, 2004. The approved entitlements included:

- An Environmental Impact Report (EIR), a Mitigation Monitoring Plan, and a Statement of Overriding Considerations;
- A General Plan Amendment to redesignate 69.27 gross acres from Medium Density Residential (16-29 du/acre) to 37.62 gross acres of Community/Neighborhood Commercial and Offices, 12.59 gross acres of Medium Density Residential (16-29 du/na) and 19.06 gross acres of High Density Residential (60+ du/na);
- A Community Plan Amendment to redesignate 59.62 gross acres of Special Planning District (SPD) to 37.87 gross acres of General Commercial, 12.59 gross acres of High Density Residential (11-29 du/na) and 19.06 gross acres of High Density Residential (29+ du/na);
- A Rezone from 1.02 gross acres of OB, 2.18 gross acres of C-1, 6.94 gross acres of HC-R, 11.72 gross acres of R-2B and 41.41 gross acres of R-2B-R to 37.62 gross acres of C-2-PUD, 12.59 gross acres of R-3-PUD, 10.21 gross acres of R-3A-PUD and 2.85 gross acres of R-4-PUD;
- A Planned Unit Designation (PUD) establishing Guidelines and a Schematic Plan for construction of 252 senior and 472 multifamily residential units and 270,256+ sq. ft. of retail and office commercial space;
- A Tentative Map to abandon Kastanis Way and to subdivide 7 lots totaling 53.25 net acres into 85 parcels for residential and commercial use in the proposed C-2-PUD, R-4-PUD, R-3A-PUD, and R-3-PUD zones; and
- An Inclusionary Housing Plan.

- 2 -

Project Components and Approvals Required:

The Applicant is requesting to construct a single project that includes an Inclusionary Housing Plan and 101-unit affordable apartment project in CopperStone I, a 200-unit apartment component in Village II, and 52 apartment units in Village III.

The requested entitlements are subject to Planning Commission approval. The CEQA determination consists of consideration of the Program EIR, the Mitigation Monitoring Plan, and this Addendum, along with any comments received prior to approving the proposed project.

Environmental Effects:

This College Square PUD EIR evaluated the College Square project, which included a Planned Unit Development schematic plan that called for development of the project site in multi-unit development. The purpose of the following analysis is to consider the prior environmental review in light of the proposed project and to provide a factual basis for determining whether the proposed project would have a significant effect on the environment beyond what has already been evaluated. The EIR evaluated the entitlements for the development of the Planned Unit Development (PUD). The current proposed project will not create significant impacts over and above those previously evaluated within the original College Square PUD EIR (P00-147).

I. Discussion

An Addendum to a certified EIR may be prepared if only minor technical changes or additions are necessary to the EIR (CEQA Guidelines Section 15164). The City has decided to prepare an Addendum based upon the following findings and determination that preparation of a Subsequent EIR is not required pursuant to CEQA Guidelines Section 15162.

A. No substantial changes are proposed to the project which will require major revisions of the previous Environmental Impact Report.

The EIR for the College Square PUD (P00-147) (SCH # 2002122039), was certified on December 11, 2003 by the Planning Commission and by City Council on January 20, 2004. The current entitlement request is consistent with the PUD designation for the project site, and would not create impacts that were not evaluated in the College Square EIR. The total gross density of the project is consistent with the PUD designation for the site. The project does not significantly alter the analysis in the previously certified EIR or the alternatives identified in the EIR. An Addendum is being prepared for the development of the proposed project. Although the Addendum provides additional information and evaluation, the new information will not require a subsequent EIR.

B. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects.

The College Square PUD EIR evaluated the project-level effects of construction and operation where reasonably foreseeable projects were anticipated. The schematic plan and other plans (e.g., circulation plan, drainage plan, utilities plan, landscape plan) have been prepared and were evaluated in the College Square PUD EIR. The residential component is consistent with the PUD Schematic Plan and the PUD Guidelines, and the original EIR adequately considered the impacts of the proposed project. The specific components of the proposed project, which were not known at the time of the College Square EIR and evaluations, are considered to be minor technical changes and do not include any new impacts

Air Quality: In April 2005, the California Air Resources Board (CARB) issued a guidance document on air quality and land use. This document offered guidance on siting sensitive land uses in proximity to sources of air toxics. Sensitive land uses include residential communities and play grounds. One particular source of air toxics treated in the guidance is freeways and high traffic roadways, which are sources of diesel particulate matter (PM), which CARB has listed as a toxic air contaminant. The CARB recommended that sensitive land uses be sited no closer than 500 feet from a freeway or other high traffic roadway. This recommendation was based on traffic related studies that showed a 70 percent drop in PM concentrations at a distance of 500 feet from the roadway. In January of 2007, and after the certification of the College Square EIR, the Sacramento Metropolitan Air Quality Management District (SMAQMD) issued the Recommended Protocol for Evaluating the Location of Sensitive Land Uses Adjacent to Major Roadways.

The SMAQMD protocol and methodology for evaluating cancer risks related to the location of sensitive land uses adjacent to major roadways is advisory in nature and does not create a regulatory threshold. The guidance suggests that project screening be performed to characterize the health risks of a given development project that is within 500 feet of a major roadway using project site specific characteristics to evaluate the potential cancer risk posed within the project and to determine whether a site specific health risk assessment (HRA) should be performed.

The College Square PUD (CopperStone Village I) contains residential land uses that are located within 500 feet of a highway. The screening is based on distance to the nearest receptor and the peak hourly traffic load. Based on a peak hour load of 9,600 vehicles per hour, rounded to the next highest index figure, the project would not be required to prepare a health risk assessment. See Report dated 06/28/07 by The Hoyt Company (See Attachment B).

Noise: The College Square EIR analyzed the long-term mobile source noise, compatibility of the proposed land uses with projected onsite noise levels, and cumulative noise impacts. The impacts were characterized as significant before mitigation and significant and unavoidable after mitigation. The adopted mitigation measures require applicant to perform a detailed analysis of noise reduction requirements which must be made by an acoustical engineer at time of submittal of the special permits for each individual project component, when the exact project design is known.

The applicant submitted an Environmental Noise Assessment (Attachment C) as required. The findings of the Noise Assessment are consistent with the prior findings in the DEIR. The project's interior residential noise level standards may be brought within the required limits through the use of building materials. Exterior noise levels will exceed the City's conditionally acceptable 70 dB Ldn noise standard. The proposed 'tot lot' and pool area would comply with the City's conditionally acceptable 70 dB Ldn exterior noise level standard, without additional noise reduction measures. Exterior noise levels at the proposed patio areas adjacent to SR 99 would exceed the City's 60 dB exterior noise level standard. Additional feasible mitigation measures have not been identified and the impacts remain significant and unavoidable.

C. There is not new, or substantially important information that demonstrates the following:

- That the project will have one or more significant effects not discussed in the previous EIR;
- That the significant effects previously examined will be substantially more severe as a result of this proposed project than that shown in the previous EIR;
- That the mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the proposed project; or mitigation measures which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment.

As discussed above, the proposed project is consistent with the PUD designation for the site, and would not generate impacts beyond those already considered in the College Square EIR.

II. CONCLUSION

The proposed project would involve the construction of residential units previously identified in the PUD Schematic Plan and the PUD Guidelines; however the specifics of the residential units were not known at the time of the analysis. The project has been analyzed and it has been determined that the CopperStone Village I, II, and III project will not result in any new or greater effects than previously identified.

Attachment A: Land Use and Zoning Map with Project Location
Attachment B: Air Quality Screening Report for Sensitive Land Uses Adjacent to Major Roadways
Attachment C: Environmental Noise Assessment dated August 9, 2007 prepared by J.C. Brennan & Associates, Inc.

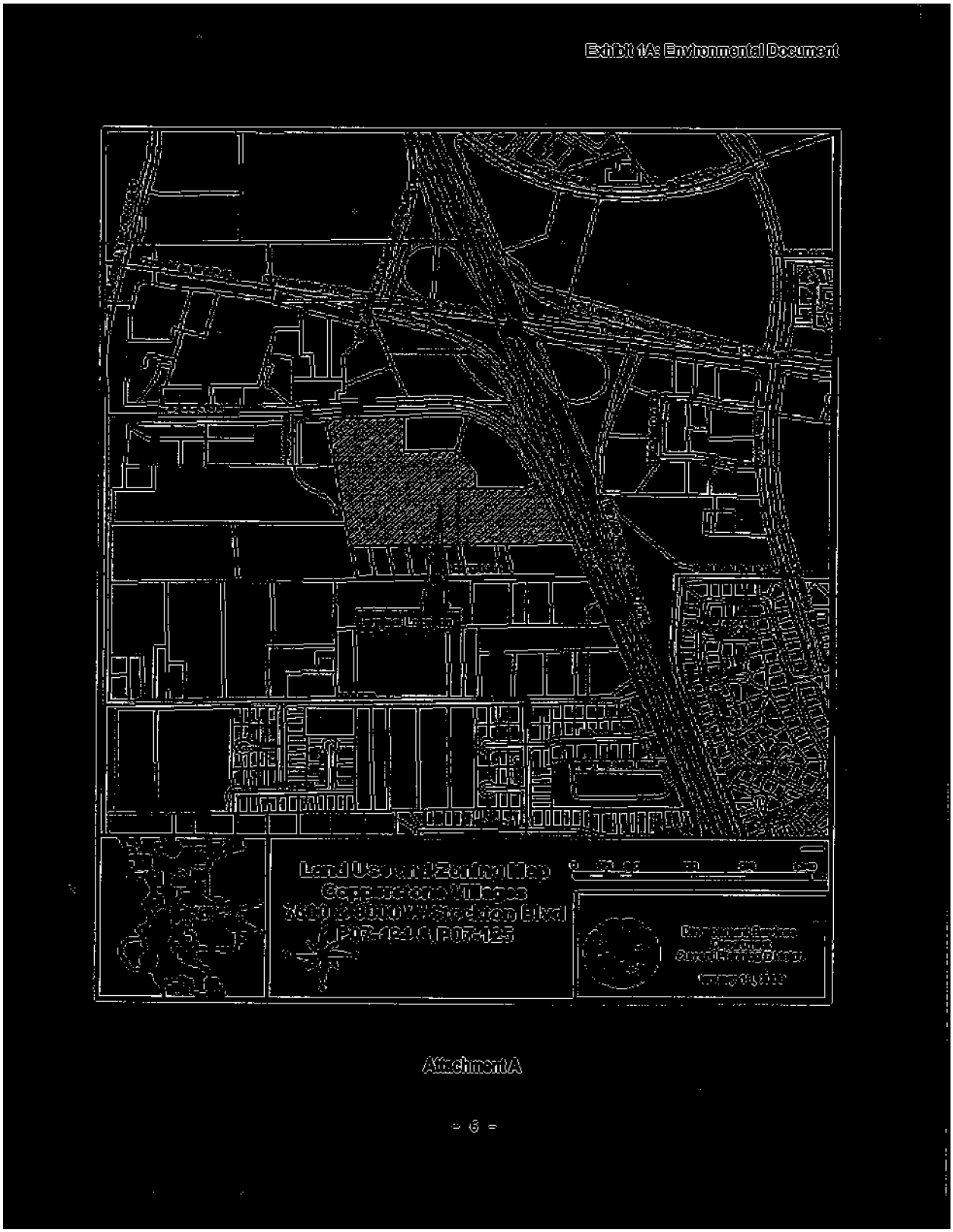
Exhibit 1A: Environmental Document
Attachment A
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Exhibit 1A: Environmental Document

# SCREENING REPORT - COLLEGE SQUARE

Evaluating the Sensitivity of Residential Uses Adjacent to Major Roadways

**PROJECT INFORMATION**

| | |
|---|---|
| Project Name | College Square |
| Location | City of Sacramento |
| Intersection | West Side Elder Creek Rd and Kingsley Way |
| Project Type | Mixed Use |
| Orientation | West of a North/South Roadway |
| Distance from the edge of the nearest travel lane to the closest receptor (in meters) | 10 feet |
| Peak Hour Traffic Volumes | 9,410 vehicles/hour |
| Cancer Risk | 27 cases/million |
| Screening Matrix | Table 2: Diesel PM Cancer Risk - East and West of a North-South Roadway |
| | Westerly (row 4) |

**CONTACT INFORMATION**

| | |
|---|---|
| Project Proponent | Bradley Cohen<br>Colliers Pacific Group, LLC<br>2319 Fourth Street, Suite 100<br>Berkeley, CA 94601<br>Ph: (510) 791-6116 |
| Project Consultant | Ed Friday<br>Hamilton Rogers Company<br>6501 Street, Suite 410<br>Sacramento, CA 95814<br>Ph: (916) 442-2119 |

Screening Table

| | Roadway Distance from Roadway to Nearest Travel Lane (feet) | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 10 | 25 | 50 | 200 | 300 | 400 | 500 |
| Peak Hour Traffic (vehicle/hour) | Incremental Cancer Risk (Cases Per Million) | | | | | | |
| 12,000 | 474 | 375 | 270 | 107 | 67 | 45 | 34 |
| Number of Apartments Affected | 0 | 0 | 0 | 20 | 19 | 19 | 19 |

(1) Caltrans Traffic and Vehicle Data Systems 2006 - Peak Hour Traffic on Highway 99 and Cliffside Rd

(2) Assumption: Maximum downwind distance from roadway to receptor (see Screening Matrix Table 2)

(3) Assumption: Average residential density of 20 units per acre

Notes:

Shaded Not Accounting for mitigation

HRG | Hamilton Rogers Company

02/08/07

Attachment B

Exhibit 1A: Environmental Document

Sacramento Metropolitan Air Quality Management District
Draft Recommended Protocol for Evaluating the Location of Sensitive Land Uses
Adjacent to Major Roadways

Table 1a: Diesel PM Cancer Risk (Potential Incremental Cancer Cases per Million People) North and South of an East-West Roadway

| Pollutant Limits (ug/m3) | 10 | 25 | 50 | 100 | 250 | 500 | 750 | 1000 |
|---|---|---|---|---|---|---|---|---|
| Incremental Cancer Risk Per Million (Cancer Risk) | | | | | | | | |
| 400 | 210 | 105 | 168 | 167 | 73 | 47 | 46 | 39 |
| 1400 | 420 | 372 | 300 | 221 | 159 | 111 | 90 | 78 |
| 1200 | | | | 330 | 222 | 160 | 135 | 112 |
| 1600 | | | | | 272 | 226 | 160 | 135 |
| 2000 | | | | | 372 | 270 | 226 | 192 |
| 2400 | | | | | | 330 | 228 | 222 |
| Incremental Cancer Risk Per Million (Cancer Risk) | | | | | | | | |
| 400 | 167 | 98 | 73 | 61 | 50 | 27 | 21 | 18 |
| 800 | 324 | 162 | 108 | 108 | 69 | 51 | 42 | 36 |
| 1200 | 331 | 270 | 224 | 160 | 103 | 76 | 63 | 54 |
| 1600 | | 327 | 300 | 219 | 169 | 103 | 84 | 69 |
| 2000 | | | 351 | 279 | 177 | 132 | 105 | 87 |
| 2400 | | | | 327 | 210 | 156 | 123 | 105 |

Table 2: Diesel PM Cancer Risk (Potential Incremental Cancer Cases per Million People) East and West of a North-South Roadway

| Pollutant Limits (ug/m3) | 10 | 25 | 50 | 100 | 250 | 500 | 750 | 1000 |
|---|---|---|---|---|---|---|---|---|
| Incremental Cancer Risk Per Million (Cancer Risk) | | | | | | | | |
| 400 | 240 | 210 | 168 | 117 | 73 | 47 | 46 | 39 |
| 800 | | | 336 | 237 | 159 | 111 | 90 | 78 |
| 1200 | | | | 363 | 225 | 159 | 132 | 111 |
| 1600 | | | | | 272 | 222 | 177 | 147 |
| 2000 | | | | | 372 | 270 | 222 | 189 |
| 2400 | | | | | | 330 | 237 | 210 |
| Incremental Cancer Risk Per Million (Cancer Risk) | | | | | | | | |
| 400 | 167 | 125 | 83 | 83 | 50 | 27 | 21 | 18 |
| 800 | 336 | 249 | 165 | 165 | 101 | 57 | 45 | 39 |
| 1200 | | 375 | 276 | 189 | 117 | 67 | 53 | 45 |
| 1600 | | | 360 | 252 | 159 | 102 | 81 | 66 |
| 2000 | | | | 321 | 189 | 120 | 93 | 75 |
| 2400 | | | | 378 | 207 | 123 | 105 | 81 |

January 2007 Version 1.0 Page 8

Attachment B

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Sacramento Metropolitan Air Quality Management District
Draft Recommended Protocol for Evaluating the Location of Sensitive Land Uses
Adjacent to Major Roadways
January 2007 Version 1.0 Page 9

Table 2: Cancer Risk Cancer Risk (Potential Incremental Cancer Cases per Million People)

| ARDEN-CONTEMPO AND WEST OF ALNORTH HIGHLAND TO HOLLOWAY | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Peak Hour Volume (Veh/Hour) | Distance from Edge of Roadway (Meters Travel Lane) | | | | | | | |
| | 10 | 25 | 50 | 100 | 200 | 300 | 400 | 500 |
| | Incremental Cancer Risk Per Million (Cases/Million) | | | | | | | |
| 4000 | 249 | 218 | 168 | 117 | 75 | 57 | 45 | 39 |
| 8000 | | 428 | 330 | 237 | 150 | 111 | 90 | 72 |
| 12000 | | | 504 | 354 | 225 | 169 | 132 | 106 |
| 16000 | | | | 471 | 300 | 222 | 177 | 142 |
| 20000 | | | | | 375 | 278 | 222 | 178 |
| 24000 | | | | | | 333 | 267 | 213 |
| | Incremental Cancer Risk Per Million (Cases/Million) | | | | | | | |
| 4000 | 150 | 128 | 99 | 68 | 43 | 27 | 21 | 18 |
| 8000 | 316 | 249 | 189 | 123 | 79 | 57 | 45 | 36 |
| 12000 | | 365 | 276 | | 117 | 87 | 69 | 54 |
| 16000 | | | 360 | 252 | 150 | 104 | 80 | 63 |
| 20000 | | | | 315 | 189 | 129 | 102 | 81 |
| 24000 | | | | 378 | 237 | 162 | 129 | 102 |

Note: Table 2 Cancer Risk Calculations, Roadway Health Risk Assessment Incremental Cancer Risk

Rev. 2 (Thursday, October 19, 2006)

02/2007

Attachment B

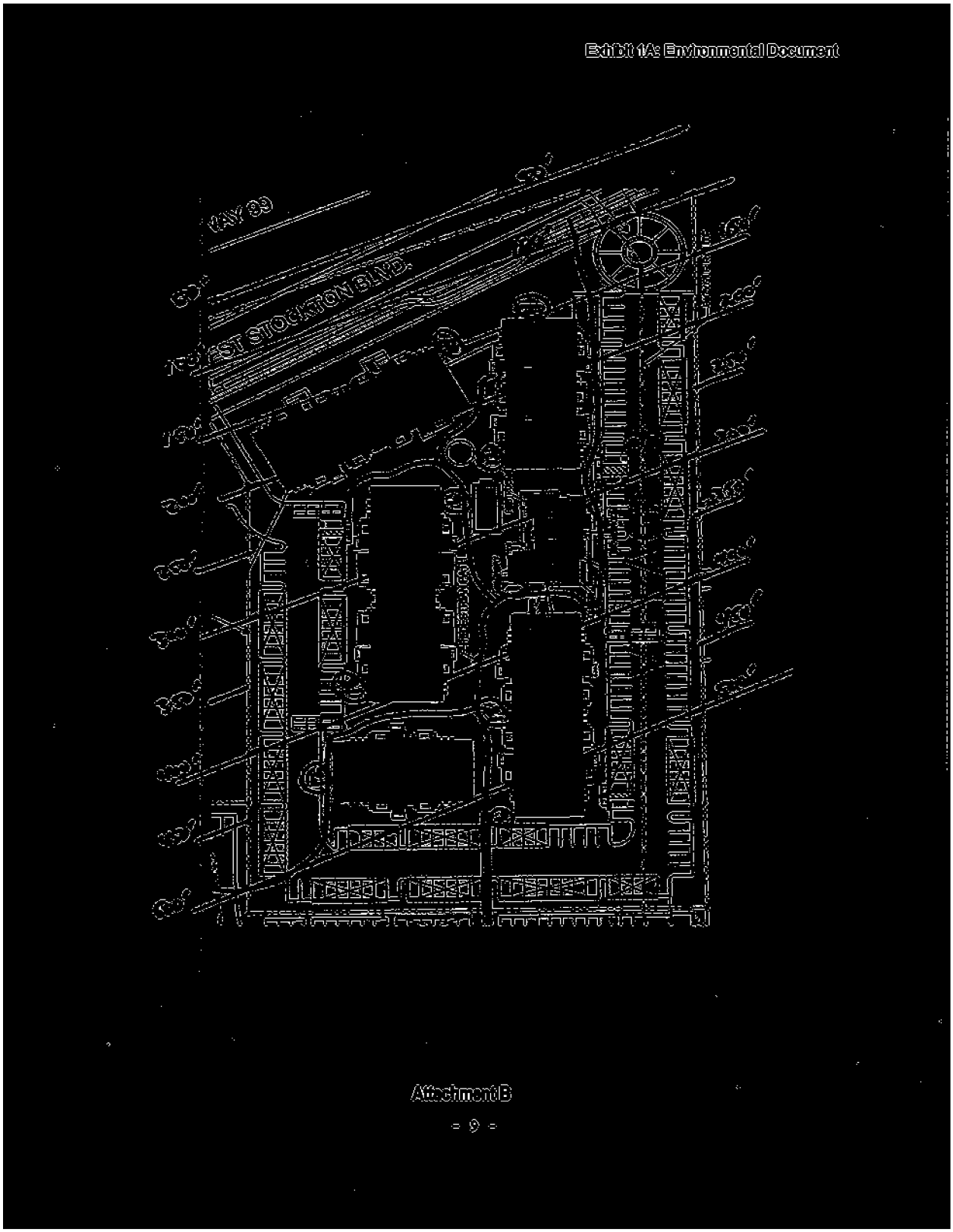


Exhibit 1A: Environmental Document
HWY 99
EAST STOCKTON BLVD.
Attachment B
- 9 -

Exhibit 1A: Environmental Document

# Environmental Noise Assessment

## Bright Water / Village Development

Formerly USA Properties Fund, Inc. on 08/01/07

## CopperStone Village I

City of Sacramento, California

Job # 2007-078

Prepared For:

USA Properties Fund

2140 Professional Drive
Roseville, California 95661

Attn: Mr. Larry McElwain

Prepared By:

j.c. brennan & associates, inc.

Lyle Sandy

Lyle Sandy
Senior Consultant
Noise Control Engineering

August 9, 2007

P07-124
LOW16
07/08

j.c. brennan & associates
acoustics in control

P.O. Box 6748 • 229 Nevada Street • Auburn, California 95603 • p: (530) 823-1001 • f: (530) 823-0101

Attachment C

Exhibit 1A: Environmental Document

# Environmental Noise Assessment

## Brightwater Village Residential

City of Sacramento, California

Job #: 2007-075

Prepared For:

USA Properties Fund

2440 Professional Drive
Roseville, California 95661

Attn: Mr. Larry McElwain

Prepared By:

j.c. brennan & associates, Inc.

Luke Scudby

Luke Scudby
Senior Consultant
Member, Institute of Noise Control Engineering

August 9, 2007

j.c. brennan & associates
acoustics

P.O. Box 6749 - 263 Nevada Street - Auburn, California 95603 - p: (530) 823-0360 - f: (530) 823-0361

## INTRODUCTION

The proposed Brightwater Village project is located west of Highway 99 and West Stockton Boulevard, south of [illegible] River Boulevard, and east of [illegible] Road in the City of Sacramento, California. The project [illegible] the construction of [illegible] residential [illegible] on approximately 4 [illegible] of land. [illegible] and surrounding uses. Figure 2 shows the project site plan.

### Acoustical Terminology

[illegible] change [illegible] sound [illegible] noise. The [illegible] dBA. Various [illegible] time-weighted [illegible] the [illegible] of the Community [illegible] sound pressure [illegible] the [illegible] Table 1 provides [illegible] terms.

The level [illegible] of a sound [illegible] increase. For [illegible] which is [illegible] with a 10 decibel [illegible] sound.

Community noise [illegible] is defined as the all-[illegible] noise [illegible] common statistics [illegible] (Leq), which [illegible] time-varying [illegible] The Leq is [illegible] of the composite [illegible] with community [illegible] noise.

[1] For an explanation of terms used in this report, see Appendix A.

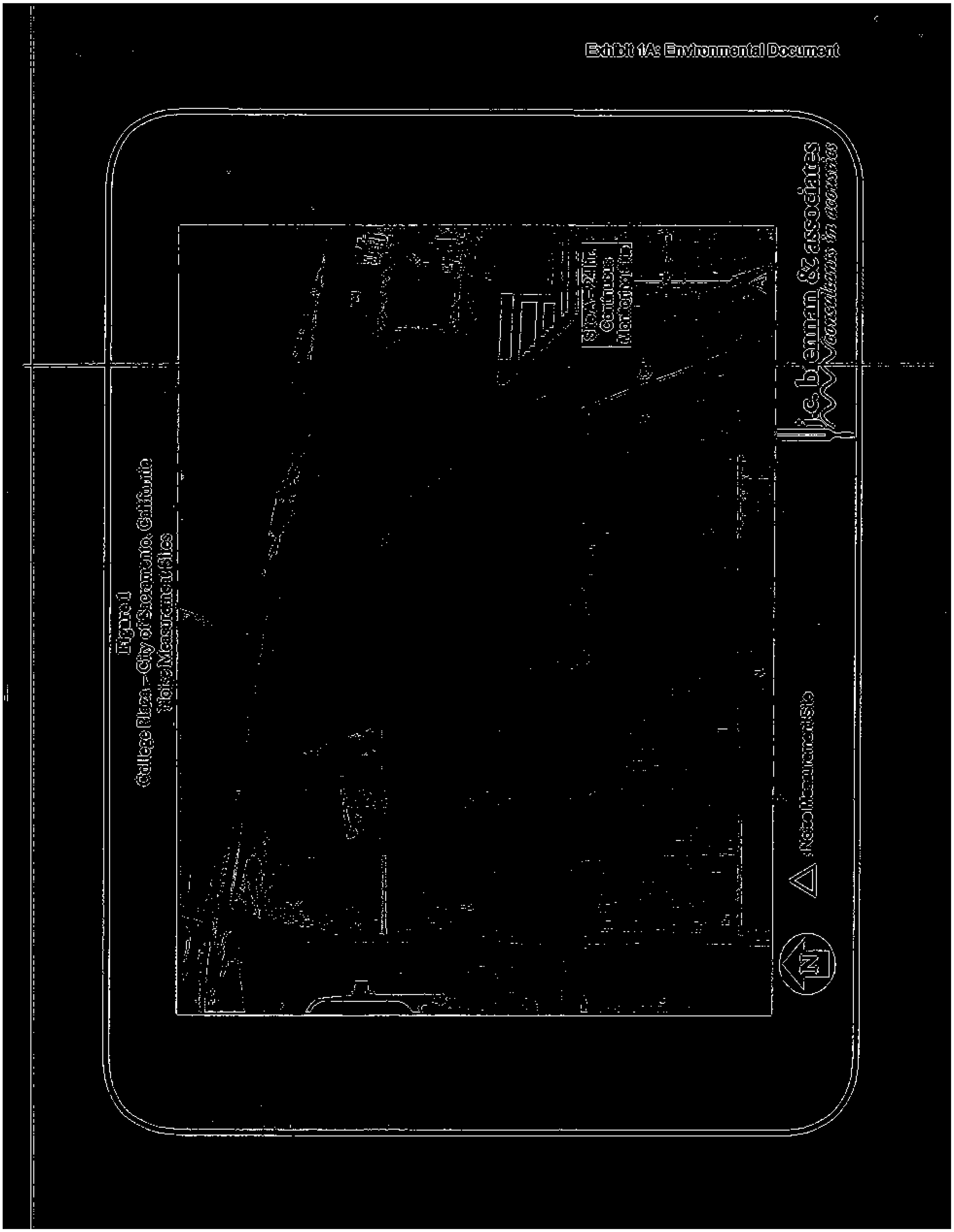


Exhibit 1A: Environmental Document
Figure 1
College Plaza – City of Sacramento, California
Noise Measurement Sites
Site A – 24 hr. Continuous Monitoring Site
Noise Measurement Site
j.c. brennan & associates
consultants in acoustics
N

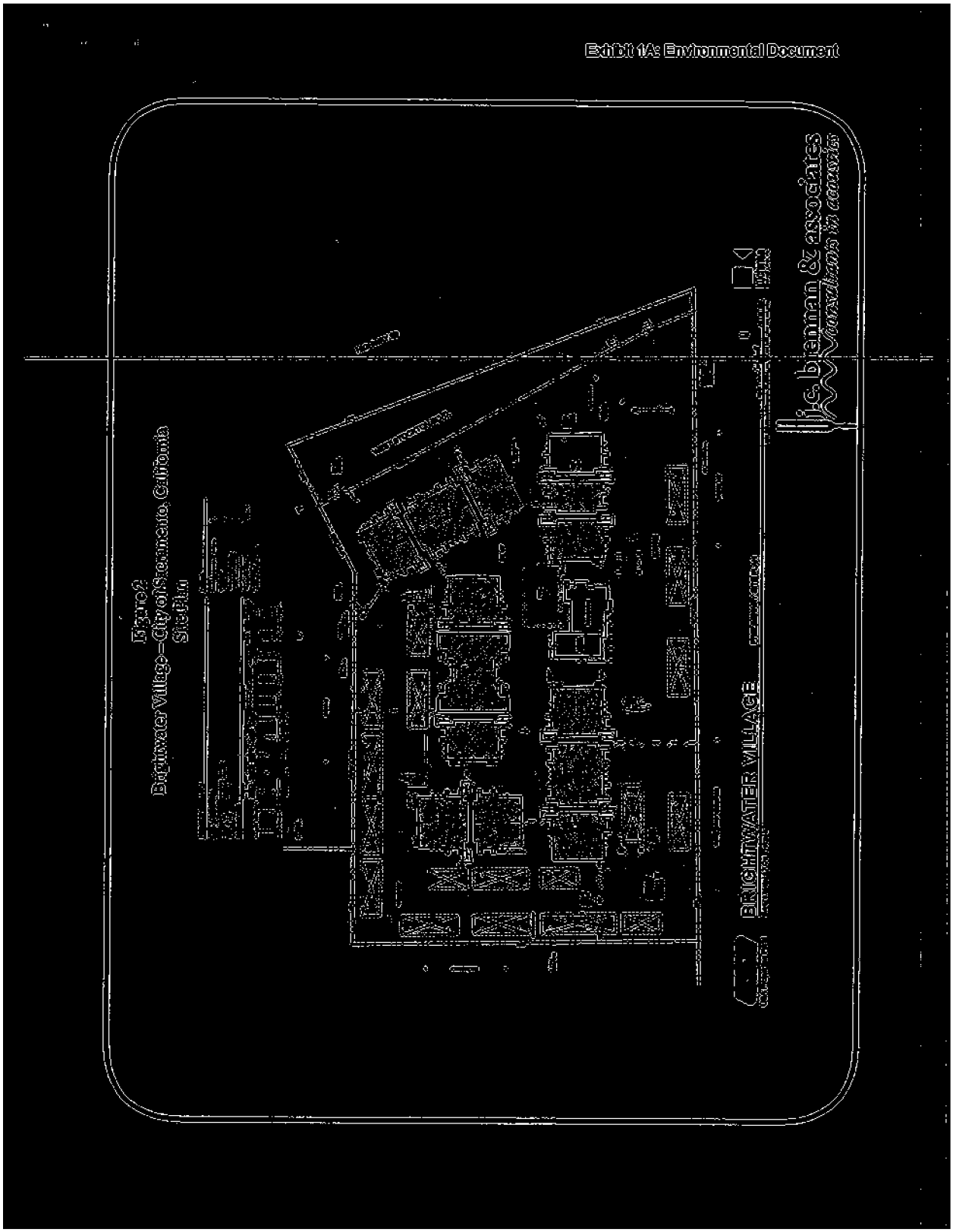


Exhibit 1A: Environmental Document
Figure 2
Brightwater Village – City of Sacramento, California
Site Plan
BRIGHTWATER VILLAGE
c. brennan & associates
consultants in acoustics

**Table 1**
**Typical A-Weighted Maximum Sound Levels of Common Noise Sources**

| Decibels | Description |
|---|---|
| 150 | Threshold of pain |
| 130 | Gatling gun at 100 feet |
| 110 | Riveting machine at operator's position |
| 100 | Shotgun at 200 feet |
| 90 | Bulldozer at 50 feet |
| 80 | Diesel locomotive at 500 feet |
| 70 | Garment factory, average industrial noise, traffic |
| 60 | Normal conversation speech at 5-10 feet |
| 50 | Quiet office (background level) |
| 40 | Background level within a residence |
| 30 | Whisper at 12 feet |
| 20 | Intelligible breathing at 10 |

CRITERIA FOR ACCEPTABLE NOISE EXPOSURE

The City of Sacramento General Plan Noise Element establishes a 60 dB Ldn exterior noise level criterion as being acceptable for new residential uses affected by transportation noise sources. The City considers exterior noise environments up to 70 dB Ldn as conditionally acceptable for residential land uses. In addition, the City establishes 45 dB Ldn as an acceptable interior noise level standard for new residential uses.

Issues

One of the issues relevant to this project, is where on the project site should the City apply the exterior noise level criteria. The 60 dB Ldn exterior noise level standard is generally applied at the outdoor activity areas of a project site. In the case of a single family residential development, the exterior noise level standard is applied at the back yard or patio areas of each residence.

In the case of multi-family residential developments, the standard could be applied at the individual patios, a property line, or at a common area which is designated for recreation or outdoor activities such as a recreation complex, swimming pool, or park. Generally, the intent is to allow for an outdoor area where individuals can relax and conduct outdoor activities, and then focus on maintaining interior noise levels consistent with the General Plan Noise Element for each of the individual units.

The proposed Brightwater Village project includes individual patios and designated common outdoor activity areas. Common outdoor activity areas include a swimming pool/clubhouse area and a tot lot/recreation area. Figure 2 shows the locations of these areas. Because it is not feasible to mitigate noise levels at 2nd and 3rd floor patio areas through the use of sound walls, this analysis will focus on applying the exterior noise level criteria at the common outdoor areas.

EVALUATION OF FUTURE EXTERIOR TRAFFIC NOISE LEVELS

Traffic Noise Prediction Methodology:

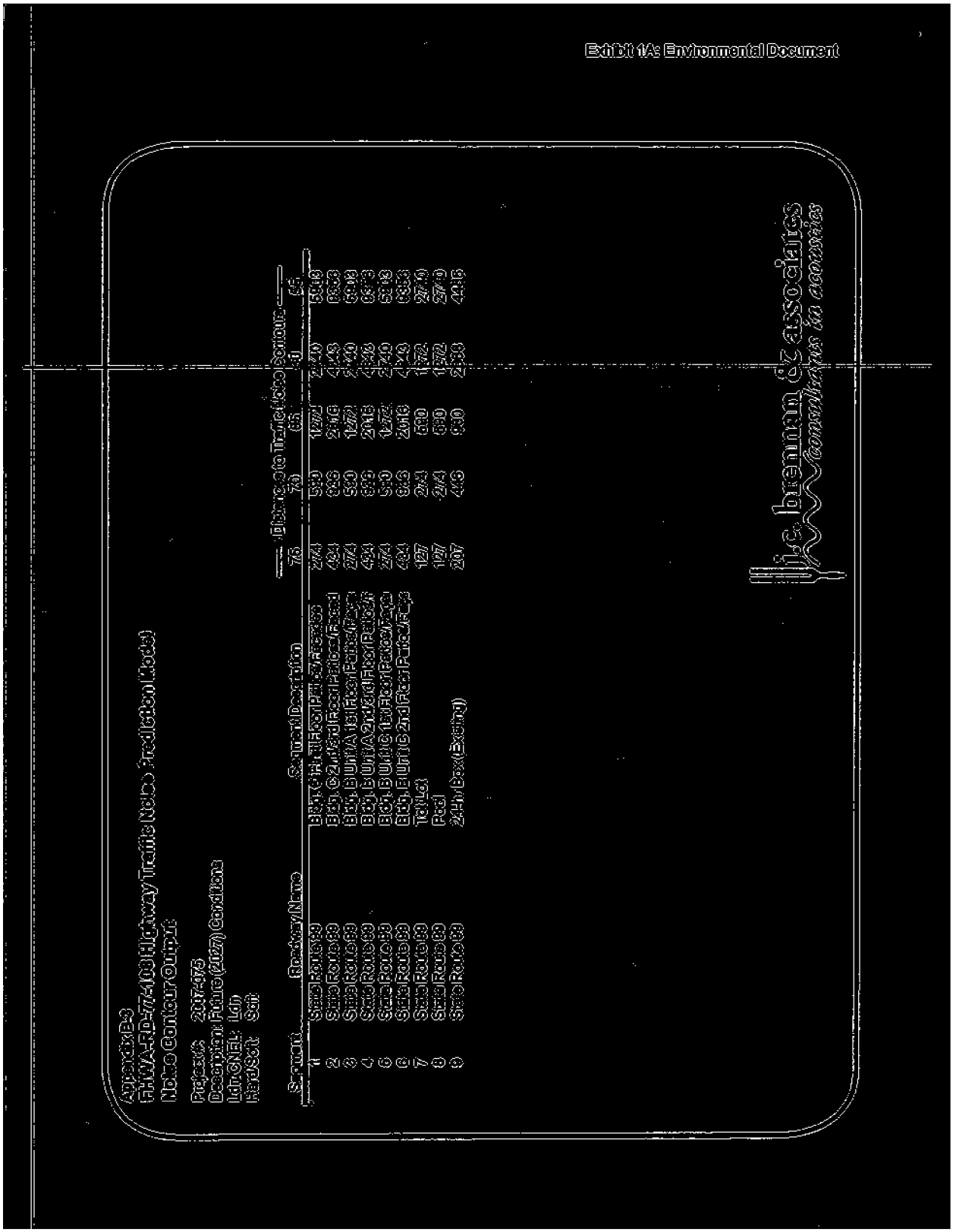
j.c. brennan & associates, inc. employs the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA RD-77-108) for the prediction of traffic noise levels. The model is based upon the CALVEND noise emission factors for automobiles, medium trucks and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site.

On July 2-4, 2007 j.c. brennan & associates, inc. staff conducted continuous (24-hour) noise level measurements of SR 99 traffic noise. The continuous (24-hr) noise measurement data was used to determine the accuracy of the FHWA model in describing the existing noise environment on the project site, while accounting for shielding from existing intervening topography, actual travel speeds, and roadway geometry. Noise measurement results were compared to the FHWA model results by entering the existing SR 99 traffic volume, speeds, and distances as inputs to the FHWA model. The model was found to accurately predict traffic noise levels within 1 dB of measured noise levels. Figure 3 graphically shows the results of the continuous noise monitoring.

A complete listing of FHWA Model Calibration inputs are provided in Appendix B.

Future Traffic Noise Levels:

The calibrated FHWA Model was employed to determine future traffic noise impacts upon the project site. Future (2027) traffic volumes were obtained from Caltrans. Table 2 shows the predicted future traffic noise levels at the project site. A complete listing of FHWA Model inputs and results is provided in Appendix B.

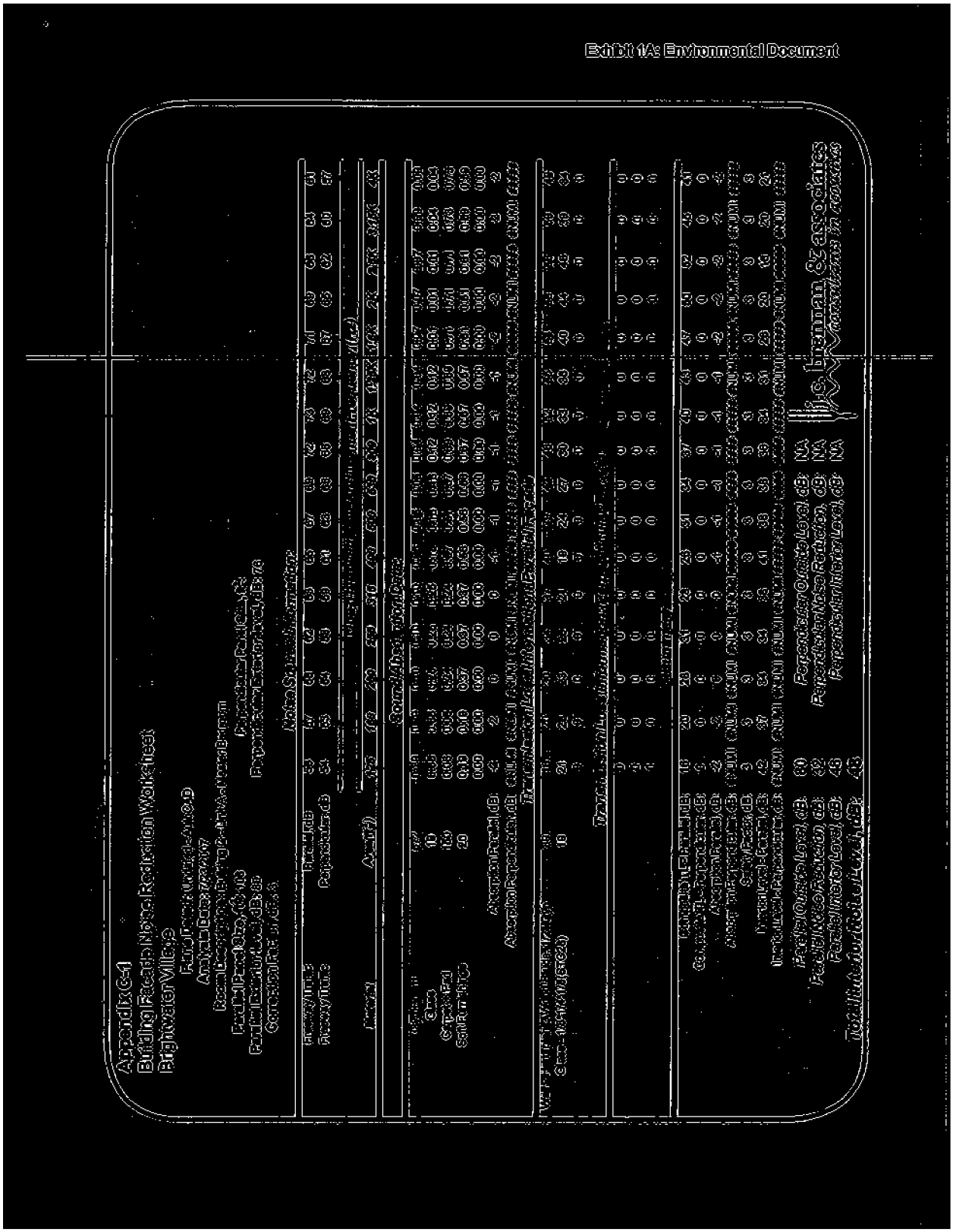


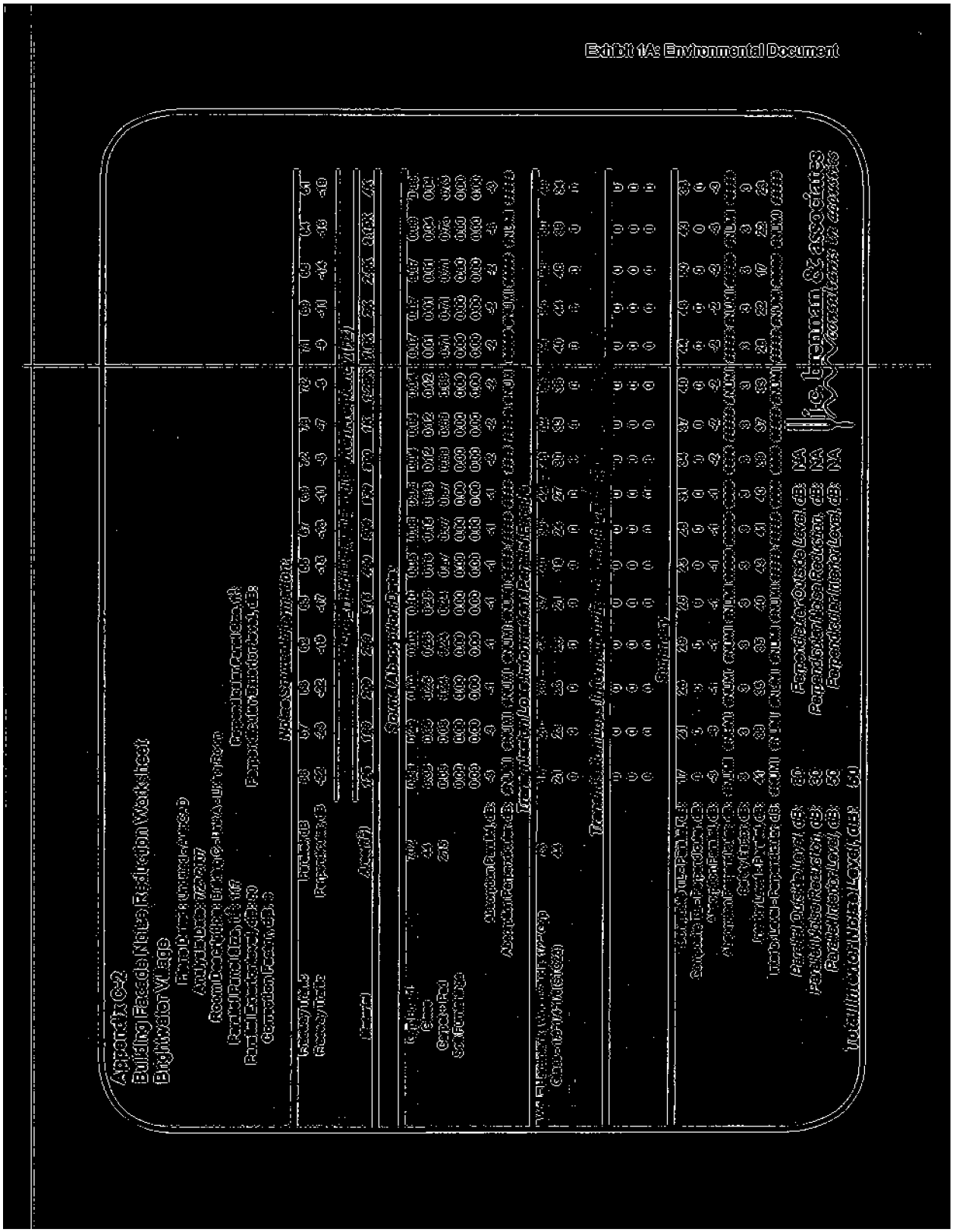
Appendix B3
SHRA-RP-7-4-08 Hig-Away Traffic Noise Prediction Model
Noise Contour Output

Project: 2007-079
Description: Future (2027) Conditions
Ldn/CNEL: Ldn
Hard/Soft: Soft

| Segment | Roadway Name | Segment Description | Distance to Traffic Noise Contours 75 | 70 | 65 | 60 |
|---|---|---|---|---|---|---|
| 1 | SR3 Rd 88 | BBD, Grid 1 Rd 2 to Rd 3 | 274 | 590 | 1271 | 2738 |
| 2 | SR3 Rd 88 | BBD, Grid 2 Rd 3 to Rd 4 Grid | 424 | 913 | 2016 | 4455 |
| 3 | SR3 Rd 88 | BBD, Grid 1 Rd 4 to Rd 5 Grid | 274 | 590 | 1272 | 2739 |
| 4 | SR3 Rd 88 | BBD, Grid 2 Rd 5 to Rd 6 Grid | 424 | 913 | 2016 | 4455 |
| 5 | SR3 Rd 88 | BBD, Grid 1 Rd 6 to Rd 7 Grid | 274 | 590 | 1272 | 2739 |
| 6 | SR3 Rd 88 | BBD, Grid 2 Rd 7 to Rd 8 Grid | 424 | 913 | 2016 | 4455 |
| 7 | SR3 Rd 88 | BBD, Grid 1 Rd 8 to Rd 9 Grid | 274 | 590 | 1272 | 2739 |
| 8 | SR3 Rd 88 | BBD, Grid 2 Rd 9 to Rd 10 Grid | 424 | 913 | 2016 | 4455 |
| 9 | SR3 Rd 88 | TOWLs | 127 | 274 | 590 | 1272 |
| | SR3 Rd 88 | Red | 197 | 424 | 913 | 2739 |
| | SR3 Rd 88 | 24 Hr Ops (Existing) | 207 | 446 | 960 | 2066 |

Exhibit 1A: Environmental Document

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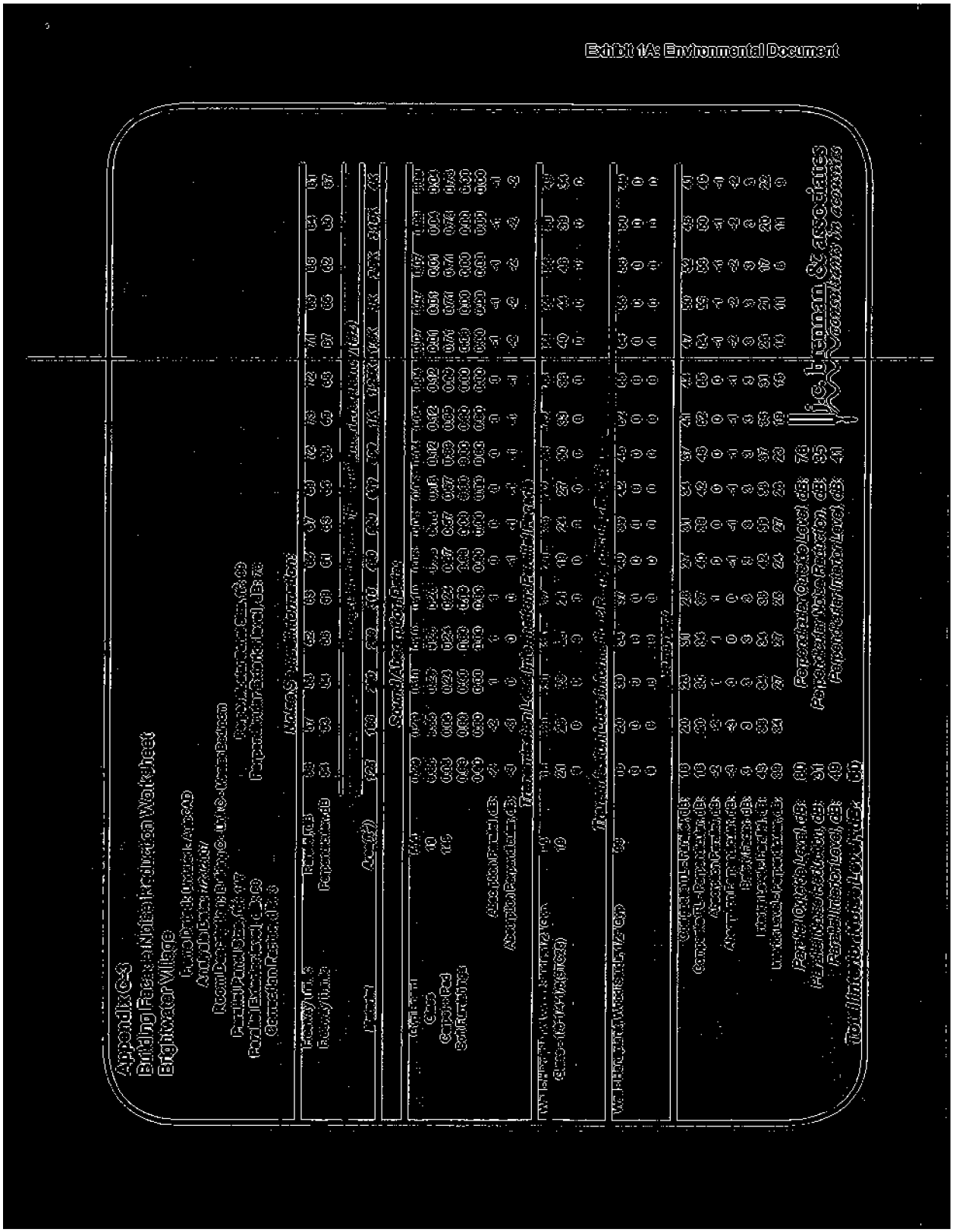
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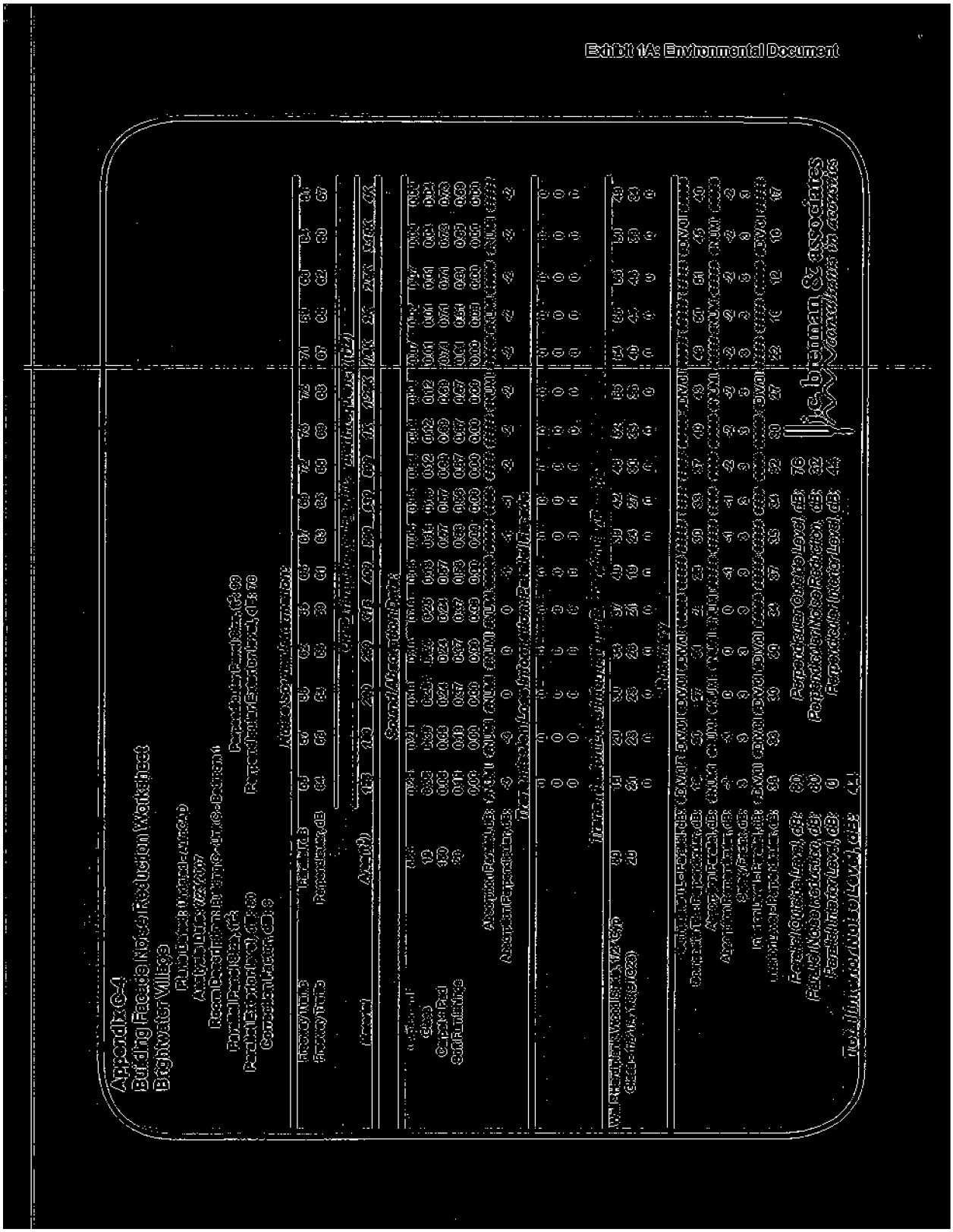
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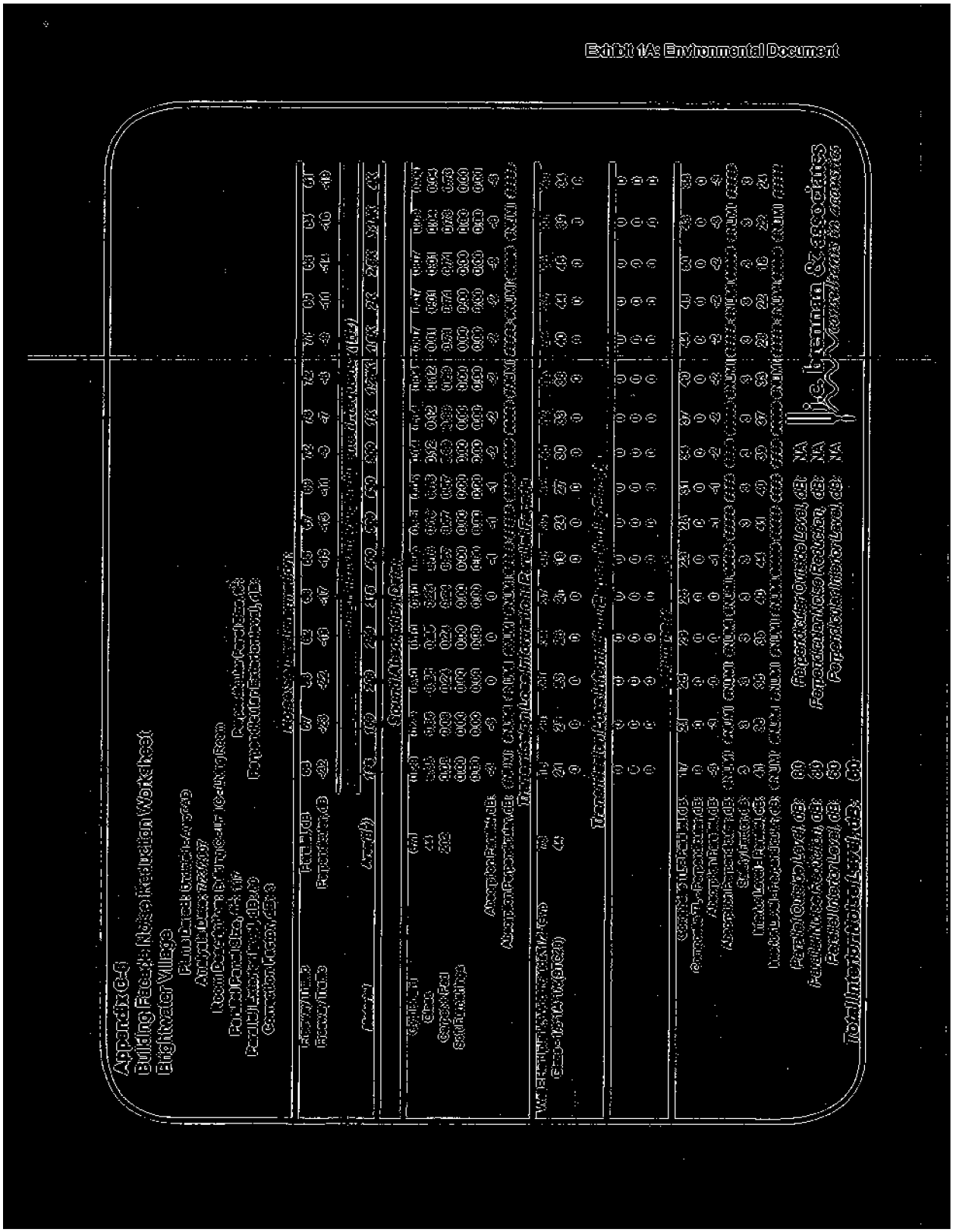

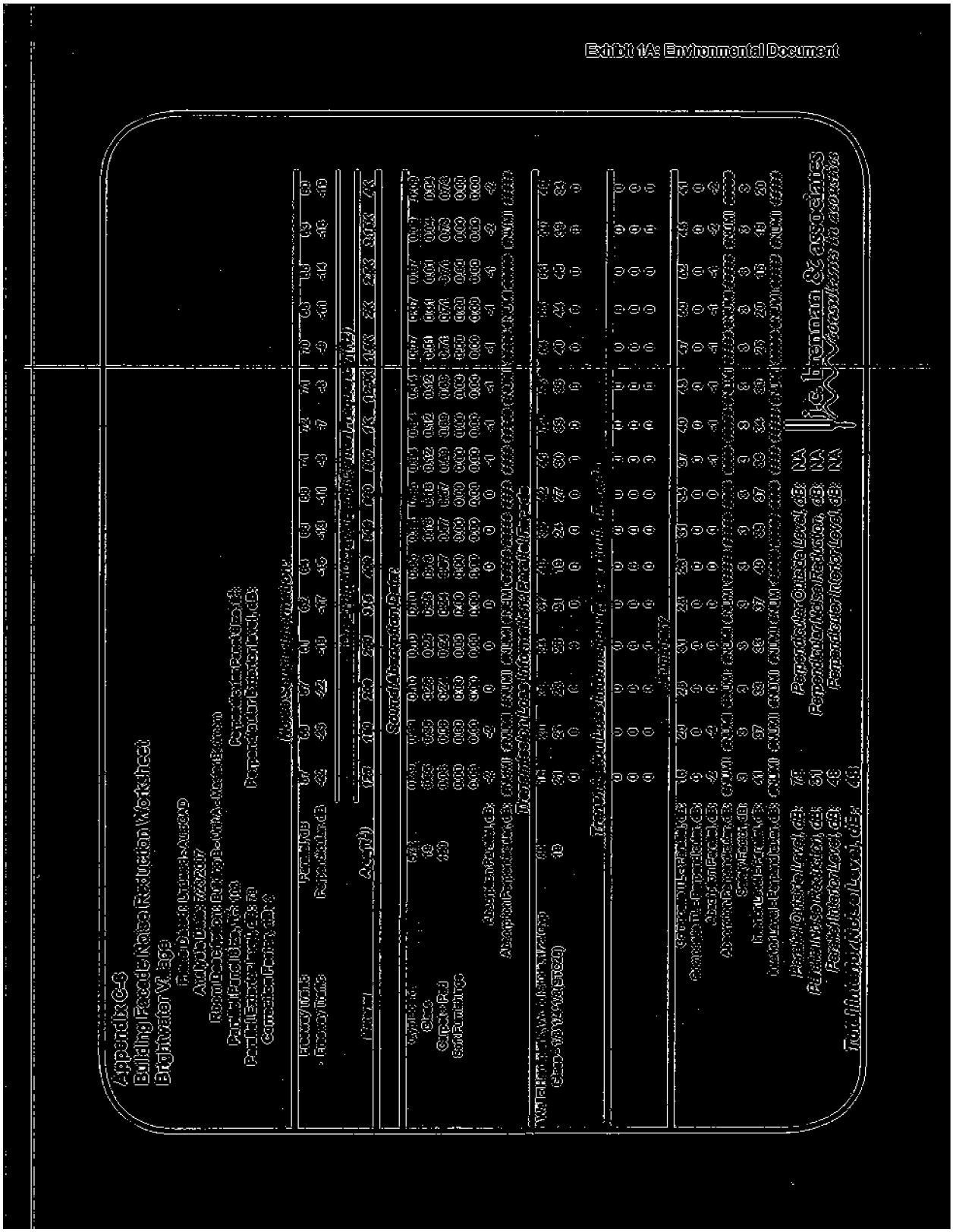
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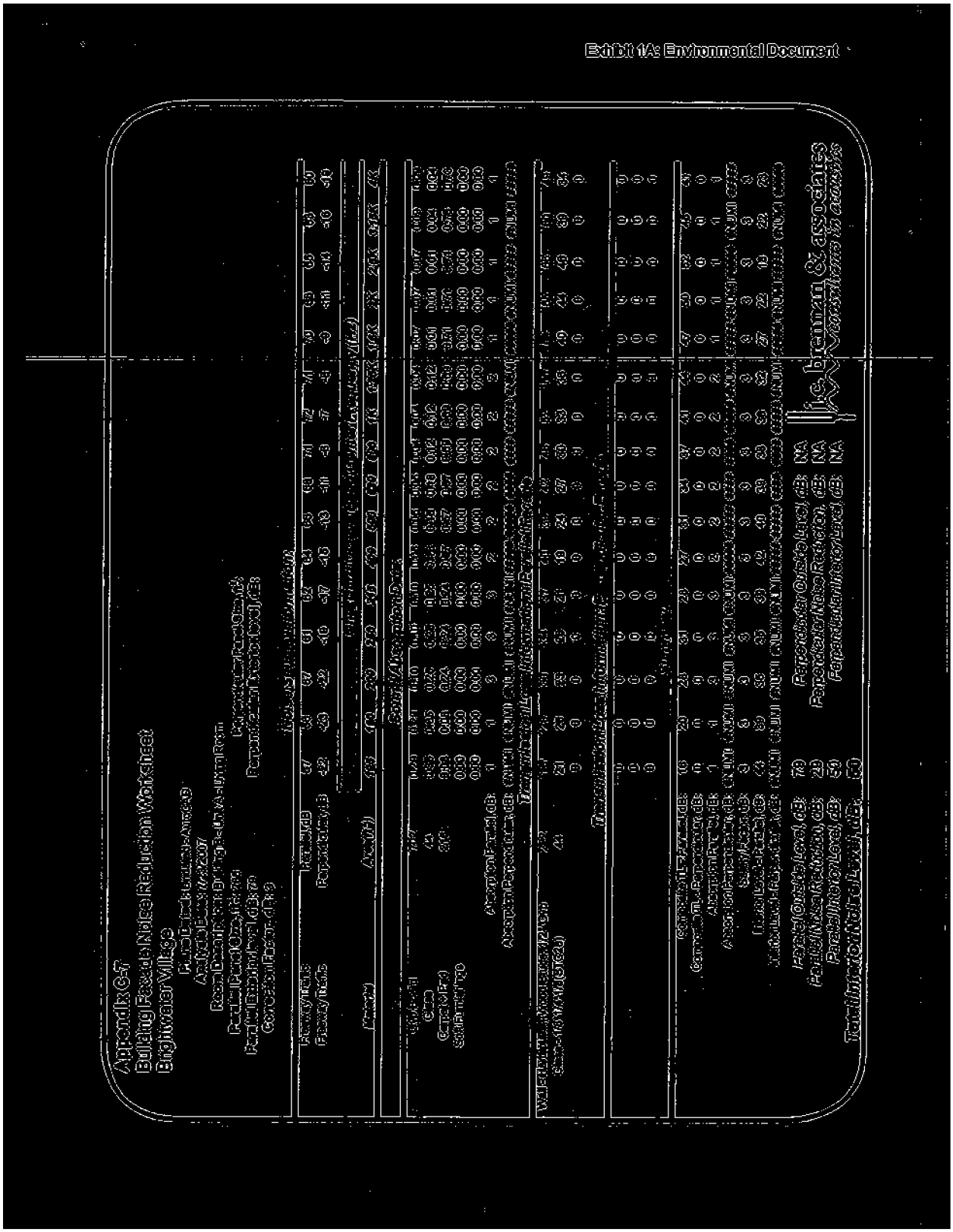

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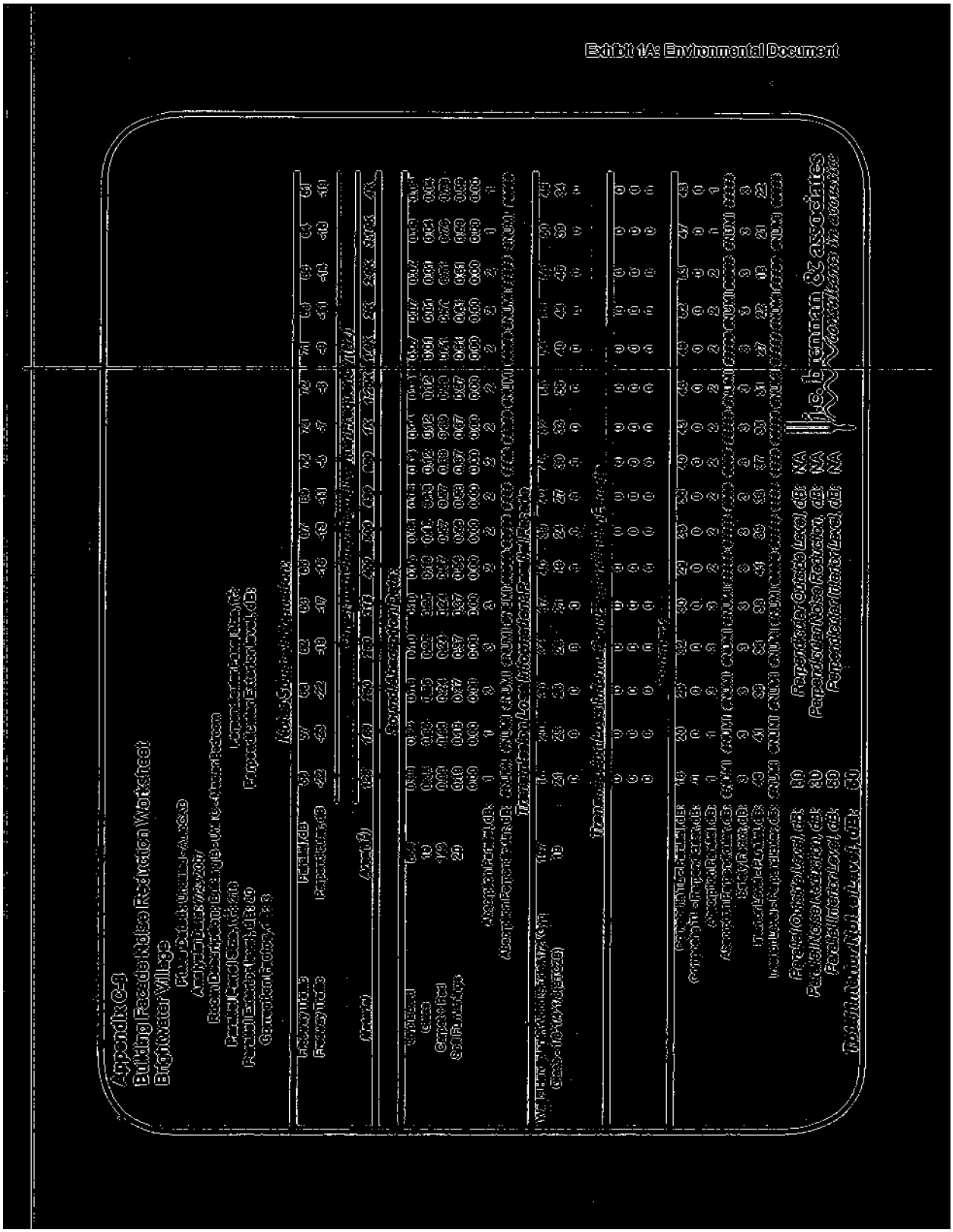

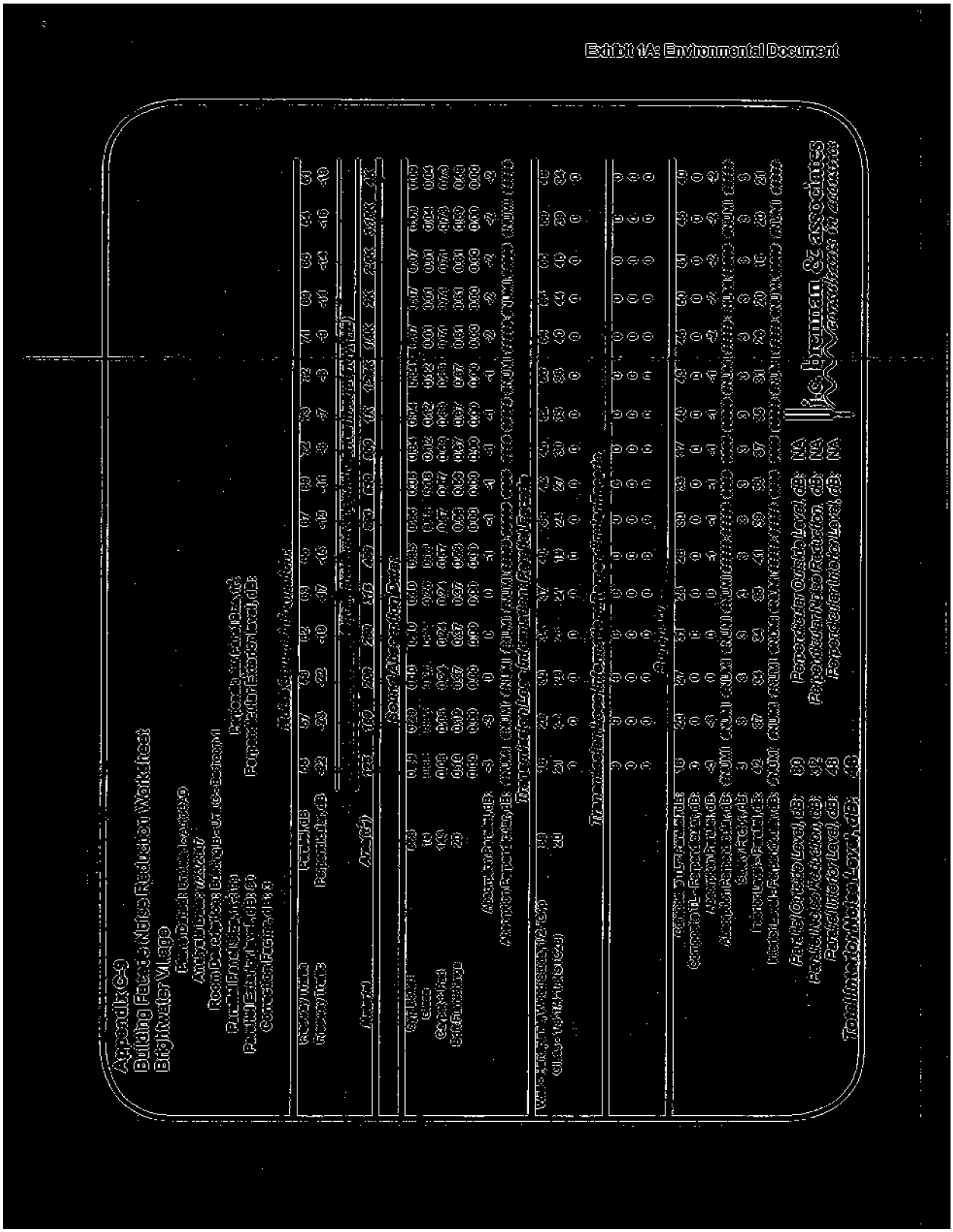

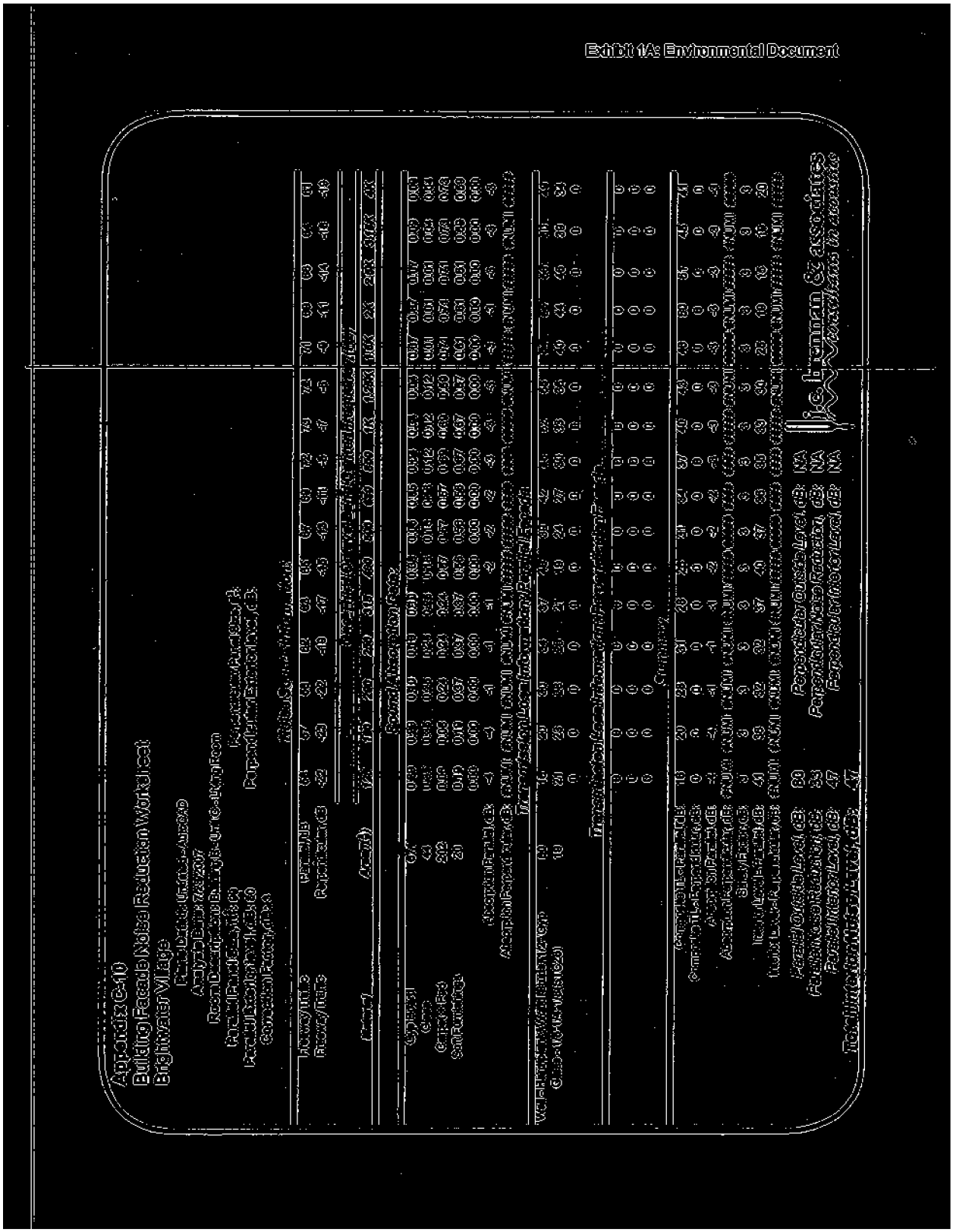

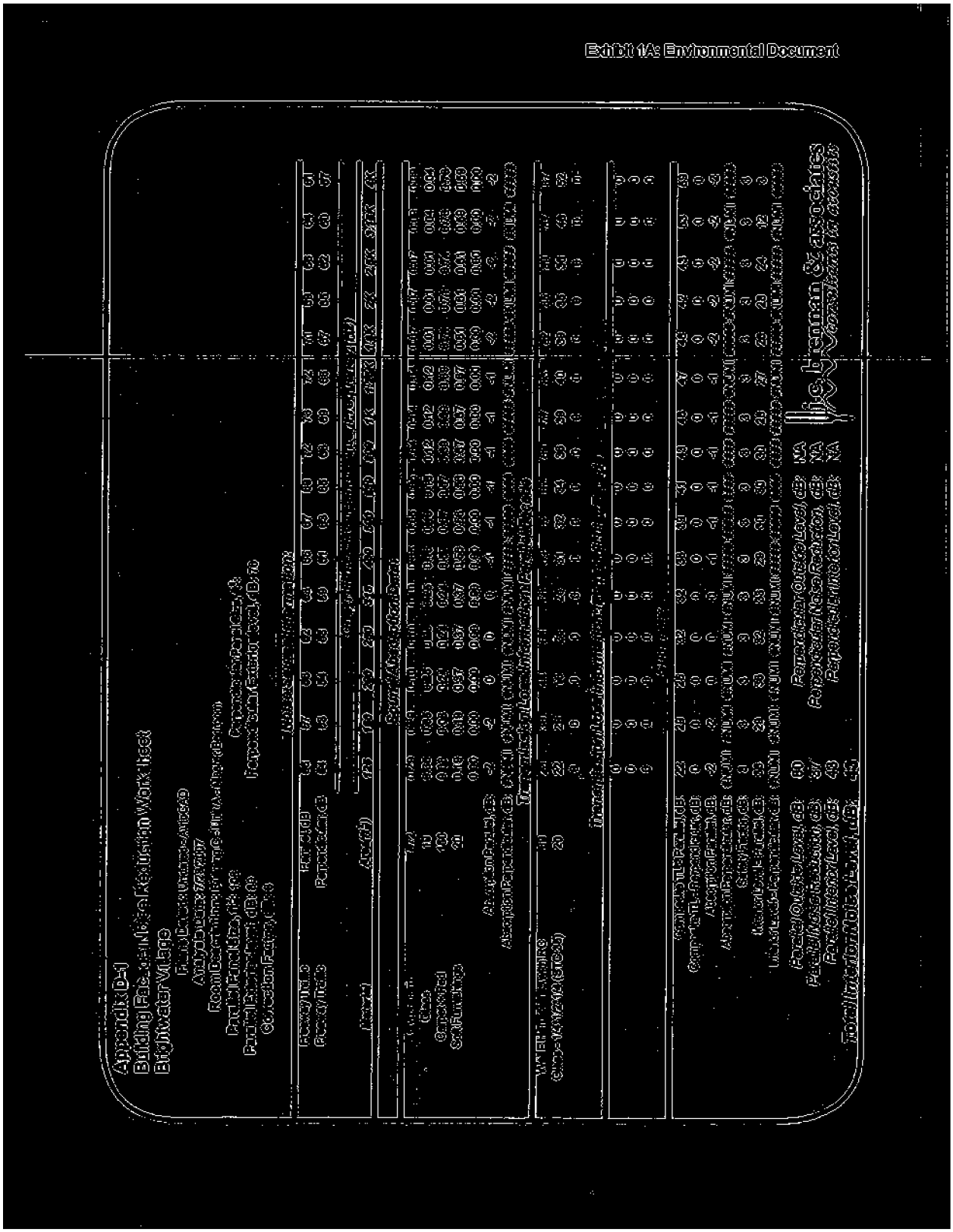

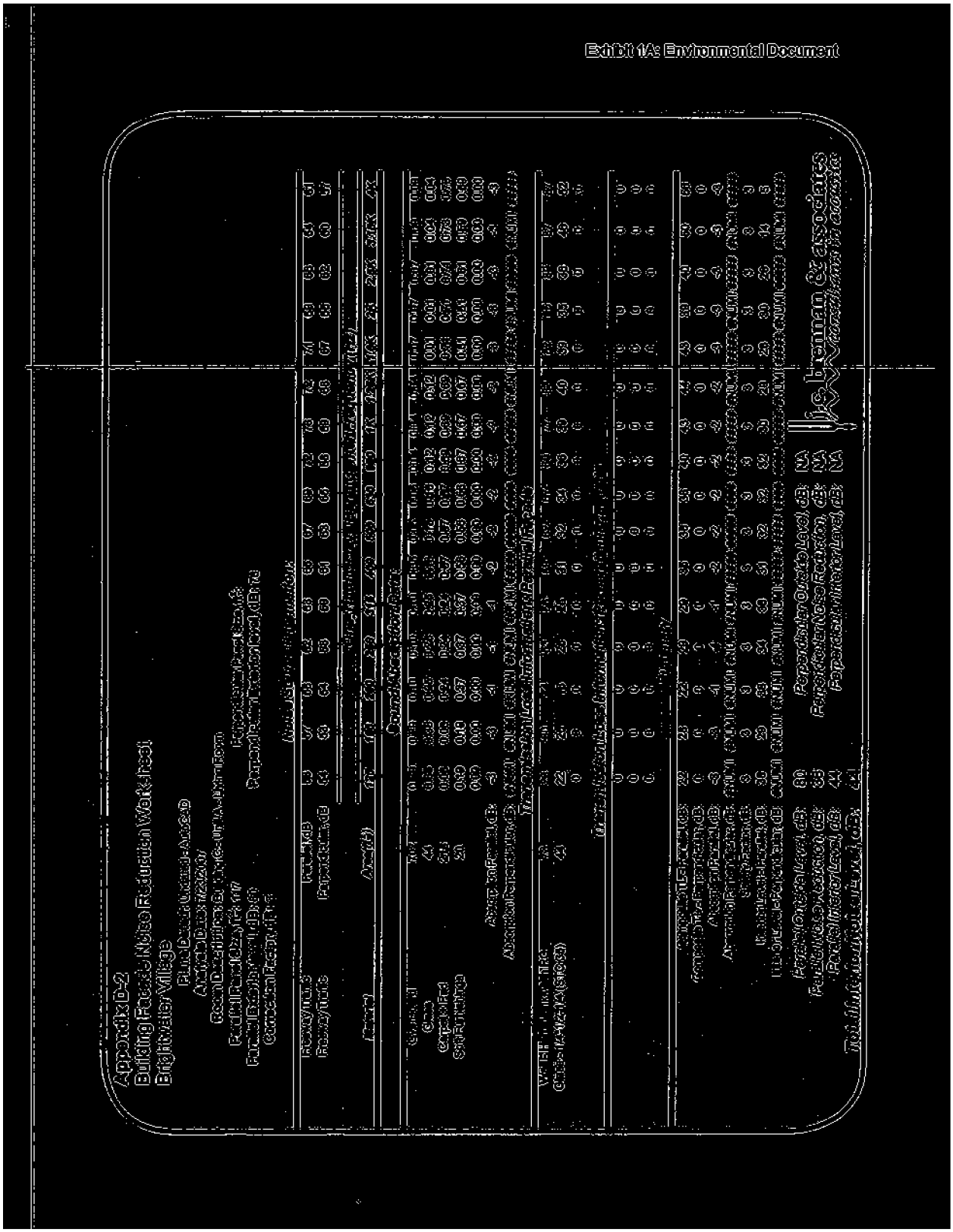

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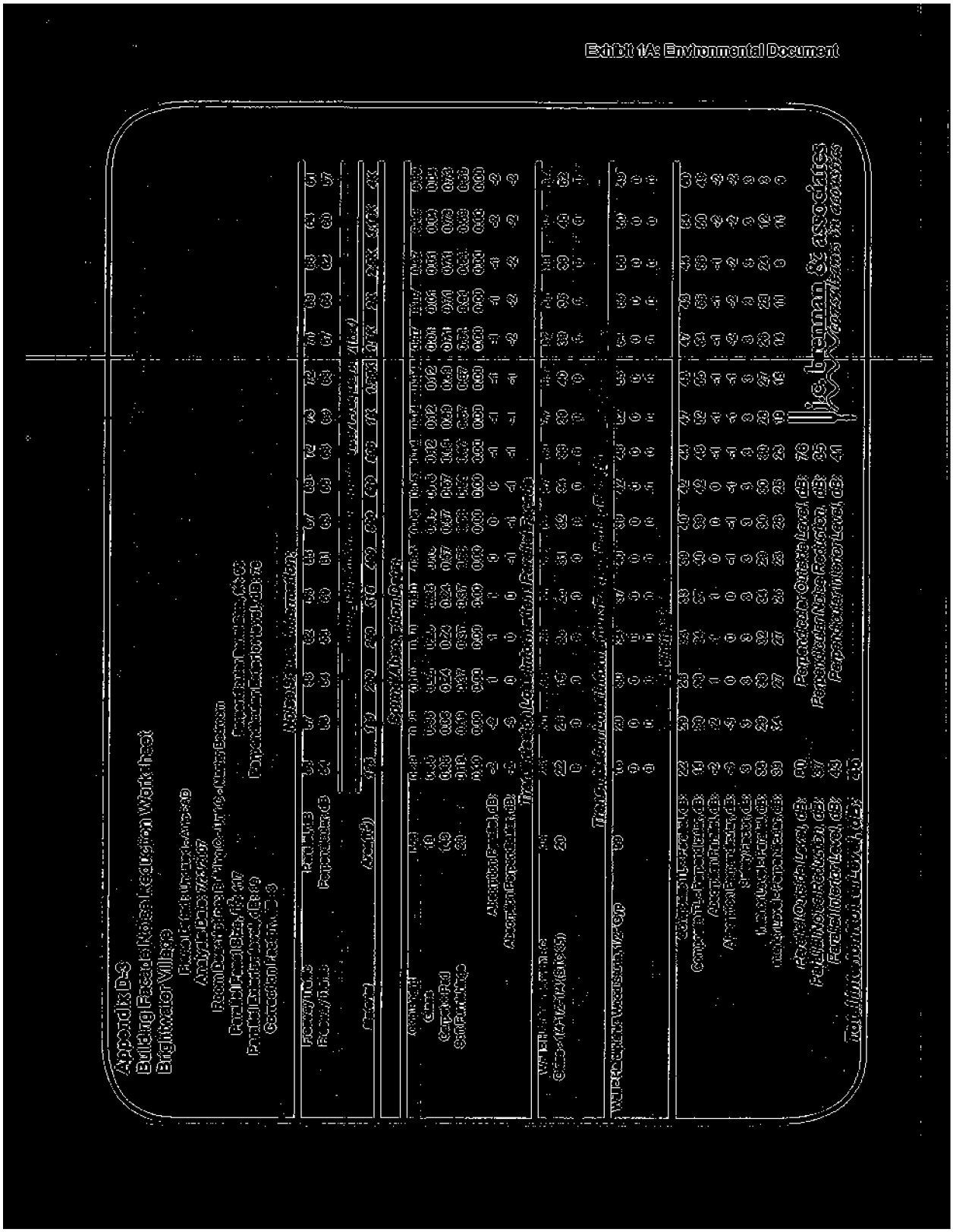
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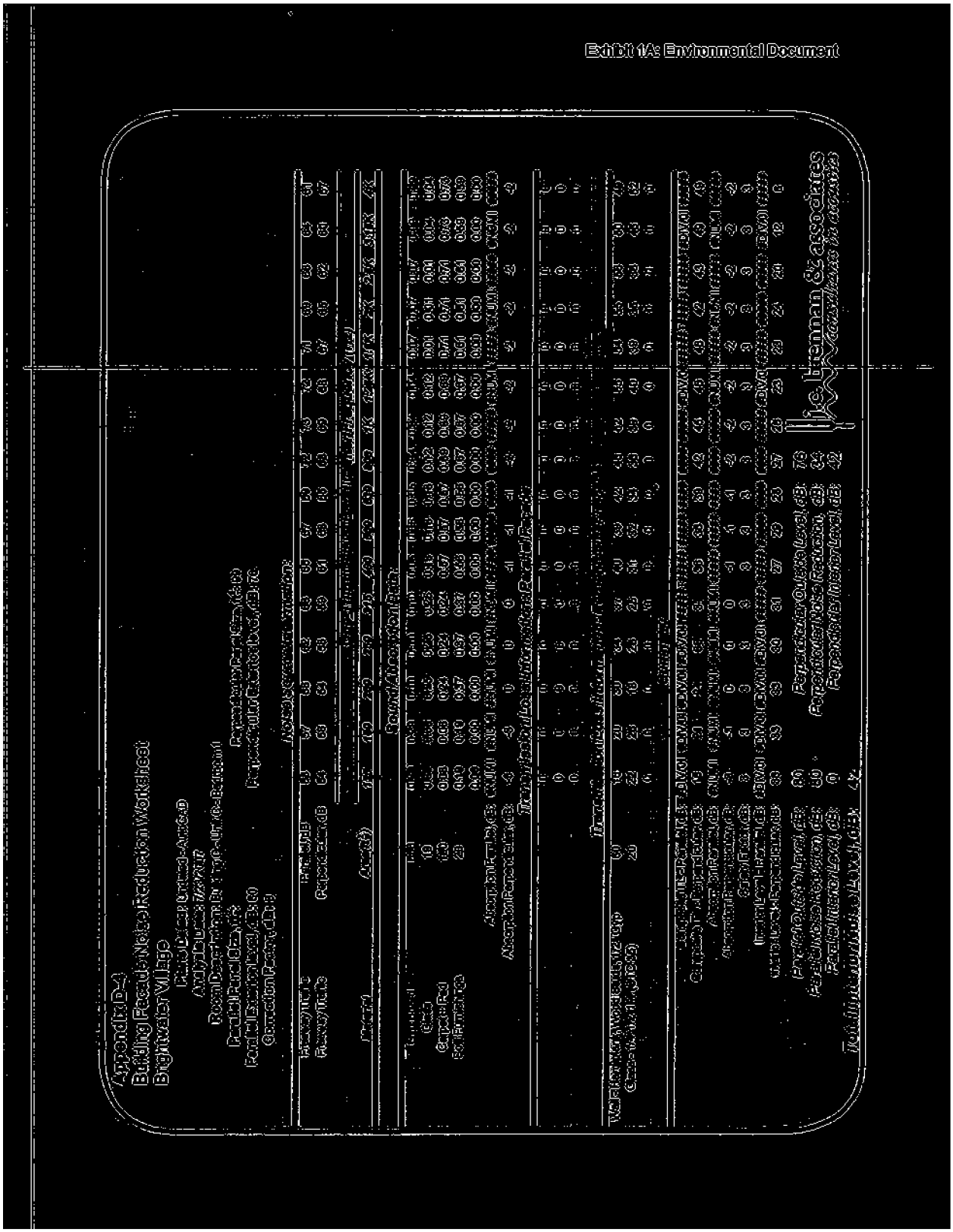

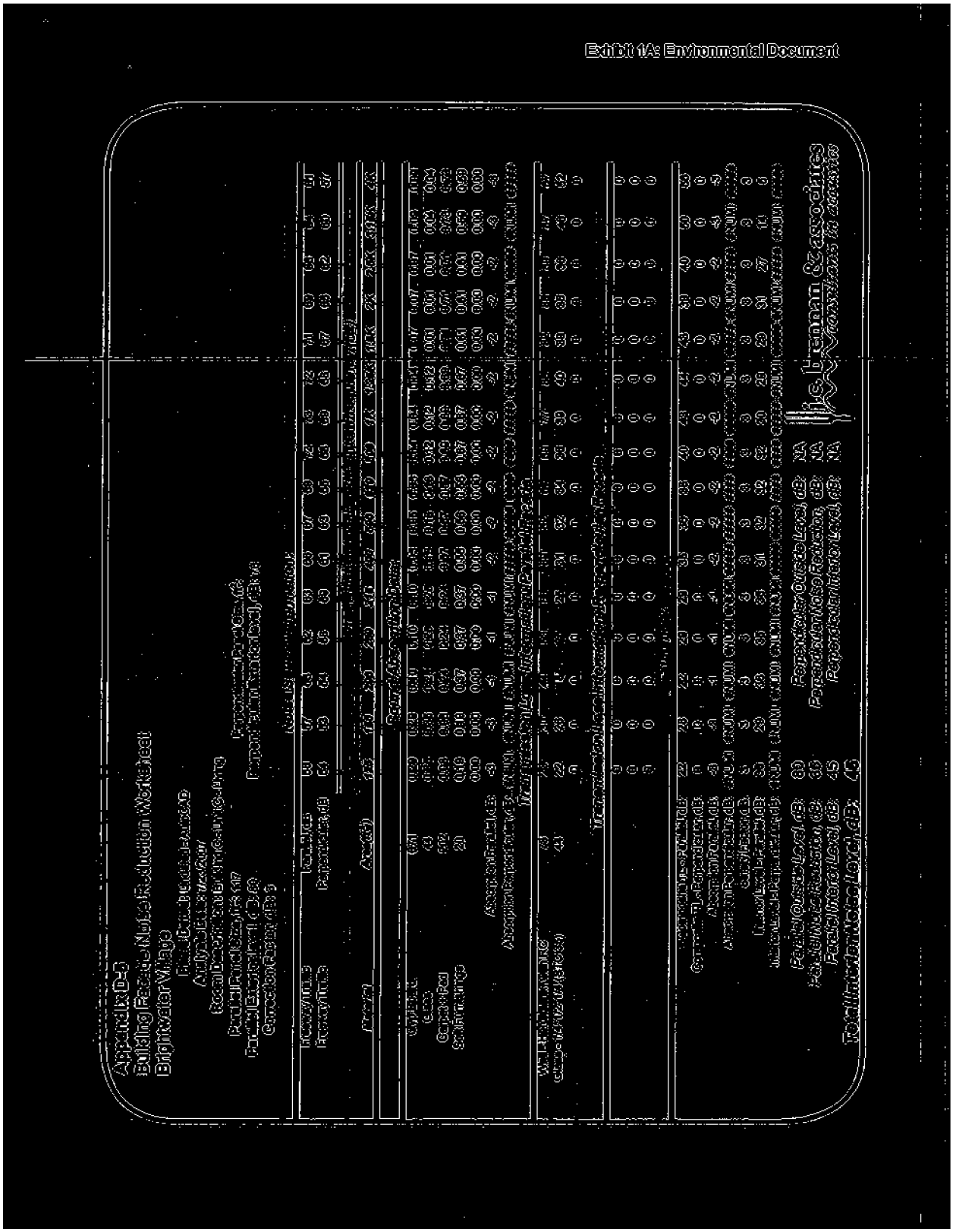

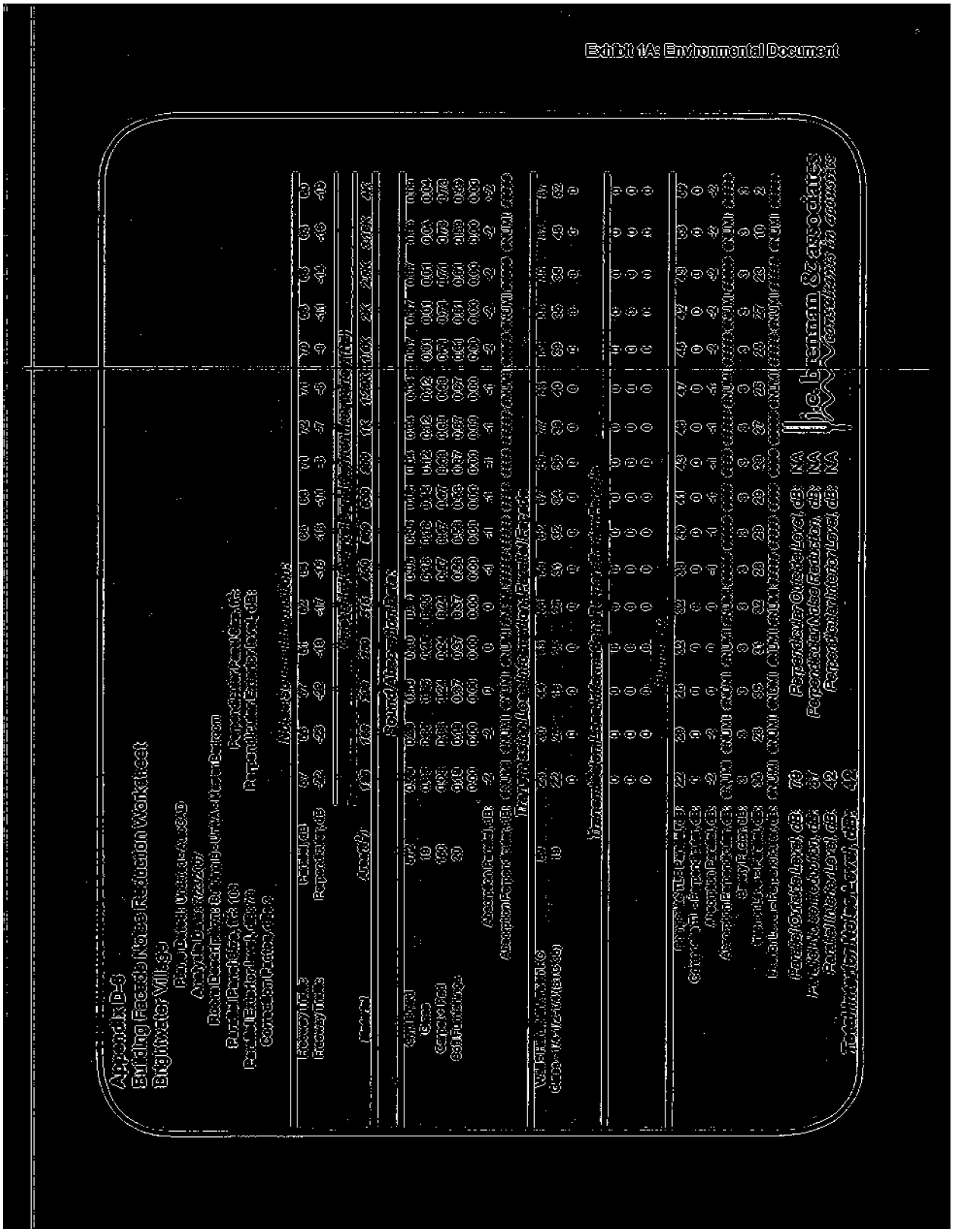
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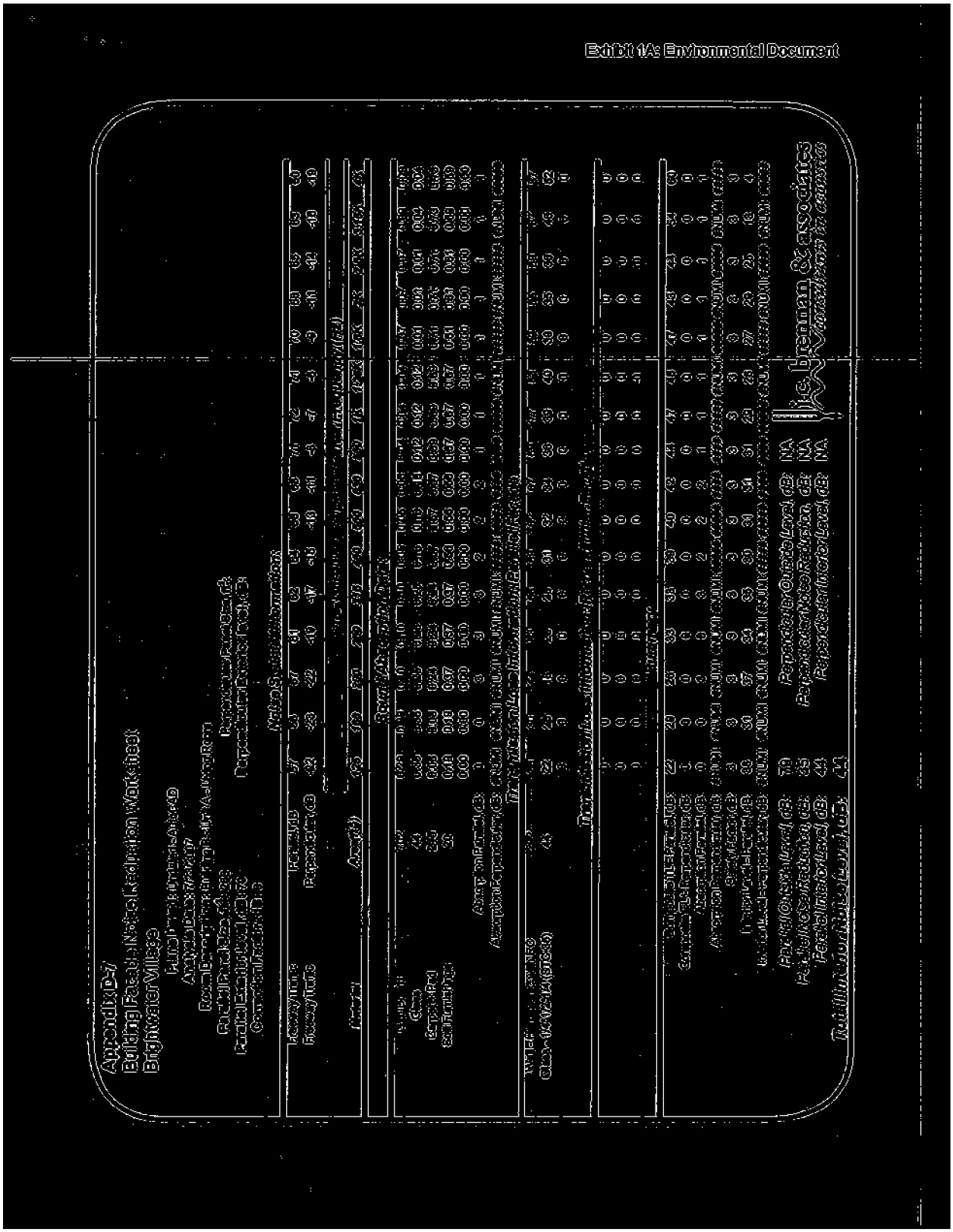

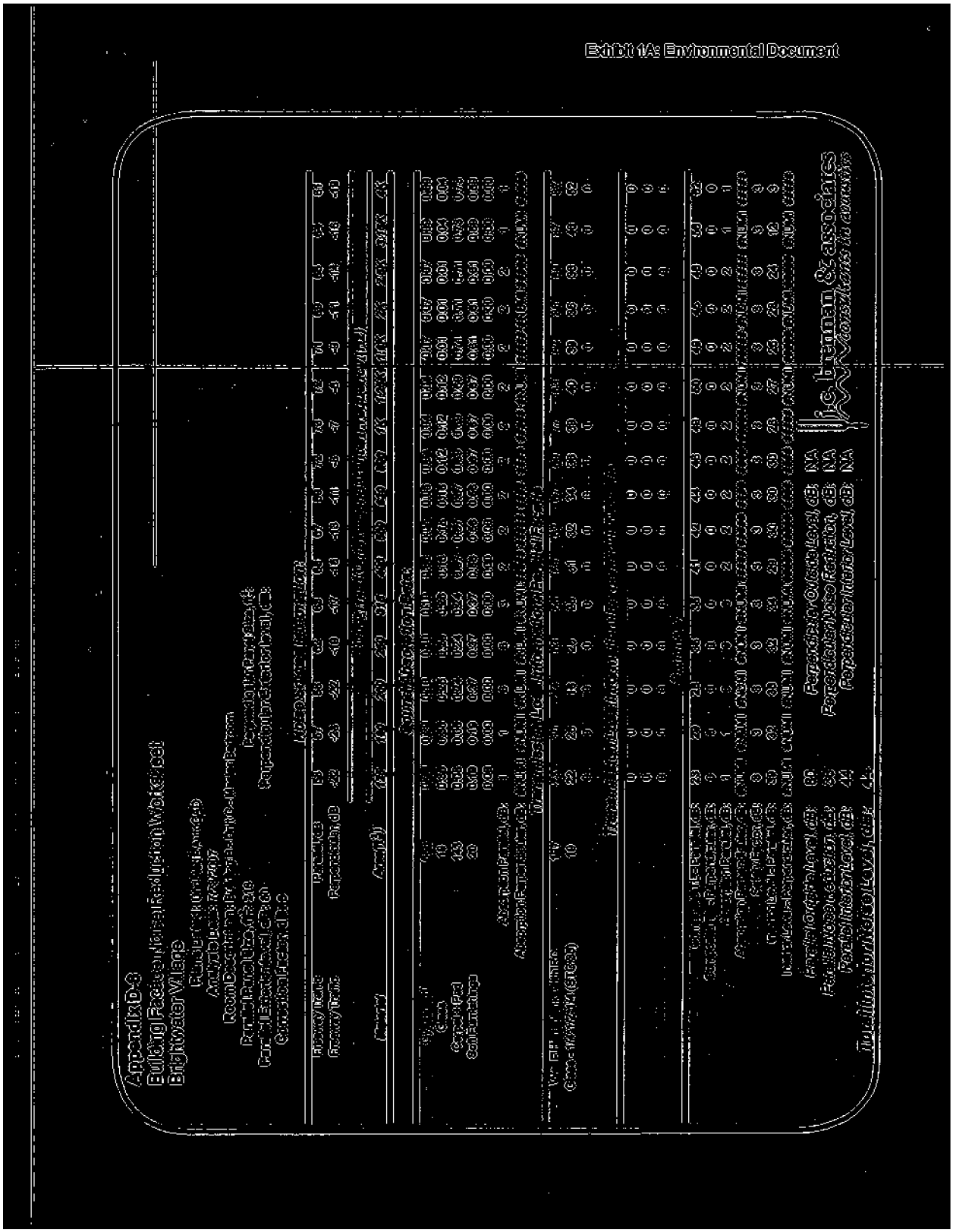

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**Attachment 5 – Resolution – Project Approval**

**RESOLUTION NO. 2008-_____**

Adopted by the Sacramento City Council

**APPROVING COPPERSTONE VILLAGE I (P07-124) &
APPROVING COPPERSTONE VILLAGES II & III (P07-125)**

**BACKGROUND**

A. On February 28, 2008, the City Planning Commission conducted a public hearing on project and approved all project entitlements except for the special permit for vehicular entrance gates which it denied. Within the time limits specified in the Zoning Code, the project entitlements approved by the Planning Commission were called-up by Councilmember Pannell.

B. On March 18, 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Sections 17.200.040(B) and 17.200.010(C)(2)(d)(posting and mail 300')and received and considered evidence concerning the CopperStone Villages project.

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

Section 1. Based on the verbal and documentary evidence received at the hearing on the CopperStone Villages project, the City Council approves the Inclusionary Housing Plan, the Schematic Plan Amendment, and the special permits based on the findings of fact and subject to the conditions of approval as set forth below.

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

**A&B. Environmental Determination**: The Addendum and Mitigation Monitoring Plan for the Project has been adopted by Resolution No. ___.

**C.** The **Inclusionary Housing Plan** is approved subject to the following Findings of Fact:

1. The location of the project is in a designated New Growth Area and is subject to the Mixed Income Housing Policy.

2. The Plan is consistent with Chapter 17.190 of the City Code which requires an Inclusionary Housing Plan setting forth the number, unit mix, location, structure, type, affordability and phasing of the Inclusionary Units in the residential development.

**D.** The Planned Unit Development **Schematic Plan Amendment** to the College Square PUD is approved subject to the following Findings of Fact:

1. The PUD amendments conform to the General Plan and the South Sacramento Community Plan goals and policies to enhance and maintain the quality of life in the City.

2. The PUD amendments do not change the intensity of land uses by more than ten percent for the subject property.

3. The PUD amendments meet the purposes and criteria stated in the College Square Planned Unit Development.

4. The PUD amendments will not be injurious to the public welfare, nor to the other property in the vicinity of the development in that the project will be subject to all applicable development standards within the Zoning and Building codes.

**E.** The **Special Permit** (P07-124) to construct a new 103 unit multi-family complex is approved subject to the following Findings of Fact:

1. The project is based upon sound principles of land use in that the proposed use is allowed in the Traditional Multi-Family Alternative (R-3A-PUD) and the Traditional Multi-Family (R-3-PUD) zones and includes conditions addressing building, site design, architecture, signage and alternative modes.

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

3. The proposed use would not be detrimental to the public health, safety and welfare, not result in a public nuisance in that:

    a. The police department has determined the project has sufficient safety elements, such as lighting, gates, and security cameras.

    b. The buildings fronting State Route 99 will be constructed in a manner to mitigate noise from the freeway.

    c. The multiuse path will be constructed in a manner to allow visibility and discourage loitering.

**F.** The **Special Permit** (P07-125) to construct a new 270 unit multi-family complex is approved subject to the following Findings of Fact:

1. The project is based upon sound principles of land use in that the proposed use is allowed in the Multi-Family (R-4-PUD), the Traditional Multi-Family Alternative (R-3A-PUD) and the Traditional Multi-Family (R-3-PUD) zones and includes conditions addressing building, site design, architecture, signage and alternative modes.

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

3. The proposed use would not be detrimental to the public health, safety and welfare, not result in a public nuisance in that:

    a. The police department has determined the project has sufficient safety elements, such as lighting, gates, and security cameras.

    b. The multiuse path will be constructed in a manner to allow visibility and discourage loitering.

**G.** The **Special Permit** to reduce the required on-site parking spaces by seven (7) spaces for P07-124 (CopperStone I) is approved subject to the following Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed use is allowed in the Traditional Multi-family (R-3-PUD) zone and the Traditional Multi-family Alternative (R-3A-PUD) zone and provides housing stock in an area that has full access to City utilities and infrastructure.

2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:

    a. The project is affordable and would generate less demand for parking than market rate units; and

    b. The project is within ½ mile of a proposed light rail station which would facilitate non-automobile transportation needs; and

    c. Proposed project has vehicular access and parking agreements with CopperStone Villages II & III which is over-parked by 8 spaces.

3. The project is consistent with the General Plan which designates the parcel as high-density residential designation (30+ du/na) and medium-density

residential (16-29 du/na) as well as consistent with the community plan which designates the parcel as high density residential (29+ du/na) and medium-density residential (11-29 du/na).

Section 3. The City Council approves the Project entitlements subject to the following conditions of approval:

**E.** The **Special Permit** (P07-124) to develop 103 multi-family units in the multi-family planned unit development (R-3-PUD & R-3A-PUD) zones is hereby approved subject to the following conditions:

Planning

E1. Applicant shall abide by all conditions of Council Resolution 2004-056 (College Square Planned Unit Development) unless modified by approval of this application.

E2. Project shall be developed and constructed in full compliance with the Zoning Code unless otherwise specified by the Planned Unit Development or any condition below.

E3. Applicant shall provide one accessible pedestrian gate between CopperStone Village I and 7900 West Stockton Blvd.

E4. The project shall be substantially consistent with all approved plans and exhibits. Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.

E5. The applicant shall obtain all necessary building and/or encroachment permits prior to commencement of construction.

E6. This development is approved for 103 apartment units located on APN 117-1460-033

E7. Prior to the issuance of any building permits, the applicant shall demonstrate compliance with the Mixed Income Housing Ordinance by demonstrating the Inclusionary Housing Agreement has been recorded.

E8. Any change in the design or materials shall be submitted to the Planning Director for review and approval.

E9. All mechanical equipment shall be screened to prevent visibility from the street.

E10. Fencing shall have a decorative pilaster at least every 40 feet along street frontages and commercial properties. Decorative pilasters shall also flank every

pedestrian and vehicle gate, as well as be present at every change in fence direction.

E11. Residents of CopperStone Village II & III shall have access to all common areas (including parking, driveways, pedestrian paths, gates, bicycling parking facilities, family areas, club house and pool area) of Copperstione Village I.

E12. Applicant shall install vehicle gates

a. Design and location of gates shall be consistent with Section 17.76.070 (B) of the City Code.

b. Fencing shall not exclude use of hydrants or fire department connects or hydrants. All gates should have "knox" access for emergency use subject to review and approval by the City of Sacramento Fire Department.

c. Gate designs shall include emergency hardware to ensure proper emergency access to the satisfaction of the city fire, police, public works and utilities departments.

d. Vehicle gates shall remain open from 9:00 AM to 5:00 PM.

e. Vehicle gates shall be installed and operated in such a manner as to allow access for the maintenance, operation, replacement, removal, or renewal of utility facilities existing in or accessible through the project, for the delivery of freight or packages by commercial vehicles, for the operation of emergency vehicles, and the performance of municipal services.

<u>Utilities</u>

E13. The applicant shall participate in the College Square CFD Finance Plan and pay all necessary fees or demonstrate said fees have been paid.

E14. Provide standard subdivision improvements pursuant to Section 16.48.110 of the City Code. Improvement plans shall be consistent with the Infrastructure and Utilities Plan, and the Drainage Master Plan that will provide for the ultimate development of the Jacinto Creek Planning Area (JCPA).

E15. Any new domestic water services shall be metered. A single domestic water service is allowed for the clubhouse and pool area. Excess services shall be abandoned to the satisfaction of the Department of Utilities. (note: There is an existing 12'' water main in W. Stockton Blvd.)

E16. The apartment units shall have a separate tap from the public distribution system for a metered domestic water service.

E17. The clubhouse and pool area shall have a separate tap from the public distribution system for a metered domestic water service.

E18. Common area landscaping shall have a minimum of one (1) separate tap from the public distribution for a metered irrigation service.

E19. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage and water at no cost at the time of sale or other conveyance of any lot for CopperStone Village I, II or III.

E20. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage and water at no cost at the time of sale or other conveyance of any lot for CopperStone Village I, II or III.

E21. Per City Code, the point of service for water and storm drain service is located at the public street right-of-way. The onsite water and drainage systems shall be private systems.

E22. Multiple fire services are allowed per parcel and may be required.

E23. The proposed development is located within County Sanitation District No.1 (CSD1). Satisfy all CSD1 requirements.

E24. Prepare a drainage study for this project consistent with the College Square Drainage Master Plan for the review and approval of the Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. The finished floor of the buildings shall be a minimum of 1.5 feet above the 100-year HGL and 1.7 feet above the controlling overland release. Any modifications to the Drainage Master Plan shall be approved by the Department of Utilities.

E25. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. The on-site system shall be designed so the 10-year HGL is a minimum of 6-inches below the onsite drain inlets. (Note: Per the College Square Improvement Plans, there is an existing 18” drainage stub, which is tied into manhole 208 per the 2007 Drainage/Sewer Map page zz22 that the onsite drainage system shall tie into.)

E26. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to

determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities).

E27. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control 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.

E28. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) signed certification page by property owner or authorized representative.

E29. 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 not served by a regional water quality control facility, both source control and on-site treatment control measures are required. Contact DOU for a list of accepted proprietary devices if considered for treatment control. Improvement plans must include the source controls and on-site treatment control 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.

Development Engineering

E30. Construct standard subdivision improvements as noted in these conditions pursuant to section16.48.110 of the city code. The City shall determine improvements required. Improvements shall be designed and constructed to City standards. This shall include any street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter, and sidewalk to City standards to the satisfaction of Development Engineering Division.

E31. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division.

E32. The minimum throat depth for the southernmost driveway shall be 60'. Throat depth is that distance a vehicle can move into a site before encountering a decision (i.e. right or left turn, stopped car etc.)

E33. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).

E34. The site plan shall conform to A.D.A. requirements in all respects.

E35. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering and Finance Division.

Urban Forest Services

E36. All trees are to be irrigated on a non-turf station by a minimum of two pop-up heads w/3' radius nozzles installed 30" to 40" from center trunk line. Other irrigation designs may be approved pending review of the City Landscape Architecture department and the Urban Forest Services Division.

E37. All trees are to be planted in a gradual mound 2" to 3" higher than the surrounding grade and mulched w/ wood chips (playground fiber or coarser) to a depth of approximately 3".

E38. No turf, groundcover or shrubs can be planted within 4' of any tree trunk, (recommend installing header board or concrete mow strip to separate turf from shrub and tree planting areas).

Fire

E39. All turning radii for fire access shall be designed as 35' inside and 55' outside (Entire surface to traffic circles must be flush without planters, trees and curbs).

E40. Any gates used for emergency access shall be equipped with a Knox lock to the satisfaction of the Fire Department.

Building

E41. Accessible parking stalls shall be provided for the covered and uncovered parking areas.

E42. All ground floor dwelling units can be accessible and adaptable.

Police

E43. The parking area shall be illuminated at a level of 1.5 foot candles minimum at all hours with ramps, corners, & entrances 1.0-1.25 foot candles during hours of darkness.

E44. Stairwell lights shall remain on from ½ an hour before dusk to ½ an hour after dawn.

E45. Each entry, patio, balcony, & pedestrian outside door shall be equipped with its own light source.

E46. Units shall be leased on an individual basis to tenants who occupy the entire unit; no unit should be leased by individual room(s) and no tenant may sublet a unit by the room(s).

Regional Transit

E47. Transit information shall be displayed in a prominent location in the residential sales/rental office or on the lease. Please contact Devra Selenis, Marketing Department at (916) 321-2859 for more information.

Parks

E48. *Maintenance District*: The applicant shall provide proof that the site is included in an existing parks maintenance district, or shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact the Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

E49. *Multi-Use Trail*: A multi-use trail shall be dedicated and constructed as specified below and in compliance with the PPDS “Multi-Use Trail Design Guidelines” available by contacting PPDS.

a. Location of trail: The multi-use trail shall be located along the southern boundary of the project site extending from West Stockton Boulevard to the western property line.

b. The multi-use trail shall be dedicated as a public trail easement as approved by Development Engineering (DE), Department of Transportation (DOT) and Park Planning and Development Services (PPDS). At the time of dedication, the applicant shall (1) take all actions necessary to convey to and vest in the City all interests necessary for public trail use, maintenance and access; (2) provide a Phase 1 environmental site assessment of the multi-use trail; (3) if the environmental site assessment identifies any physical conditions or defects in the multi-use trail that would interfere with its intended use as a multi-use trail, as determined by PPDS in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and (4) take all actions necessary to ensure that the multi-use trail is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with the multi-use trail.

c. The applicant shall submit and obtain approval from DE, PPDS and the DOT for the alignment and design of the multi-use trail prior to submitting improvement plans for the trail.

d. The proposed multi-use trail shall comply with Class I bike trail standards, including regulatory signage, as defined in Chapter 1000 of State Department of Transportation Highway Design Manual. The trail shall be 12’ of asphalt concrete paving, with a clear graded shoulder, a minimum of 2’ in width along the southern border of the trail. The paved trail may border the grass-lined detention swale to the north, negating the need for a 2’ graded shoulder along that side of the trail. The southern shoulder should be decomposed granite or an alternate material approved by PPDS. Pavement sections shall be 3" minimum asphaltic concrete over 6" min of aggregate base, with a centerline stripe (refer to PPDS Trail detail and specification).

e. Vehicular access controls shall be placed at the entrance to all access points to the trail (refer to PPDS details and specifications for approved designs).

f. Wherever possible and as approved by PPDS, DOT and the Department of Utilities, the multi-use trail shall be designed to be located immediately south of and adjacent to the proposed drainage swale located along the

southern boundary of the project site. In the event the drainage swale is relocated, then the trail easement width may need to be increased.

g. The Applicant shall disclose the location of the planned multi-use trail to all residents within the apartment complex.

E50. *Improvements*: The applicant shall construct the following public improvements prior to and as a condition of City's acceptance of the multi-use trail to be located along the southern boundary of the project site, extending from West Stockton Boulevard to Kastanis Way.

a. A six foot high tubular steel fence as approved by the City PPDS on the southern property lines separating the multi-use trail and private parcels located to the south.

b. A six foot high tubular steel fence along on the northern side of the drainage swale (if fencing is proposed to separate the trail from the project site).

c. A minimum of three gated entrances to the trail shall be provided from the two project sites to accommodate resident access to the trail.

E51. *Site Plan*: The applicant shall submit a site plan and electronic file showing the location of all utilities on the trail alignment to the PPDS for review and approval.

E52. *Design Coordination for PUE's and Facilities*: In the event a public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated affecting the trail easement, the applicant shall coordinate with PPDS, DOT and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the trail and to best accommodate future trail improvements. The applicant shall facilitate a meeting(s) with SMUD, PPDS and DOT prior to SMUD's facilities coordinating meeting for the project.

<u>CSD-1</u>

E53. Connection to CSD-1's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction.

E54. Each parcel with a sewage source shall have a separate connection to the CSD-1 public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or CSD-1 public sewer line.

E55. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required.

E56. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in easements dedicated to CSD-1.

E57. CSD-1 requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

E58. All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that CSD-1 can properly maintain the sewer line.

Environmental

E59. Comply with all aspects of the mitigation monitoring plan.

**F.** The **Special Permit** (P07-125) to develop 270 multi-family units in the multi-family planned unit development (R-4-PUD, R-3A-PUD & R-3-PUD) zones is hereby approved subject to the following conditions:

Planning

F1. Applicant shall abide by all conditions of Council Resolution 2004-056 (College Square Planned Unit Development) unless modified by approval of this application.

F2. Project shall be developed and constructed in full compliance with the Zoning Code unless otherwise specified by the Planned Unit Development or any condition below.

F3. Applicant shall provide one accessible pedestrian gate between CopperStone Village and 7700 W. Stockton Blvd.

F4. The project shall be substantially consistent with all approved plans and exhibits. Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.

F5. The applicant shall obtain all necessary building and/or encroachment permits prior to commencement of construction.

F6. This development is approved for 270 apartment units located on APN 117-1460-032.

F7. Prior to the issuance of any building permits, the applicant shall demonstrate compliance with the Mixed Income Housing Ordinance by demonstrating the Inclusionary Housing Agreement has been recorded.

F8. Any change in the design or materials shall be submitted to the Planning Director for review and approval.

F9. All mechanical equipment shall be screened to prevent visibility from the street.

F10. Fencing shall have a decorative pilaster at least every 35 feet along street frontages and commercial properties. Decorative pilasters shall also flank every pedestrian and vehicle gate, as well as be present at every change in fence direction.

F11. Residents of CopperStone Village I shall have access to all common areas (including parking, driveways, pedestrian paths, gates, bicycling parking facilities, family areas, club house and pool area) of CopperStone Village II and III.

F12. Applicant shall have at least 11 class I bicycle parking spaces and 21 total bicycling parking facilities located on parcel 117-1460-032.

F13. Applicant shall install vehicle gates

a. Design and location of gates shall be consistent with Section 17.76.070 (B) of the City Code.

b. Fencing shall not exclude use of hydrants or fire department connects or hydrants. All gates should have “knox” access for emergency use subject to review and approval by the City of Sacramento Fire Department.

c. Gate designs shall include emergency hardware to ensure proper emergency access to the satisfaction of the city fire, police, public works and utilities departments.

d. Vehicle gates shall remain open from 9:00 AM to 5:00 PM.

e. Vehicle gates shall be installed and operated in such a manner as to allow access for the maintenance, operation, replacement, removal, or renewal of utility facilities existing in or accessible through the project, for the delivery of freight or packages by commercial vehicles, for the operation of emergency vehicles, and the performance of municipal services.

Utilities

F14. The applicant shall participate in the College Square CFD Finance Plan and pay all necessary fees.

F15. Provide standard subdivision improvements pursuant to Section 16.48.110 of the City Code. Improvement plans shall be consistent with the Infrastructure and Utilities Plan, and the Drainage Master Plan that will provide for the ultimate development of the Jacinto Creek Planning Area (JCPA).

F16. Any new domestic water services shall be metered. A single domestic water service is allowed for the clubhouse and pool area. Excess services shall be abandoned to the satisfaction of the Department of Utilities. (note: There is an existing 12'' water main in W. Stockton Blvd.)

F17. The apartment units shall have a separate tap from the public distribution system for a metered domestic water service.

F18. The clubhouse and pool area shall have a separate tap from the public distribution system for a metered domestic water service.

F19. Common area landscaping shall have a minimum of one (1) separate tap from the public distribution for a metered irrigation service.

F20. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage and water at no cost at the time of sale or other conveyance of any lot for CopperStone Village I, II or III.

F21. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage and water at no cost at the time of sale or other conveyance of any lot for CopperStone Village I, II or III.

F22. Per City Code, the point of service for water and storm drain service is located at the public street right-of-way. The onsite water and drainage systems shall be private systems.

F23. Multiple fire services are allowed per parcel and may be required.

F24. The proposed development is located within County Sanitation District No.1 (CSD1). Satisfy all CSD1 requirements.

F25. Prepare a drainage study for this project consistent with the College Square Drainage Master Plan for the review and approval of the Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. The finished floor of the buildings shall be a minimum of 1.5 feet above the 100-year HGL and 1.7 feet above the controlling overland release. Any modifications to the Drainage Master Plan shall be approved by the Department of Utilities.

F26. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. The on-site system shall be designed so the 10-year HGL is a minimum of 6-inches below the onsite drain inlets. (Note: Per the College Square Improvement Plans, there is an existing 18" drainage stub, which is tied into manhole 208 per the 2007 Drainage/Sewer Map page zz22 that the onsite drainage system shall tie into.)

F27. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities).

F28. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control 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.

F29. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity

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

F30. 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 not served by a regional water quality control facility, both source control and on-site treatment control measures are required. Contact DOU for a list of accepted proprietary devices if considered for treatment control. Improvement plans must include the source controls and on-site treatment control 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.

Development Engineering

F31. Construct standard subdivision improvements as noted in these conditions pursuant to section16.48.110 of the city code. The City shall determine improvements required. Improvements shall be designed and constructed to City standards. This shall include any street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter, and sidewalk to City standards to the satisfaction of Development Engineering Division.

F32. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division.

F33. The minimum throat depth for the southernmost driveway shall be 60'. Throat depth is that distance a vehicle can move into a site before encountering a decision (i.e. right or left turn, stopped car etc.)

F34. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).

F35. The site plan shall conform to A.D.A. requirements in all respects.

F36. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering and Finance Division.

Urban Forest Services

F37. All trees are to be irrigated on a non-turf station by a minimum of two pop-up heads w/3' radius nozzles installed 30" to 40" from center trunk line. Other irrigation designs may be approved pending review of the City Landscape Architecture department and the Urban Forest Services Division.

F38. All trees are to be planted in a gradual mound 2" to 3" higher than the surrounding grade and mulched w/ wood chips (playground fiber or coarser) to a depth of approximately 3".

F39. No turf, groundcover or shrubs can be planted within 4' of any tree trunk, (recommend installing header board or concrete mow strip to separate turf from shrub and tree planting areas).

Fire

F40. All turning radii for fire access shall be designed as 35' inside and 55' outside (Entire surface to traffic circles must be flush without planters, trees and curbs).

F41. Any gates used for emergency access shall be equipped with a Knox lock to the satisfaction of the Fire Department.

Building

F42. Accessible parking stalls shall be provided for the covered and uncovered parking areas.

F43. All ground floor dwelling units can be accessible and adaptable.

Police

F44. The parking area shall be illuminated at a level of 1.5 foot candles minimum at all hours with ramps, corners, & entrances 1.0-1.25 foot candles during hours of darkness.

F45. Stairwell lights shall remain on from ½ an hour before dusk to ½ an hour after dawn.

F46. Each entry, patio, balcony, & pedestrian outside door shall be equipped with its own light source.

F47. Units shall be leased on an individual basis to tenants who occupy the entire unit; no unit should be leased by individual room(s) and no tenant may sublet a unit by the room(s).

Regional Transit

F48. Transit information shall be displayed in a prominent location in the residential sales/rental office or on the lease. Please contact Devra Selenis, Marketing Department at (916) 321-2859 for more information.

Parks

F49. *Maintenance District*: The applicant shall provide proof that the site is included in an existing parks maintenance district, or shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact the Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

F50. *Multi-Use Trail*: A multi-use trail shall be dedicated and constructed as specified below and in compliance with the PPDS "Multi-Use Trail Design Guidelines" available by contacting PPDS.

a. Location of trail: The multi-use trail shall be located along the southern boundary of the project site extending from the eastern property line to Kastanis Way.

b. The multi-use trail shall be dedicated as a public trail easement as approved by Development Engineering (DE), Department of Transportation (DOT) and Park Planning and Development Services (PPDS). At the time of dedication, the applicant shall (1) take all actions necessary to convey to and vest in the City all interests necessary for public trail use, maintenance and access; (2) provide a Phase 1 environmental site assessment of the multi-use trail; (3) if the environmental site assessment identifies any physical conditions or defects in the multi-use trail that would interfere with its intended use as a multi-use trail, as determined by PPDS in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and (4) take all actions necessary to ensure that the multi-use trail is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with the multi-use trail.

c. The applicant shall submit and obtain approval from DE, PPDS and the DOT for the alignment and design of the multi-use trail prior to submitting improvement plans for the trail.

d. The proposed multi-use trail shall comply with Class I bike trail standards, including regulatory signage, as defined in Chapter 1000 of State Department of Transportation Highway Design Manual. The trail shall be 12' of asphalt concrete paving, with a clear graded shoulder, a minimum of 2' in width along the southern border of the trail. The paved trail may border the grass-lined detention swale to the north, negating the need for a 2' graded shoulder along that side of the trail. The southern shoulder should be decomposed granite or an alternate material approved by PPDS. Pavement sections shall be 3" minimum asphaltic concrete over 6" min of aggregate base, with a centerline stripe (refer to PPDS Trail detail and specification).

e. Vehicular access controls shall be placed at the entrance to all access points to the trail (refer to PPDS details and specifications for approved designs).

f. Wherever possible and as approved by PPDS, DOT and the Department of Utilities, the multi-use trail shall be designed to be located immediately south of and adjacent to the proposed drainage swale located along the southern boundary of the project site. In the event the drainage swale is relocated, then the trail easement width may need to be increased.

g. The Applicant shall disclose the location of the planned multi-use trail to all residents within the apartment complex.

F51. *Improvements*: The applicant shall construct the following public improvements prior to and as a condition of City's acceptance of the multi-use trail to be located along the southern boundary of the project site, extending from West Stockton Boulevard to Kastanis Way.

a. A six foot high tubular steel fence as approved by the City PPDS on the southern property lines separating the multi-use trail and private parcels located to the south.

b. A six foot high tubular steel fence along on the northern side of the drainage swale (if fencing is proposed to separate the trail from the project site).

c. A minimum of three gated entrances to the trail shall be provided from the two project sites to accommodate resident access to the trail.

F52. *Site Plan*: The applicant shall submit a site plan and electronic file showing the location of all utilities on the trail alignment to the PPDS for review and approval.

F53. *Design Coordination for PUE's and Facilities*: In the event a public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated affecting the trail easement, the applicant shall coordinate with PPDS, DOT and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the trail and to best accommodate future trail improvements. The applicant shall facilitate a meeting(s) with SMUD, PPDS and DOT prior to SMUD's facilities coordinating meeting for the project.

<u>CSD-1</u>

F54. Connection to CSD-1's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction.

F55. Each parcel with a sewage source shall have a separate connection to the CSD-1 public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or CSD-1 public sewer line.

F56. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required.

F57. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in easements dedicated to CSD-1.

F58. CSD-1 requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

F59. All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that CSD-1 can properly maintain the sewer line.

Environmental

F60. Comply with all aspects of the mitigation monitoring plan.

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Exhibit A: Schematic Plan Amendment

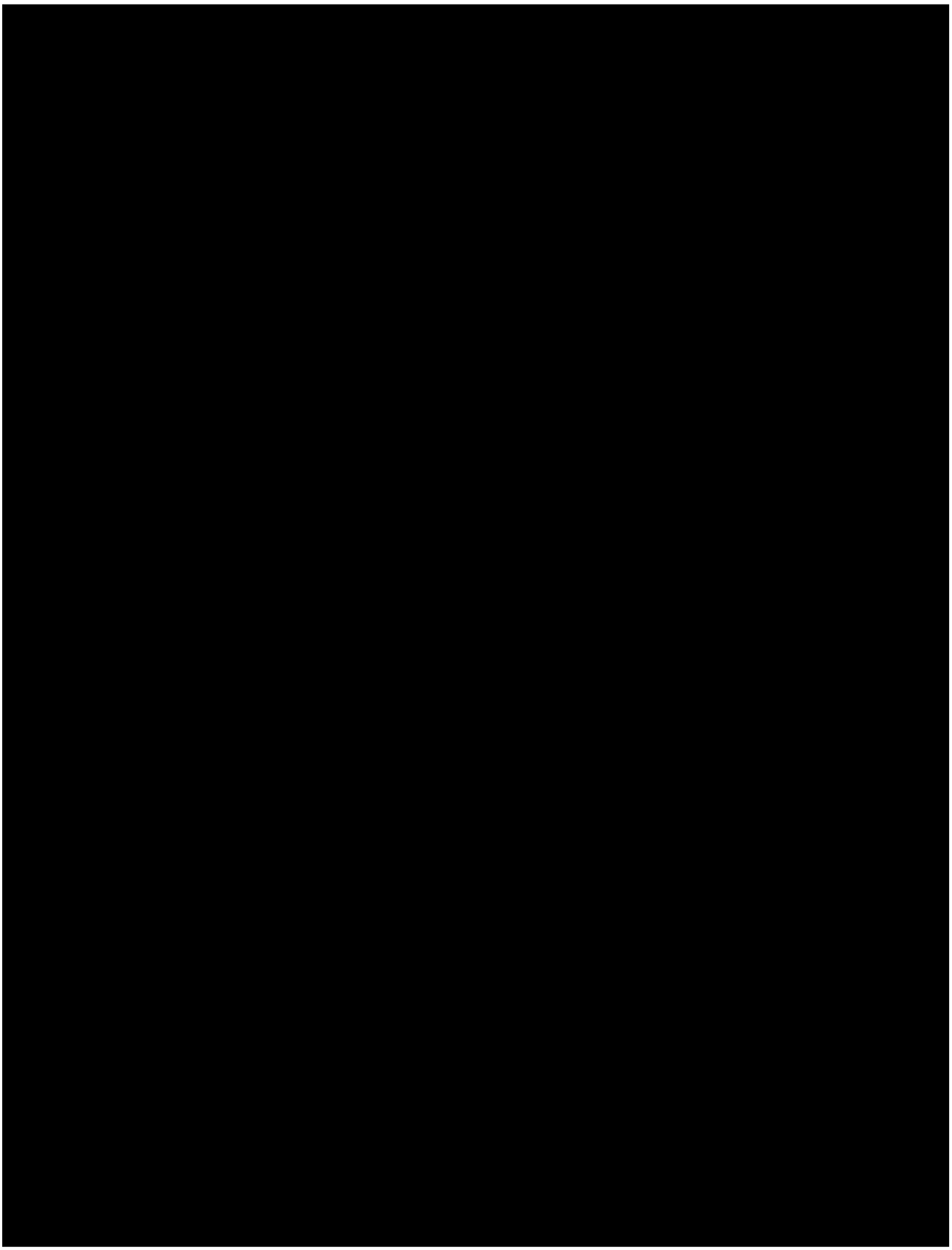
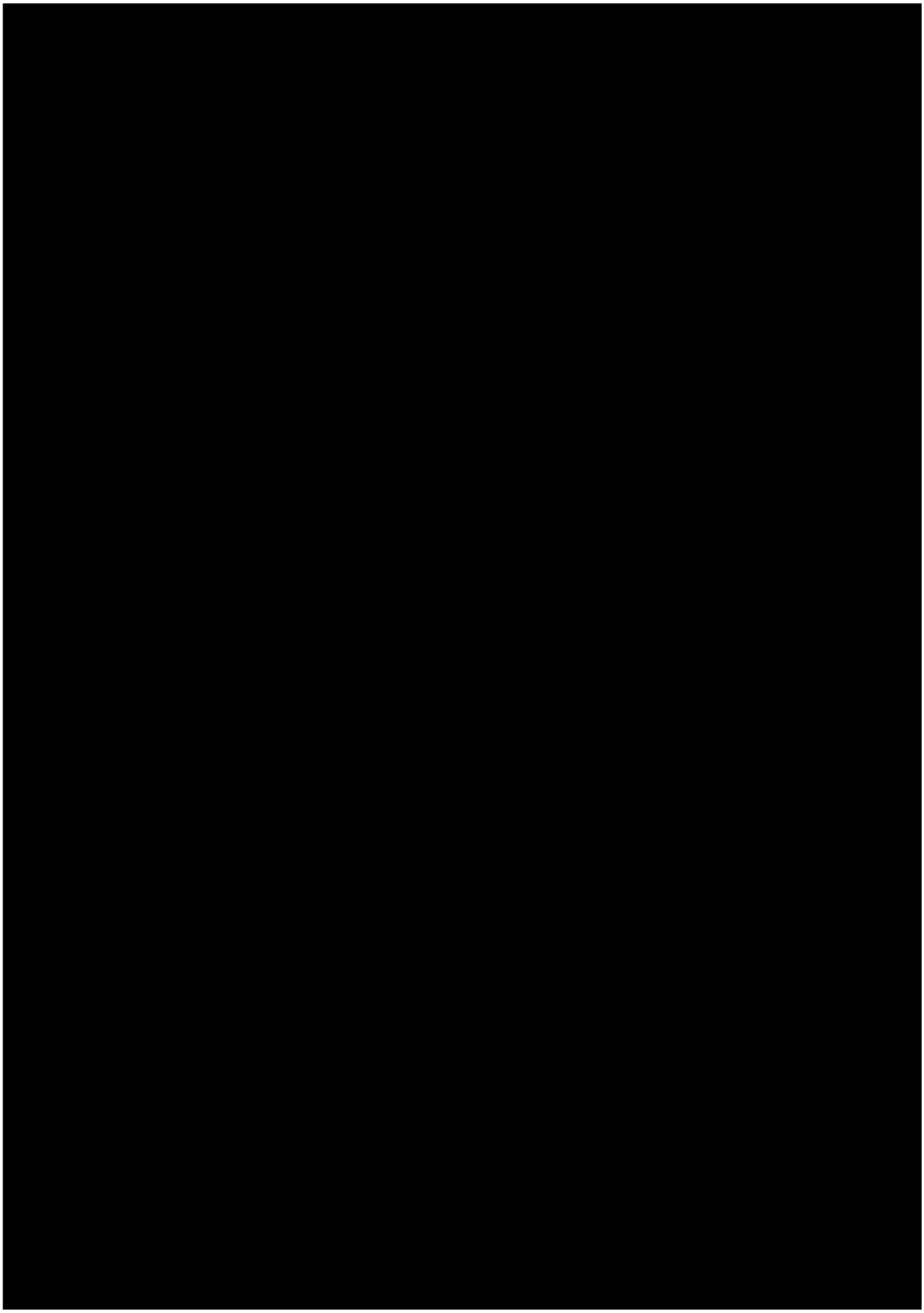


Exhibit B: Site Plan



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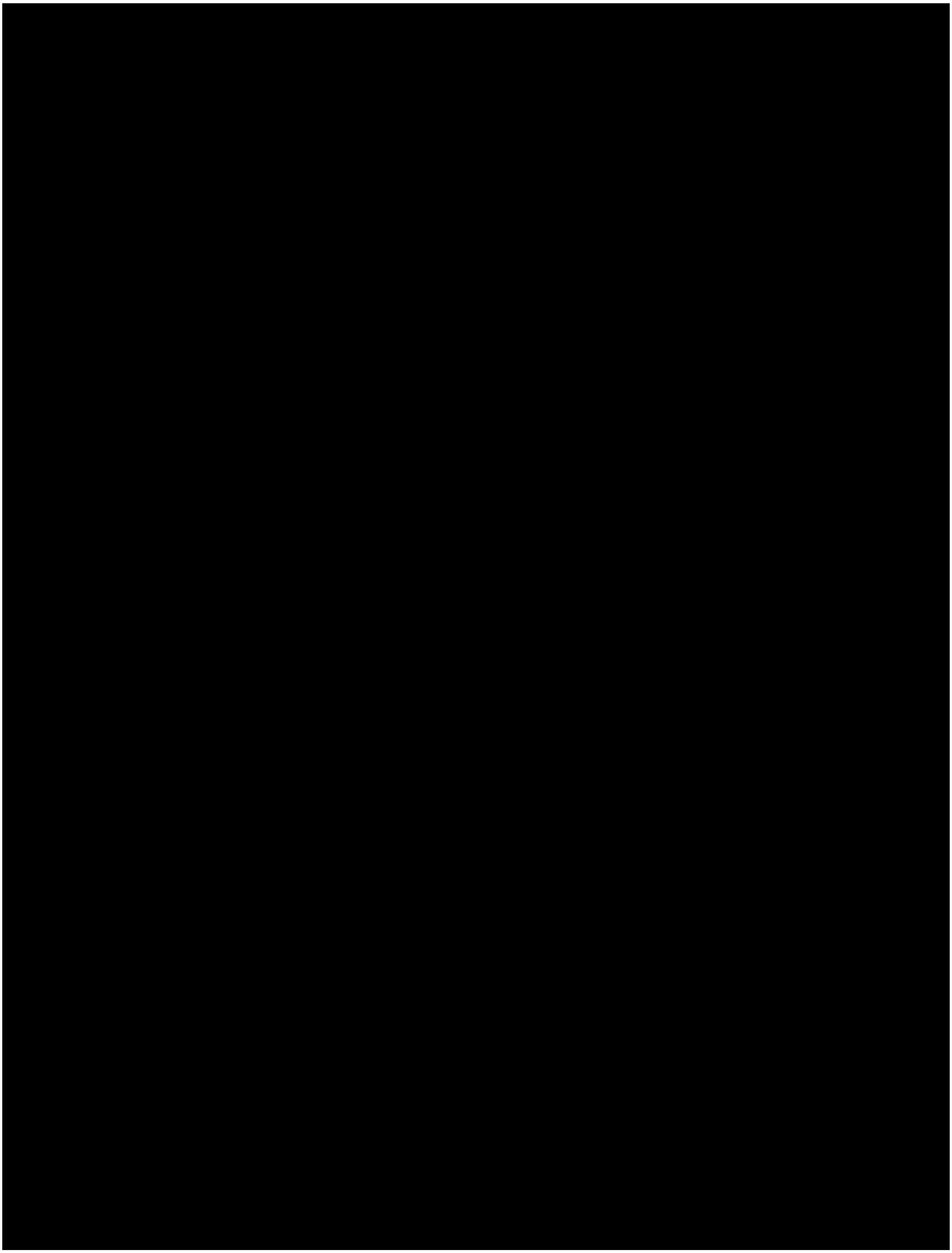

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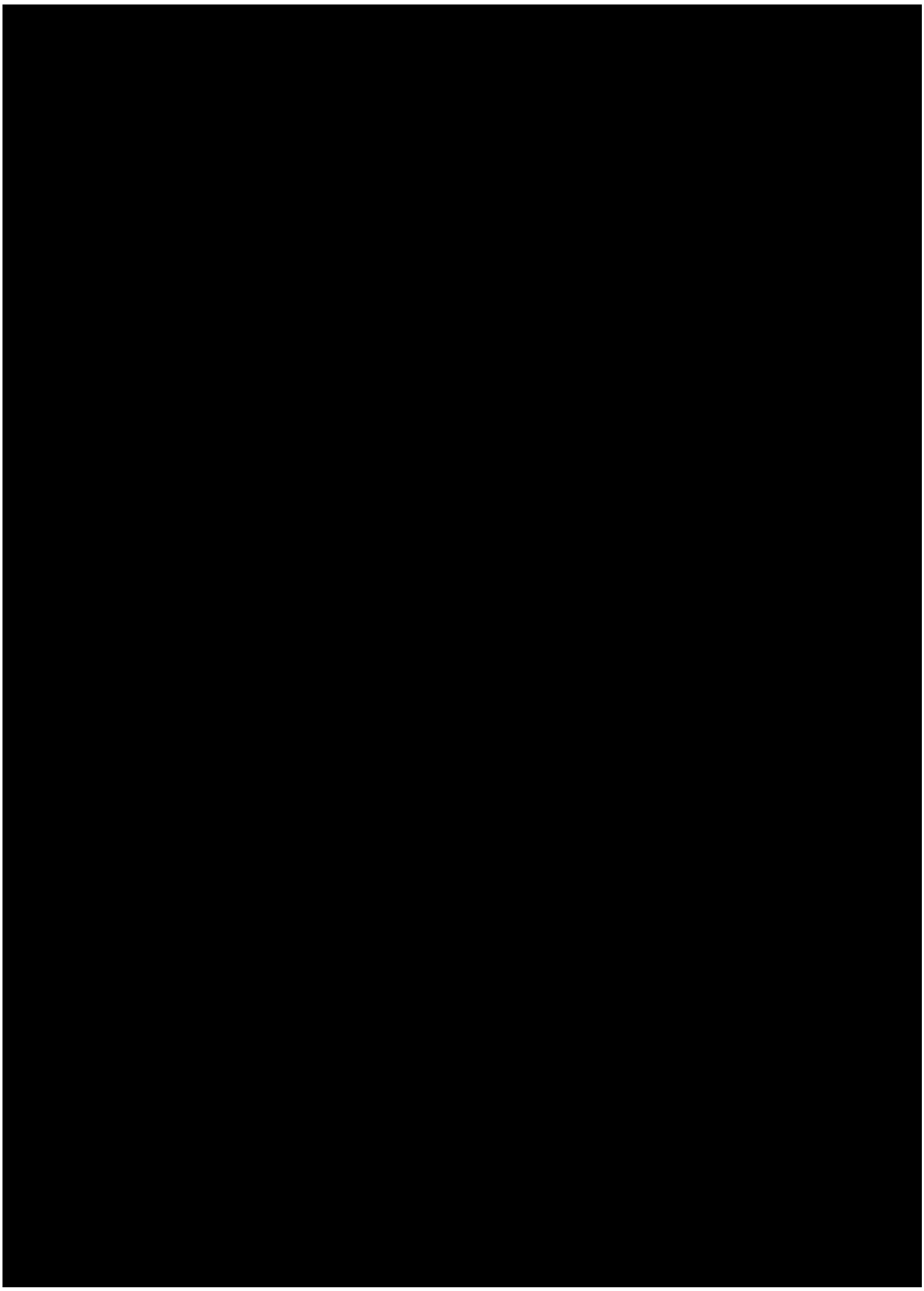

Exhibit C: Grading Plan

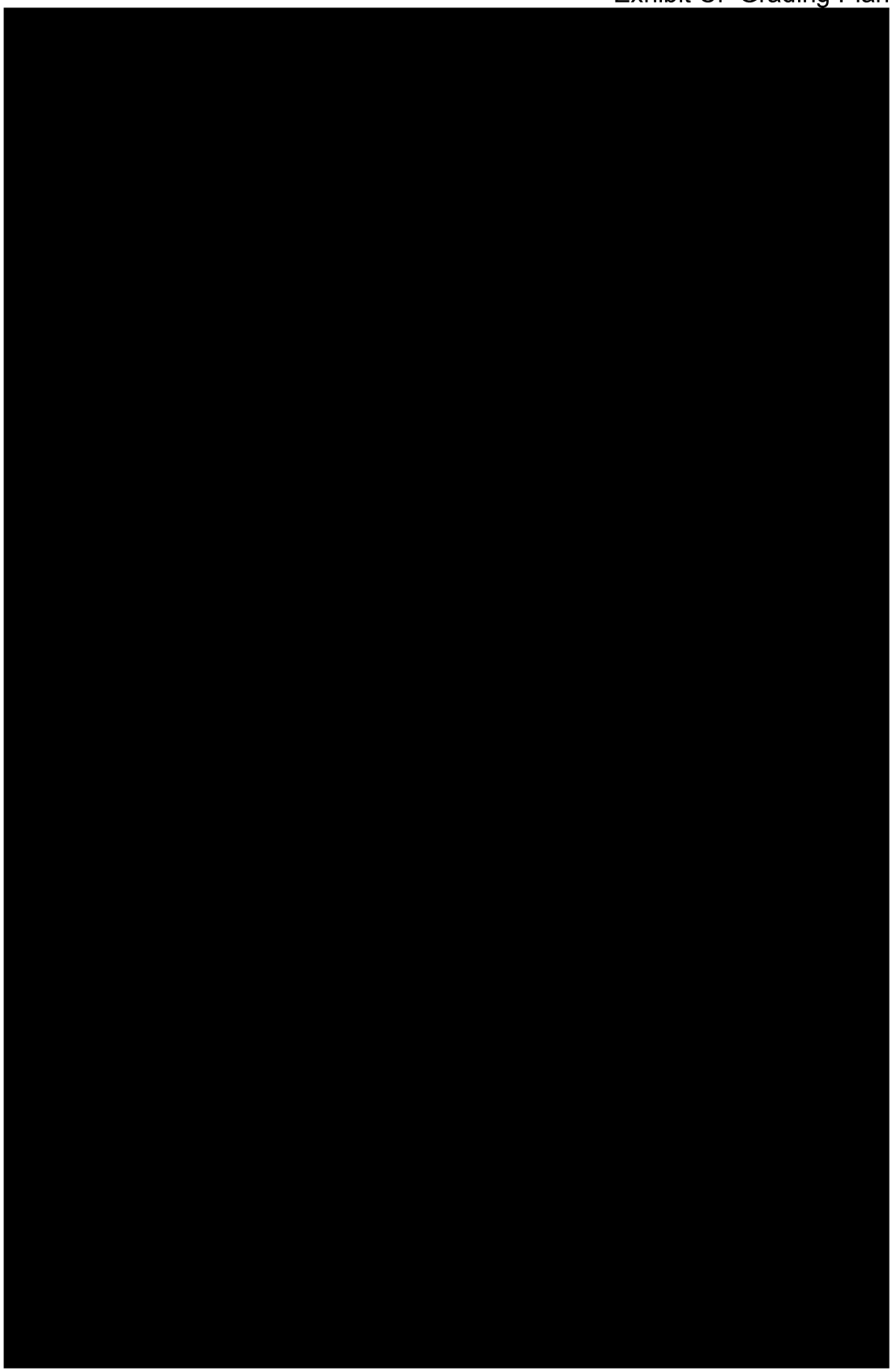

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Exhibit D: Utility Plan

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Exhibit D: Utility Plan

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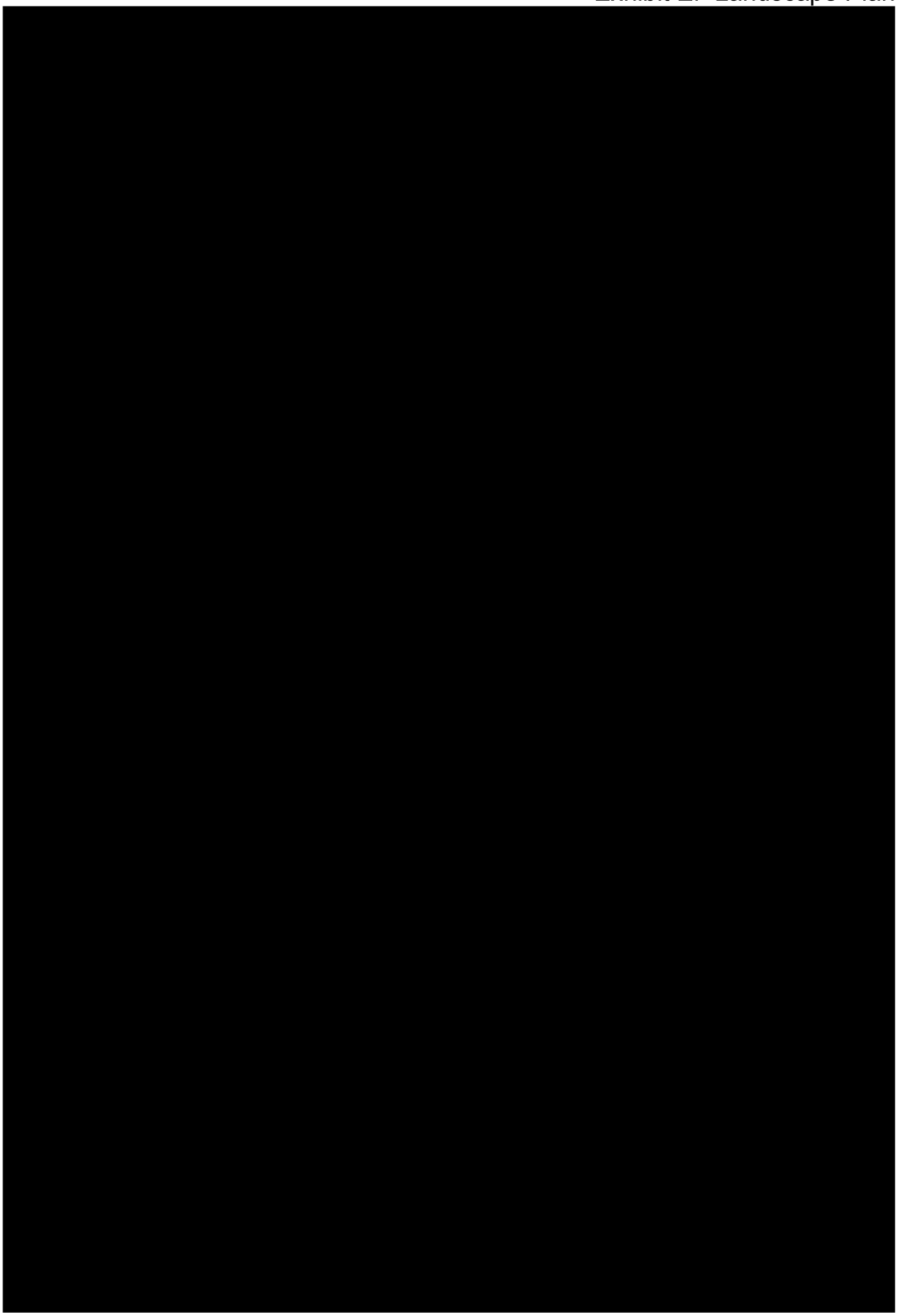
Exhibit E: Landscape Plan



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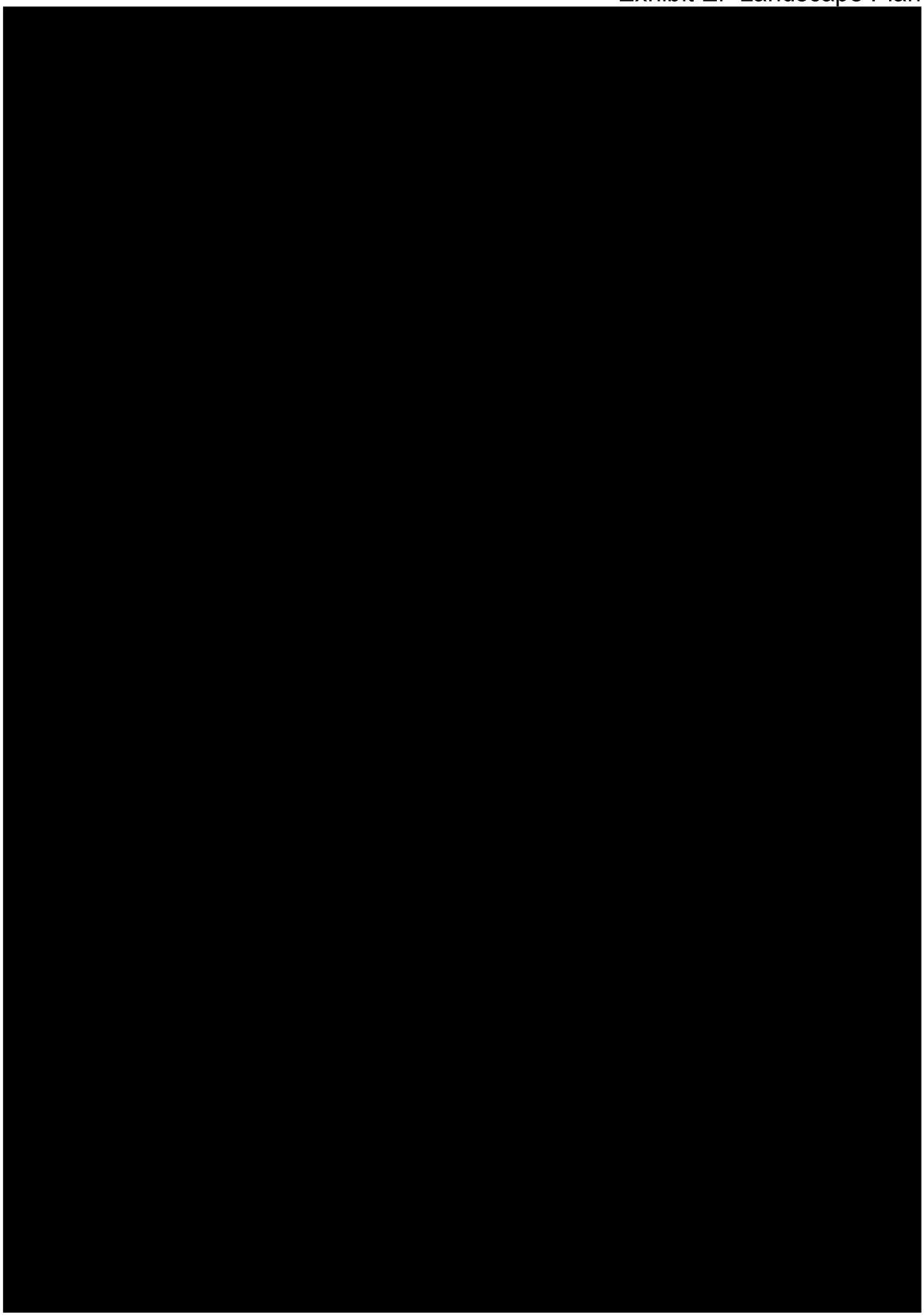

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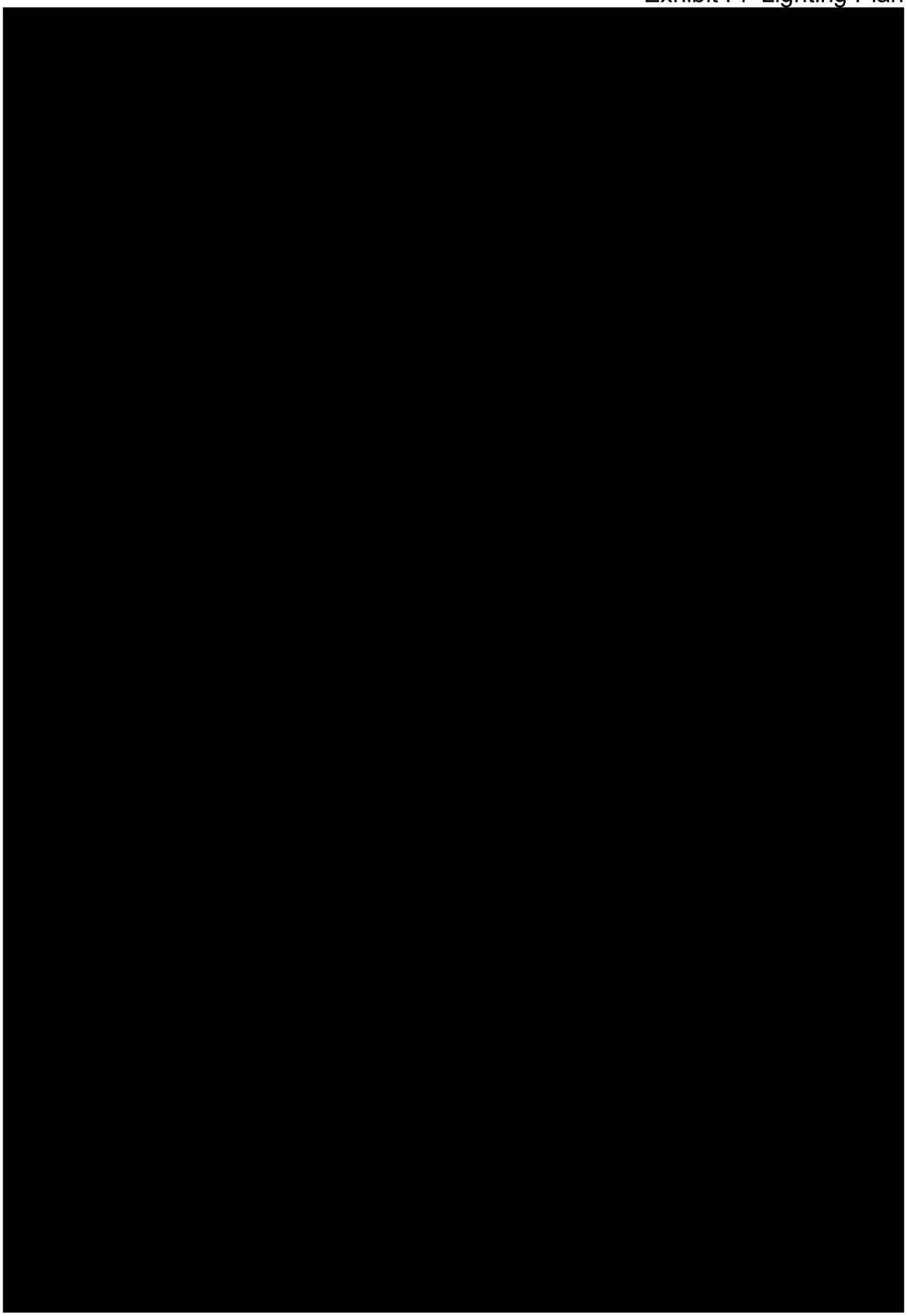

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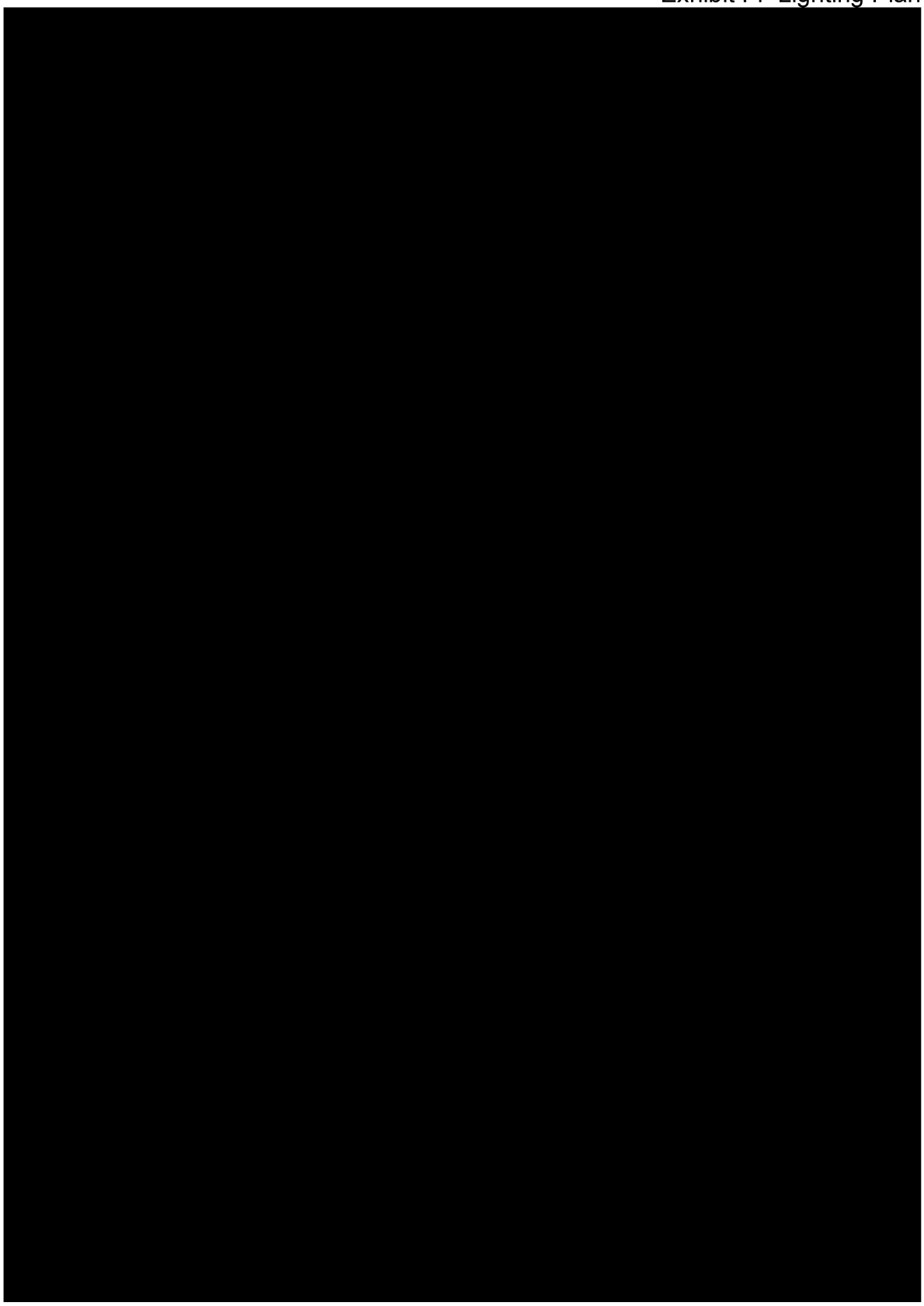

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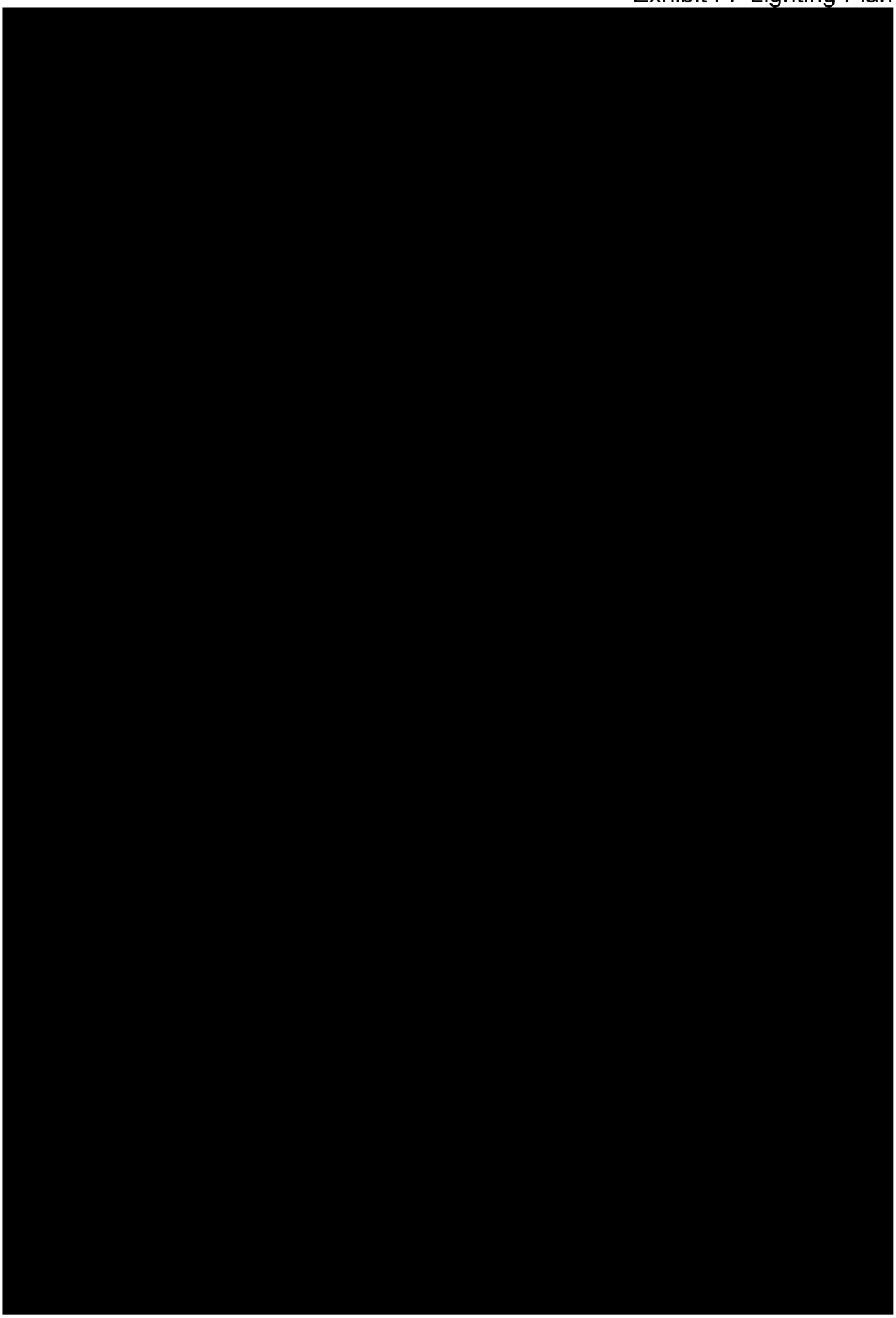

Exhibit F: Lighting Plan

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Exhibit G: Units Plan

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Exhibit G: Units Plan

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Exhibit G: Units Plan

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Exhibit H: Floor Plan

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Exhibit H: Floor Plan

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Exhibit H: Floor Plan

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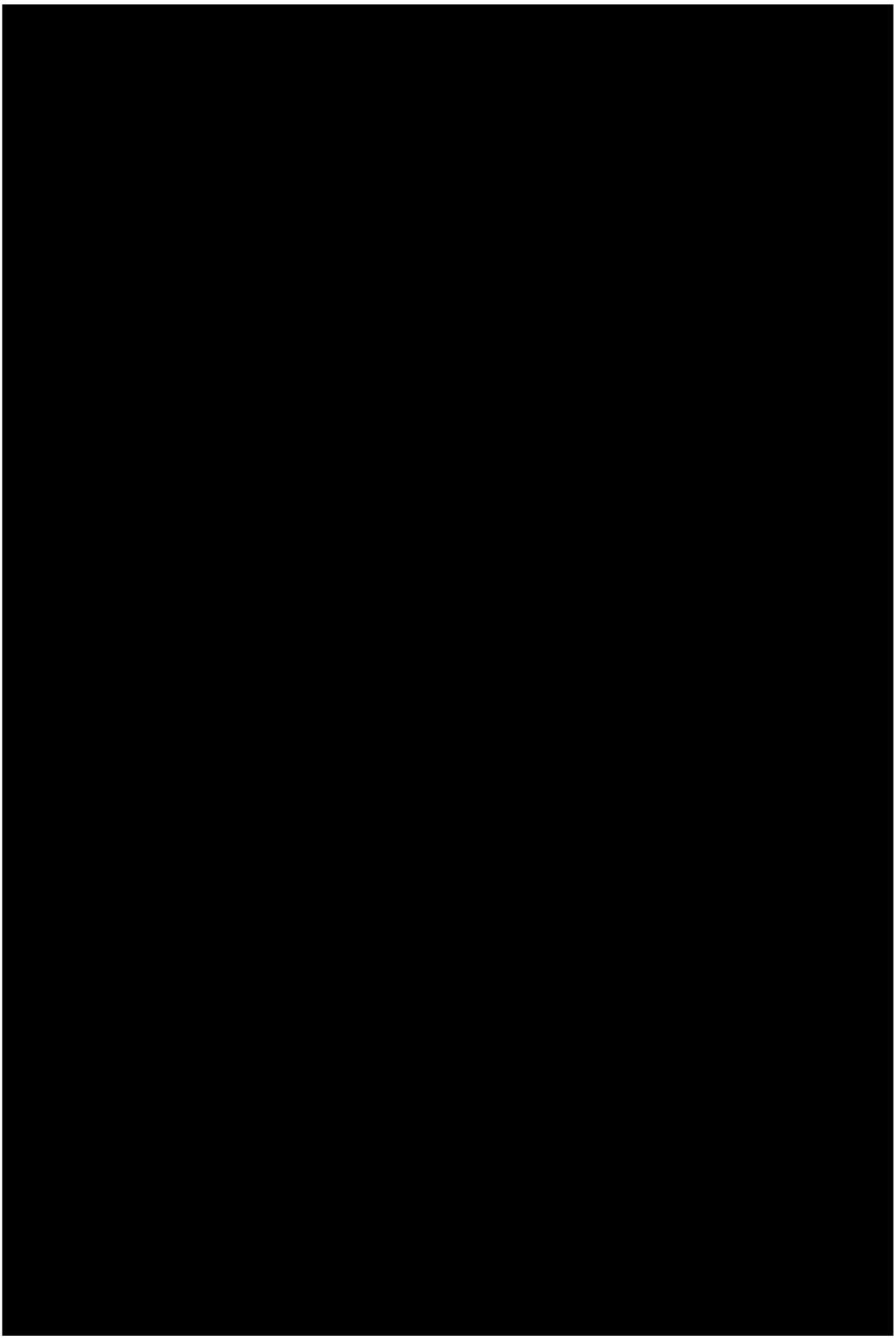

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Exhibit H: Floor Plan

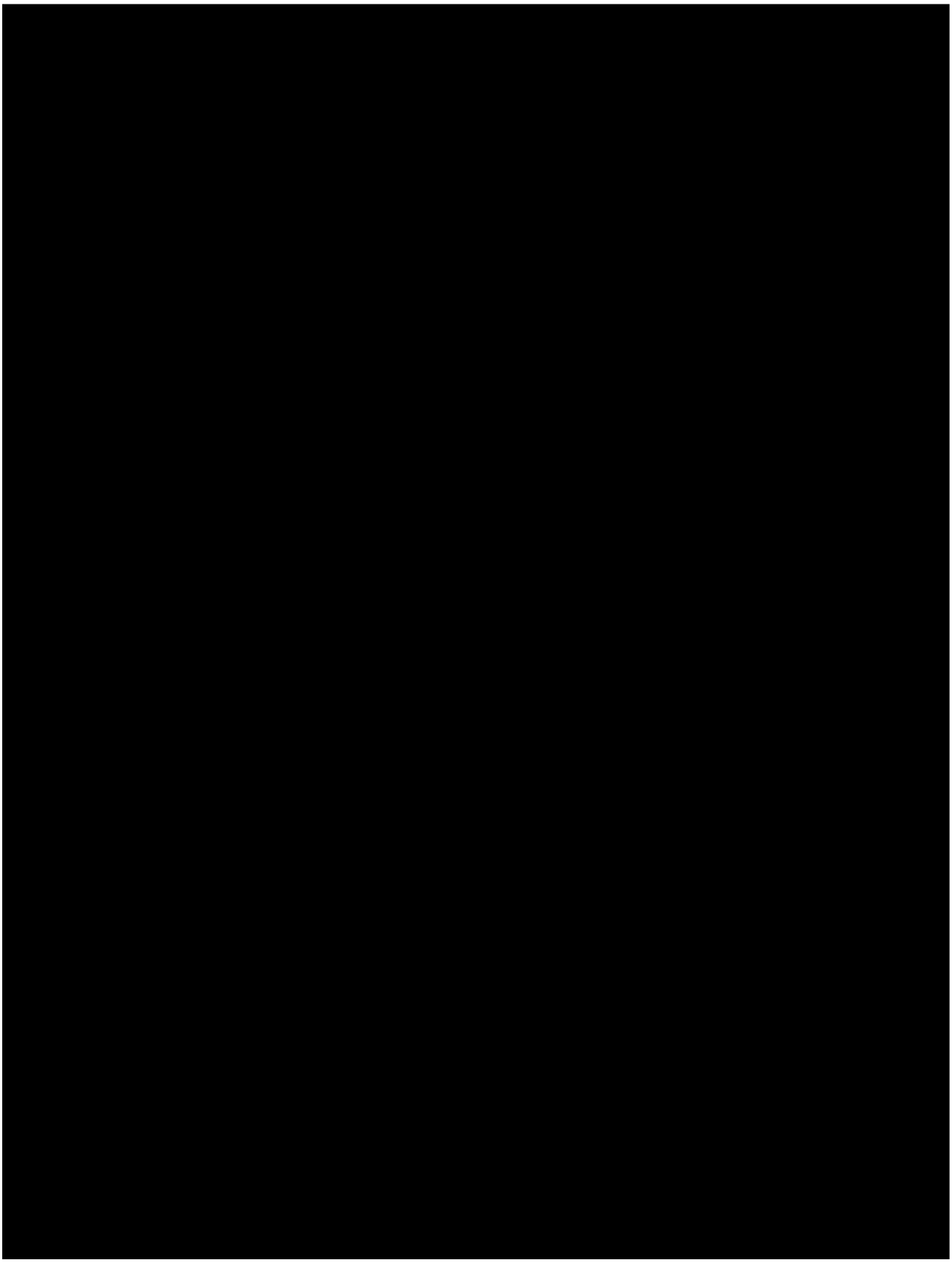

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Exhibit I: Elevations

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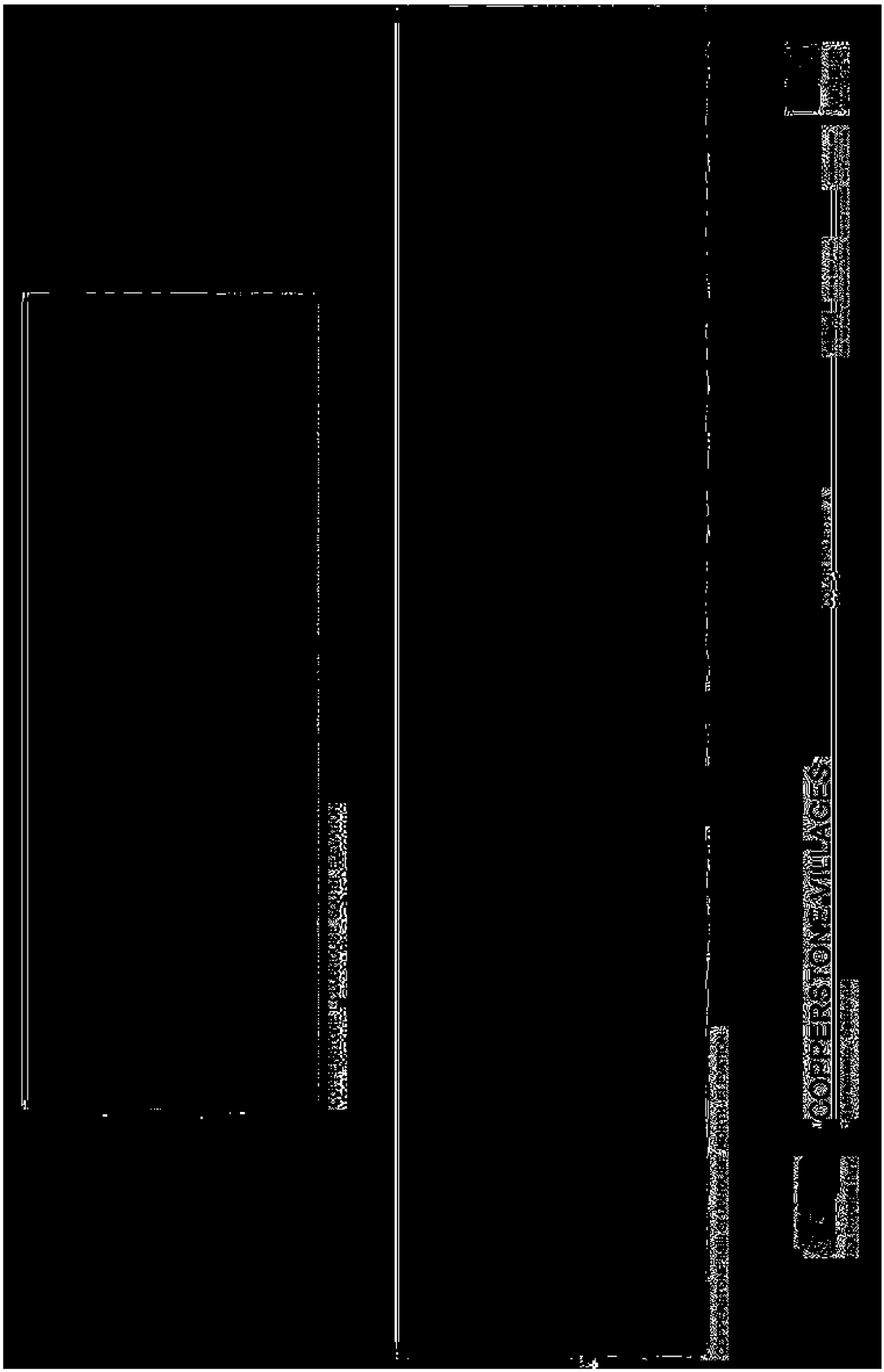

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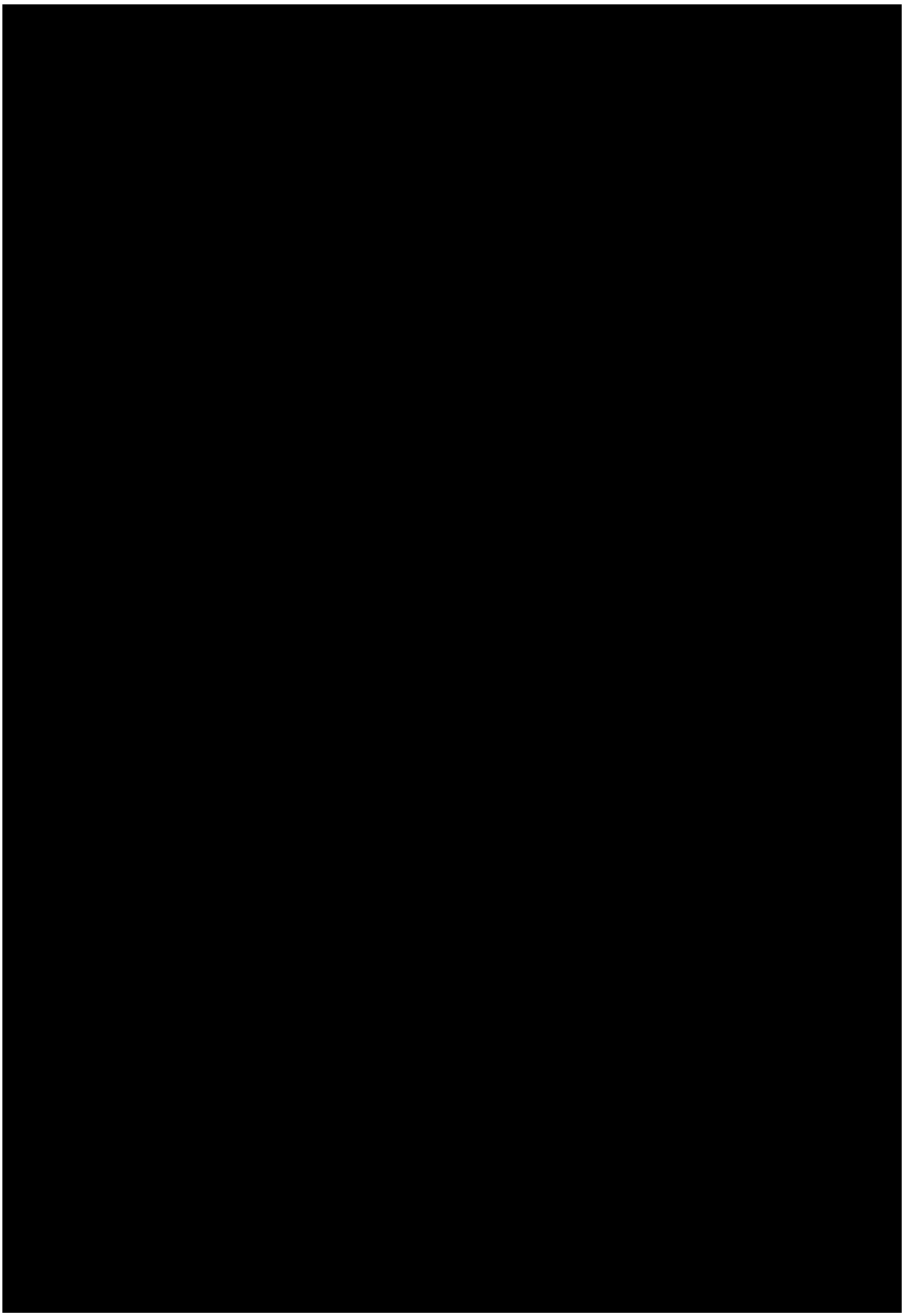

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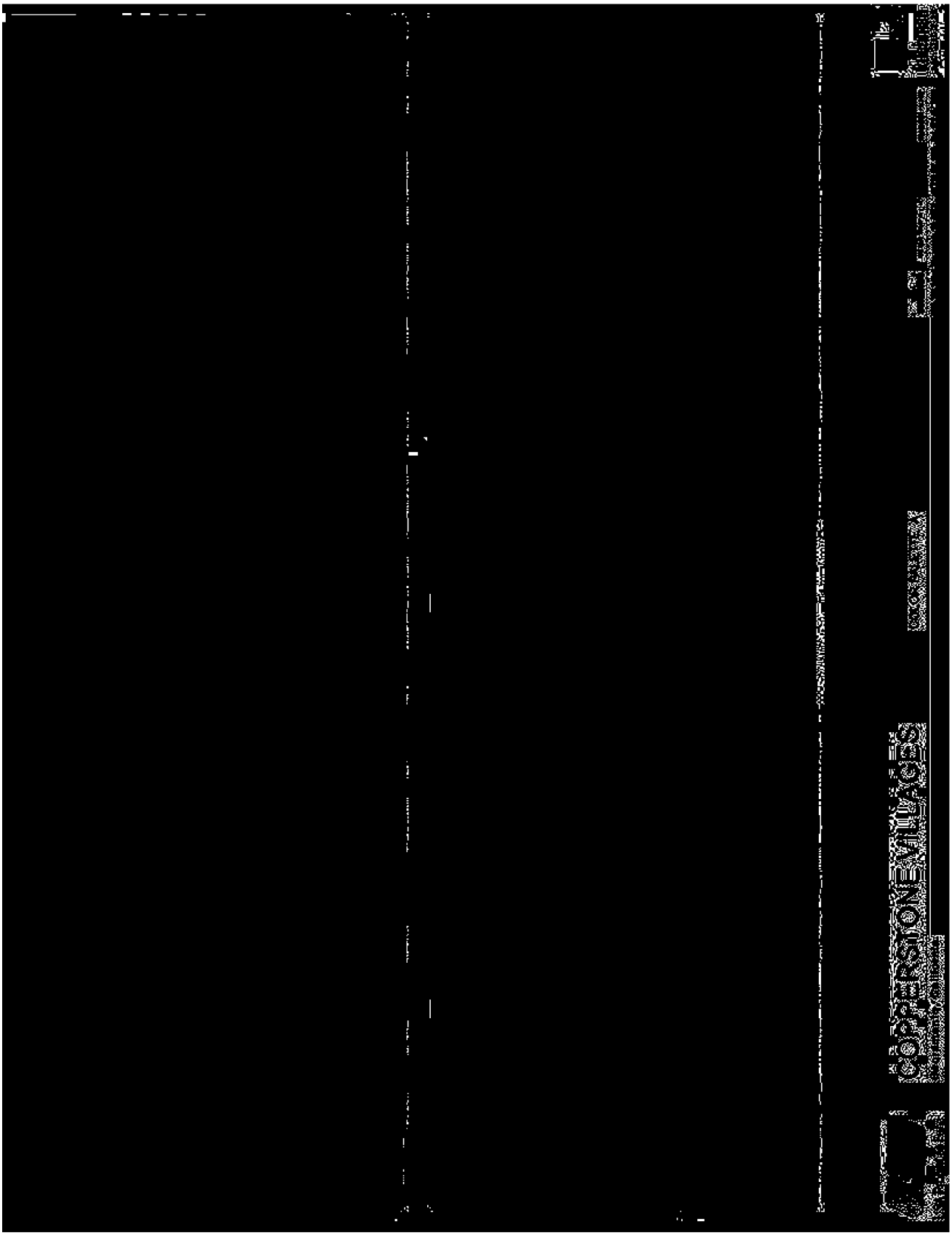

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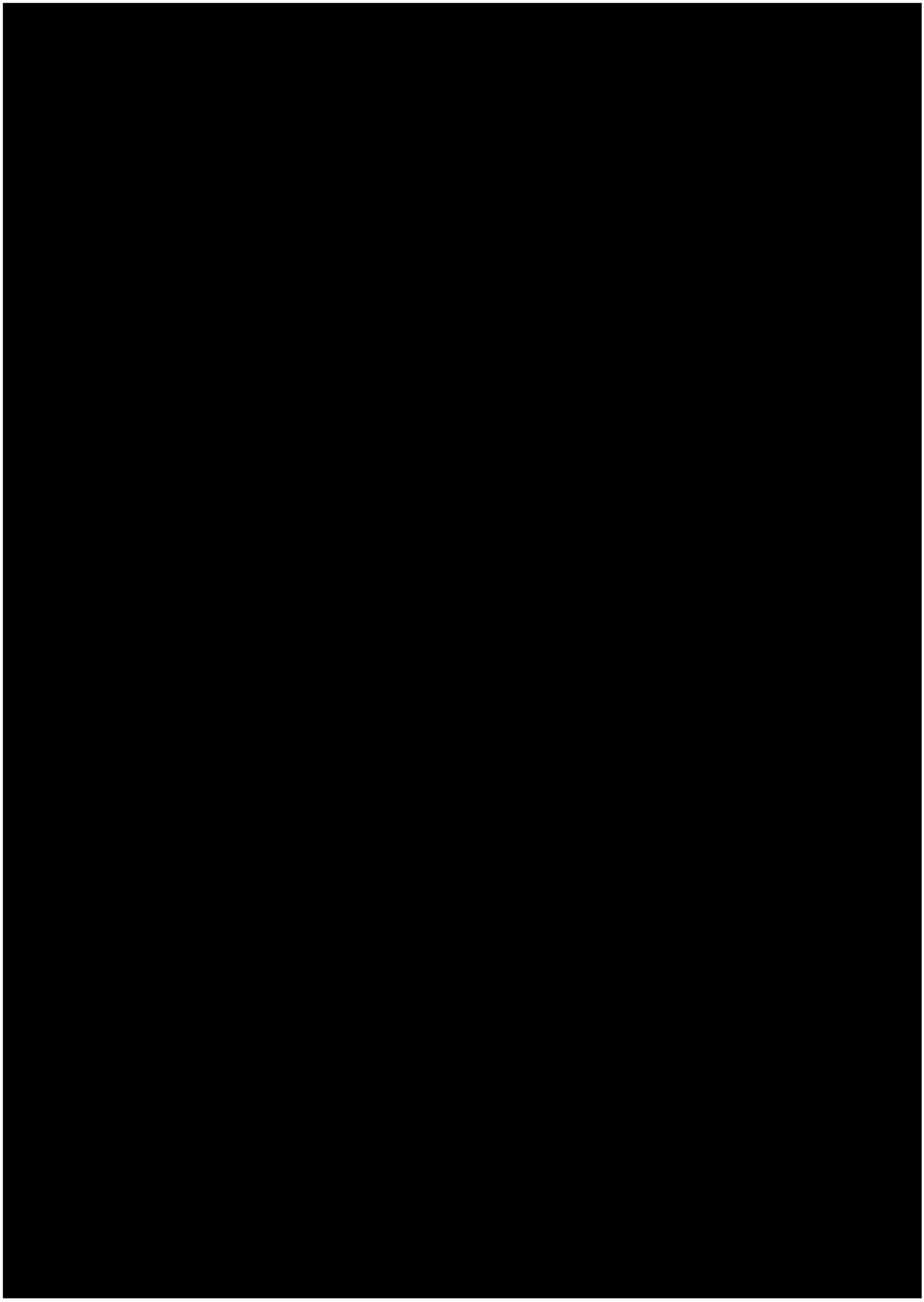

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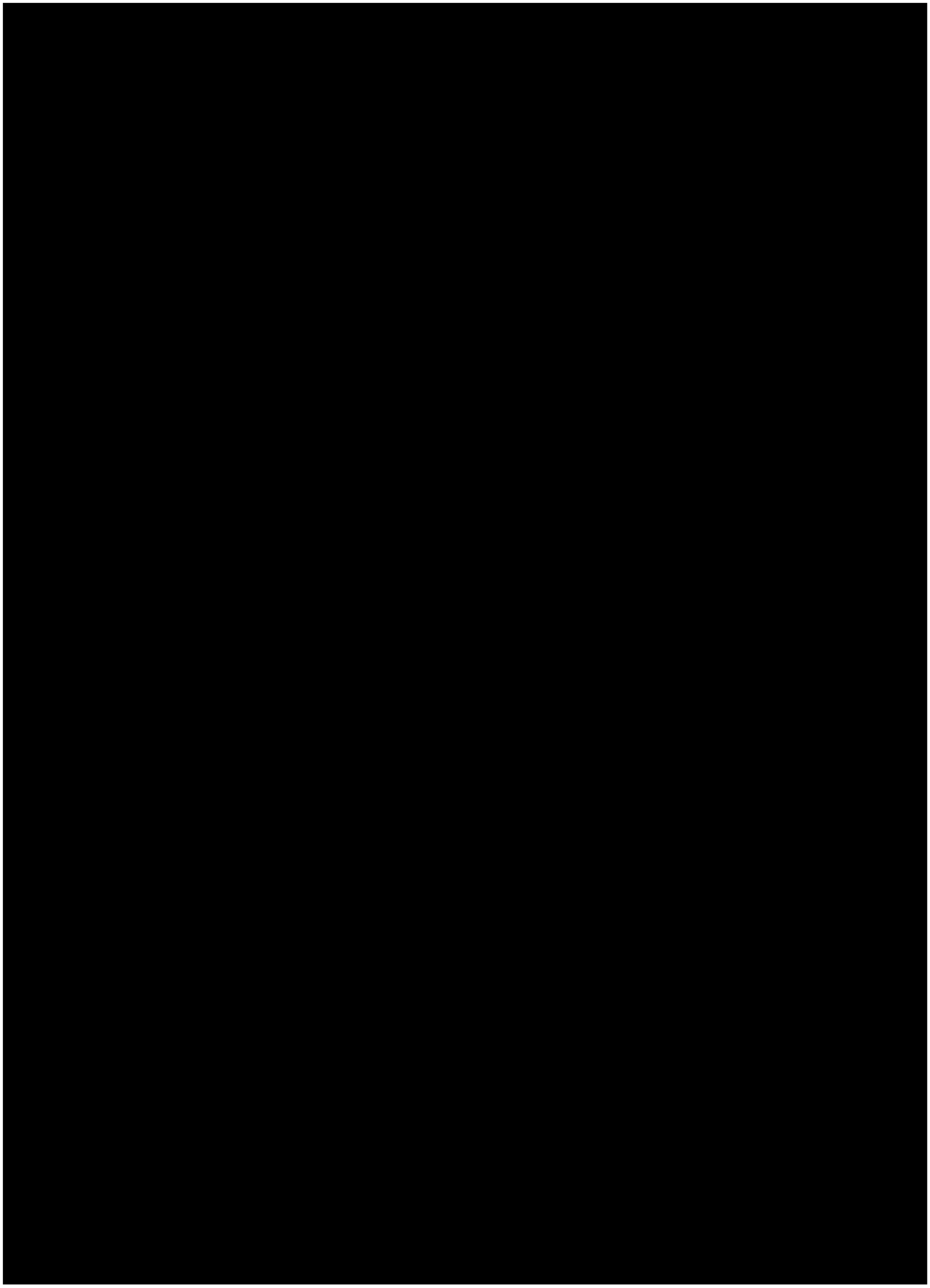

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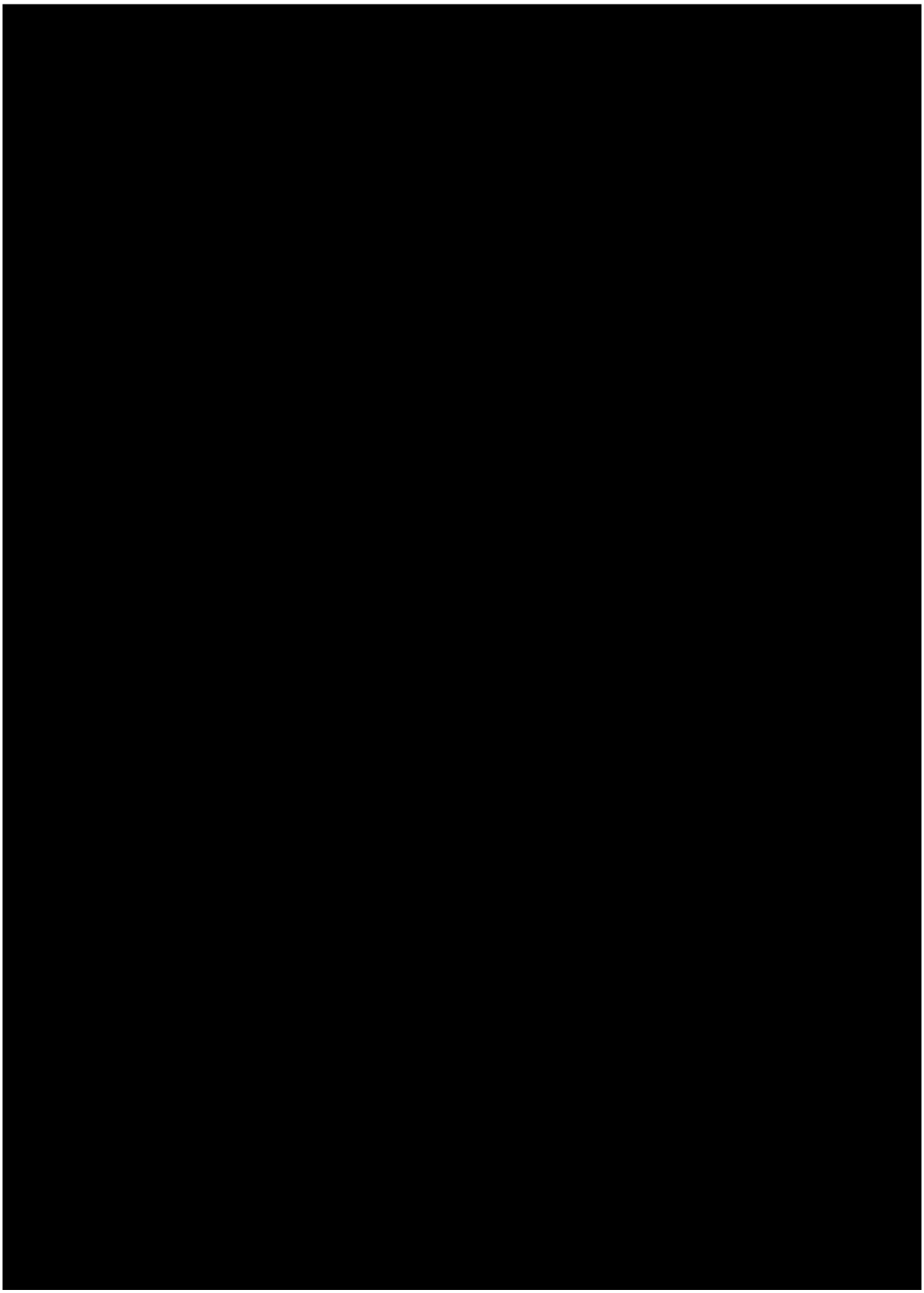

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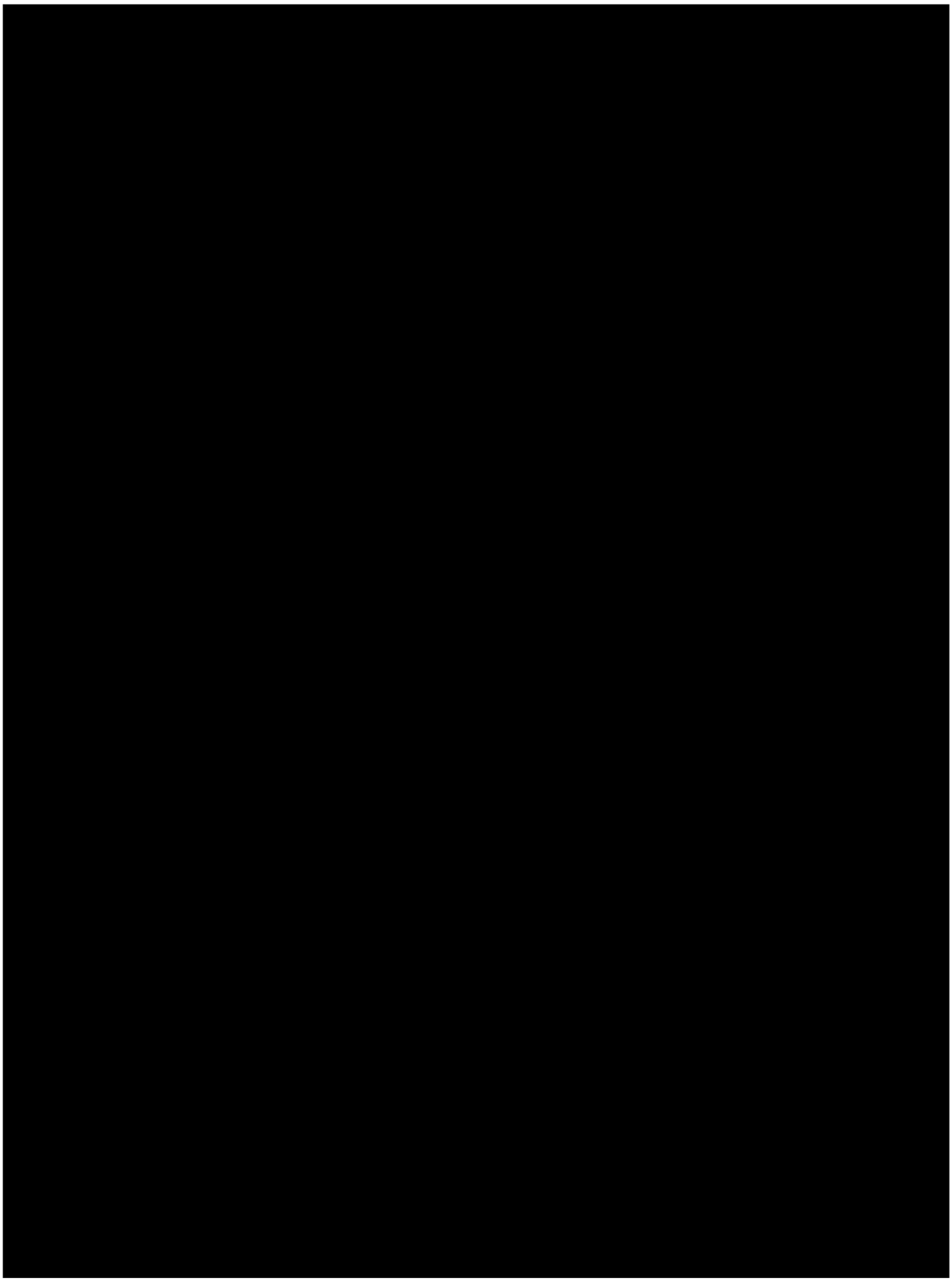

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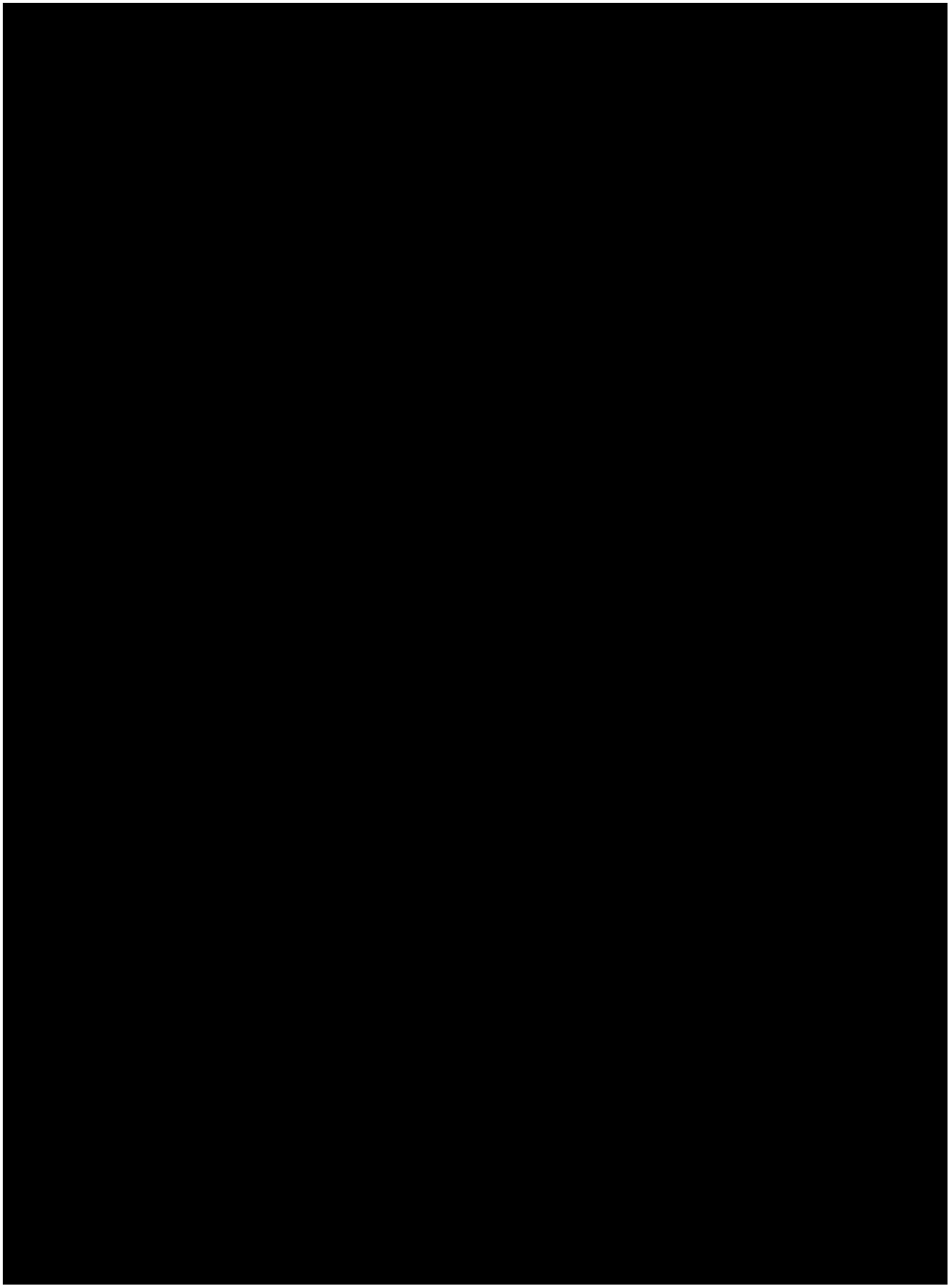

Exhibit J: Details

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Exhibit J: Details

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January 16, 2008

Paul Hahney
Planner, City of Sacramento
Sacramento City Planning Department
2310 I Street, Room 200
Sacramento, CA 95814

Dear Paul:

Attached is a copy of the College Square project, number P07-[illegible]. As you know, the [illegible] to the City's Mixed Income Housing Ordinance and, therefore, must provide an Inclusionary Housing Plan to be approved by the Sacramento City Planning Commission.

SHRA has received and reviewed the enclosed Inclusionary Housing Plan for the College Square project. Our staff has found the plan acceptable under the ordinance, and is now forwarding it to the City for final review and approval.

If you have any questions, please call me at (916) 440-1390 ext. 1296.

Sincerely,

[illegible]

Lori Orwin
Housing Finance Analyst

Exhibit K: Inclusionary Housing Plan

[redacted]

Exhibit K: Inclusionary Housing Plan

[redacted]

Exhibit K: Inclusionary Housing Plan

[redacted]

Exhibit K: Inclusionary Housing Plan

[redacted]

Exhibit K: Inclusionary Housing Plan

[redacted]

Exhibit L: Easement Dedication

[redacted]

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