

P02-154 – BELLA ROSA APARTMENTS

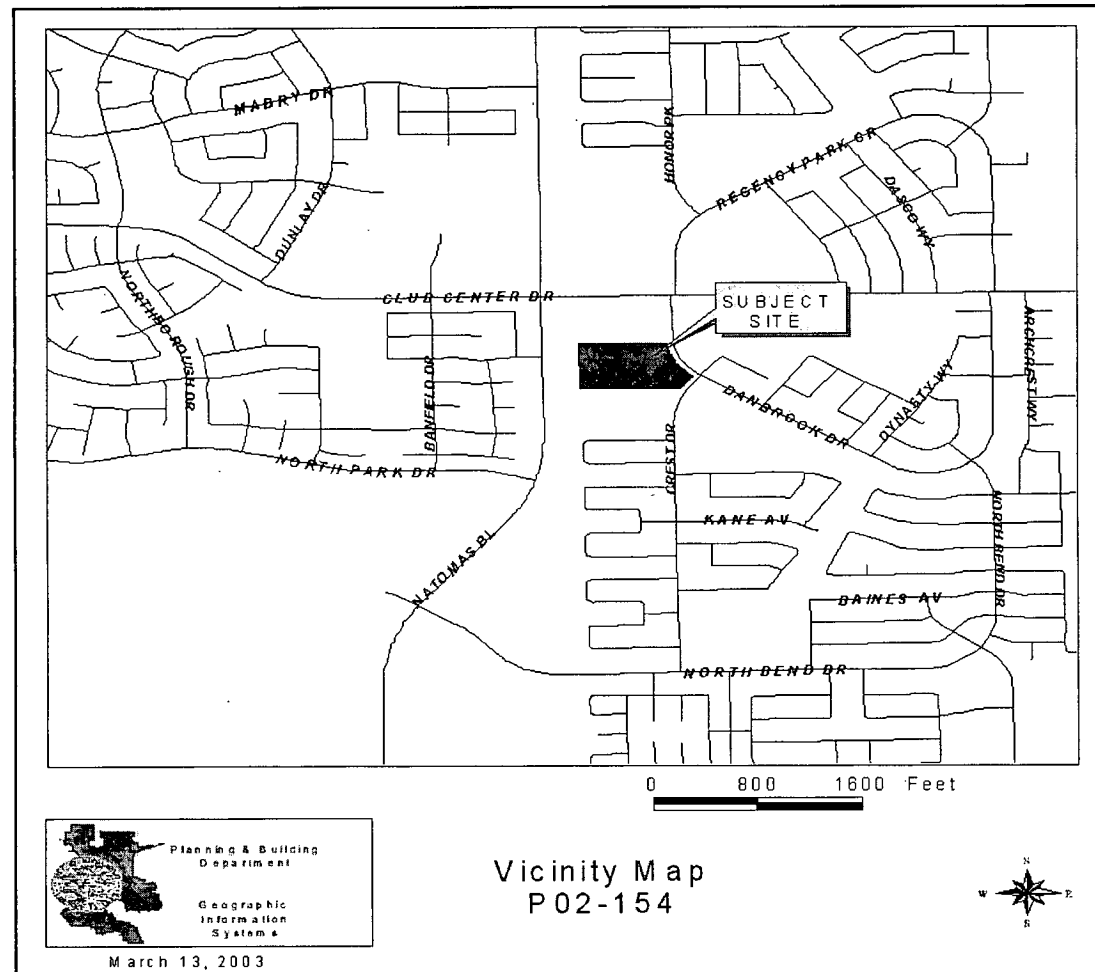
- REQUEST:
- A. Environmental Determination: Addendum to a Previously Adopted Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Special Permit to develop a 200 unit apartment complex on 8.93± net acres in the Multi-Family Planned Unit Development (R-3-PUD) zone.

LOCATION: West of the Intersection of Danbrook Drive and Crest Drive
APN: 225-1060-019
North Natomas Community Plan Area
Natomas Unified School District
Council District 1

APPLICANT:	Dane Hillyard, Pacific West Builders, (775) 852-8453 ext. 16 7025 Longly Lane #60, Reno, NV 89511
OWNER:	Lennar Winncrest Llc. 2240 Douglas Boulevard, #200, Roseville, CA 95661
APPLICATION FILED:	October 17, 2002
APPLICATION COMPLETED:	December 20, 2002
STAFF CONTACT:	Arwen Wacht, 264-1964

SUMMARY: The applicant is requesting the necessary entitlements to develop an apartment complex, known as Bella Rosa, with a total of 200 units in the Northpointe Park Planned Unit Development (PUD). The complex will include one and two bedroom units, a recreation/leasing center, on-site management offices, and on-site recreational and parking facilities.

RECOMMENDATION: Staff recommends approval of the proposal, with conditions. This recommendation is based upon 1) the proposal's consistency with the policies of the General Plan, North Natomas Community Plan, and the Northpointe Park Planned Unit Development Guidelines and Schematic Plan; 2) the proposed use is consistent with the zoning; and 3) the project contributes positively to the surrounding area.

**PROJECT INFORMATION:**

General Plan Designation:	Medium Density Residential
Community Plan Designation:	High Density Residential (11-29 du/na)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Multi-Family Planned Unit Development (R-3-PUD) zone

Surrounding Land Use and Zoning:

North: Vacant; Shopping Center Planned Unit Development (SC-PUD) zone
 South: Detention Basin/Open Space; Agriculture-Open Space Planned Unit Development (A-OS-PUD) zone
 East: Vacant; Multi-Family Planned Unit Development (R-2A-PUD) zone
 West: East Main Drainage Canal; Flood Planned Unit Development (F-PUD) zone

Setbacks:	Required	Provided
Front:	12.6'	16'
Side (Int):	5'	7'
Rear:	15'	15'

Property Dimensions:	687± feet x 500± feet
Property Area:	9.39± gross acres 8.93± net acres
Density of Development:	22.4 dwelling units per net acre
Square Footage of Buildings:	151,422± square feet
Height of Buildings:	20-35± feet, 1-2 stories
Exterior Building Materials:	Stucco, Wood Trim, and Cultured Stone
Roof Material:	Architectural Composition Roof
Parking Provided:	316 spaces
Parking Required:	314 spaces
Topography:	Flat
Street Improvements:	Existing and To Be Constructed
Utilities:	Existing and To Be Constructed

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

<u>Permit</u>	<u>Agency</u>
Driveway Permit	Public Works, Development Services
Building Permit	Building Division

BACKGROUND INFORMATION: The Northpointe Park Planned Unit Development (PUD) was established on February 4, 1997 by the City Council, which also approved the development agreement, general plan and North Natomas community plan amendments, and a rezone, along with the PUD schematic plan and PUD guidelines amendment (Resolution No. 97-061). On December 19, 1996, the Planning Commission approved the tentative master parcel Map and tentative subdivision map for Northpointe Park, together with various subdivision modifications (P96-058), and forwarded recommendations for approval on the aforementioned entitlements approved by City Council. The PUD Guidelines have been subsequently amended on January 21, 1999 and March 25, 1999 (P98-133 and P99-022, respectively), primarily with respect to setback and lot coverage requirements.

On November 2, 1999, the City Council approved general plan amendments, community plan amendments, and rezones (P99-077) to the subject site and several other parcels in the Northpointe Park Planned Unit Development in order to relocate a high density residential lot, eliminate convenience commercial acreage, relocate a day care center lots, eliminate medium density residential uses, and add low density residential uses. On September 23, 1999, the Planning Commission approved two Tentative Subdivision Maps (P99-077) and forwarded recommendations of approval for the aforementioned

entitlements approved by City Council. This parcel was previously designated for low density residential and was re-designated for medium density residential development.

The applicant is now requesting the necessary entitlements to allow for the development of a 200-unit apartment complex in the Northpointe Park Planned Unit Development (PUD).

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the parcel as Medium Density Residential (16-29 du/na) and the North Natomas Community Plan designates the parcel as High Density Residential (11-29 du/na). The site is zoned Multi-Family Planned Unit Development (R-3-PUD). The proposal is consistent with the General Plan and Community Plan land use designations and zoning.

General Plan

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

North Natomas Community Plan

The North Natomas Community Plan (NNCP) designates the subject site as High Density Residential (11-29 du/na). The applicant is proposing a density of 22.4 dwelling units per net acre (du/na), which is consistent with the Community Plan designation (which has an allowable range of 11-29 du/na and a target average of 22 du/na). The proposed apartment complex is also consistent with the following goals and policies of the NNCP:

- High Density Residential (HD): Target average density is 22 units per net acre and allowable density range is 11 to 29 units per net acre. Condominium units, garden apartments, and conventional apartments are included in this designation. HD designated areas within ¼ mile of a light rail station or bus transit center may have a density of greater than 29 dwelling units per net acre. Also, senior citizen housing may have a density greater than 29 dwelling units per net acre (p. 6).
- Each neighborhood shall provide a variety of housing densities, types, and prices to enhance a neighborhood identity, serve the wide array of residents, and avoid monotony (p. 13).

- Each dwelling should have convenient access to a commercial center. Convenient access should be provided along a local connection, such as a local street or ped/bike path, or residential collector, rather than on an arterial street (p. 13).
- At least 80 percent of the dwelling units shall be within 880 feet of open space. Open space includes accessible public and private parks and parkways, drainage corridors, agricultural buffers, golf course, lakes, and other open space opportunities (p. 13).
- To provide a wide range of affordability, including ownership opportunities for low and moderate income residents, each development shall comply with the North Natomas Housing Trust Fund Ordinance (p. 16).
- The maximum size of an apartment complex is 200 units and 8 acres. Promote the placement of one/two story multi-family units along streets and other linkages as a visual break (p. 16).
- Each residential project shall comply with the North Natomas Development Guidelines as well as the specific PUD Development Guidelines (p. 16).
- Create pedestrian circulation opportunities and avoid impeding pedestrian or bicycle circulation with private development (p. 46).
- Both public and private development should consider the needs of pedestrians by providing many direct sidewalks, design areas most frequented by pedestrians that are aesthetically pleasing and at a pedestrian scale, and provide amenities such as benches, drinking fountains, building directories (p. 46).
- Bicycle parking is required at every site that requires automobile parking. The number of parking spaces required is indicated in the Zoning Ordinance. Bicycle parking shall be: 1) intentionally visible, 2) convenient, 3) secure, and 4) attractive (p. 46).
- All new residential developments must reduce reactive organic gas emission by a minimum of 20 percent compared to the single occupant vehicle baseline (p. 48).

The proposed project is consistent with these goals and policies, and is therefore consistent with the North Natomas Community Plan.

Habitat Conservation Plan (HCP)

The Community Plan requires development and implementation of a Habitat Conservation Plan as mitigation for development in North Natomas. In 1997, a Natomas Basin HCP was approved by the City of Sacramento, U. S. Fish & Wildlife Service (USFWS), and California Department of Fish & Game (CDFG). The Natomas

Basin HCP is a conservation plan supporting application for a federal permit under Section 10(a)1(B) of the Endangered Species Act and a state Permit under Section 2081 of the California Fish and Game Code, i.e., an Incidental Take Permit (ITP). The purpose of the Natomas Basin HCP is to promote biological conservation along with economic development and continuation of agriculture within the basin. The HCP and ITP were subsequently challenged, and on August 15, 2000, the federal court ruled that the ITP should not have been issued, and an EIS was required for the project. Based on the federal court ruling, the ITP was invalidated.

Based on this ruling, the City of Sacramento, Sutter County, Reclamation District No. 1000 (RD 1000), and Natomas Central Mutual Water Co. are now jointly managing the preparation of an Environmental Impact Report/Environmental Impact Statement (EIR/EIS) on behalf of the USFWS. The USFWS is the lead federal agency for the preparation of the EIS and the City of Sacramento, Sutter County and RD1000 are co-lead agencies for the preparation of the EIR. The City of Sacramento and Sutter County will seek adoption of a revised NBHCP and the issuance of a new ITP by USFWS and CDFG for development within the Natomas Basin.

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

The Settlement Agreement allows a maximum of 1,668 acres of development in North and South Natomas. Under the agreement the City can issue grading permits for up to 1,068 acres (phase 1) with these requirements in place: 1) HCP mitigation fees have been paid; 2) A biological pre-construction survey has been completed; and 3) grading must be accomplished during the grading season of May 1 to Sept 30th; 4) the developer must comply with all applicable mitigation measures; and, 5) the developer must sign a Grading Agreement that identifies requirements of the Settlement Agreement to which the project must comply. After grading permits have been issued for up to 1,068, the remaining 600 acres (phase 2) require: 1) ½ acre of mitigation land shall have been acquired for each acre authorized for disturbance under Phase 2, 2) City will replace the 200 acre "cushion"; and 3) development under the settlement agreement shall not exceed 1,360 acres until at least 250 acres of mitigation land have been acquired within Zone 1.

Fees have been paid for the subject site and the site has been graded. The Settlement Agreement expired on October 1, 2002. All of the 1,668 acres allowed under the provision of the Settlement Agreement were used and grading permits were issued in conformance with the criteria of the Settlement Agreement. The Draft Natomas Basin Habitat Conservation Plan and Draft EIR/EIS were noticed in August 2002. The public comment review period ends December 5, 2002 at which time responses to any comments received will be made. It is anticipated that the amended NBHCP/EIR/EIS be adopted and a new ITP issued to the City before the onset of the 2003 construction period.

The project site is exempt, as the HCP fees have been paid for the site and the site has been graded.

Smart Growth Planning Principles

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

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

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

Mixed Income Housing Ordinance

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

Multi-Family Residential Design Guidelines

The Multi-Family Residential Design Guidelines were approved by the City Council on August 5, 2000 (Resolution CC2000-487). This document articulates design principles for multi-family residences to assist the Planning Commission, City Council, City staff and project planners and designers by identifying the City's design criteria for multi-family development. The intent is to achieve well-designed projects to enhance the community's overall value and appearance.

The project is generally consistent with the Multi-Family Residential Design Guidelines. The project's consistency and non-consistency with the guidelines will be addressed in the analysis below.

B. Special Permit

Site Design: The applicant is proposing to develop a 200-unit apartment complex on 8.93± net acres. The majority of the apartment buildings are oriented towards the outer edges of the parcel. The apartment buildings will have one-bedroom units, one-bedroom units with a loft, two-bedroom units, and two-bedroom units with a loft (see Exhibits 1G and 1I). The units will range in size from 765 to 1332 square feet.

Table 1
Building Types

Building Type	# of 1 Bdrm Units/Bldg	# of 1 Bdrm + Loft Units/Bldg	# of 2 Bdrm Units/Bldg	# of 2 Bdrm + Loft Units/Bldg	# of this Bldg Type in Complex	# of Units
I	2	4	2	4	12	144
II	3	4	4	3	4	56
Total	N/A	N/A	N/A	N/A	16	200

Two types of parking will be available at this complex: 196 garage stalls and 122 uncovered parking spaces. A majority of the apartment units will be provided with a single-car garage space. No carports are proposed at this time. The parking areas comply with the Multi-Family Residential Design Guidelines in that: the surface parking areas are located away from adjacent public roadways; parking areas are located away from street corners; landscaping and walkway are provided between buildings and paved parking areas; and multiple smaller parking areas are provided throughout the complexes.

A 3,907 square foot recreation/leasing center is proposed towards the primary entry to the site (see Exhibits 1B and 1K). The recreation/leasing center will house the leasing office and will provide the following recreational amenities: private patio; multi-purpose room; small kitchen; small café area and coffee bar; exercise room; bathrooms; vestibule with vending machines; sauna; tanning room; and massage room.

Several other recreational amenities are planned for this complex: a pool with a waterfall; volleyball court; bocce ball court; vineyard garden area with seating; gazebo and barbecue area; a courtyard with a fountain; outdoor fireplace and bar area; open space areas; and connections to surrounding bike trails. The recreational amenities are consistent with the Multi-Family Residential Design Guidelines, in that: the common open space and recreation facilities are located towards the center of the site, to avoid conflicts with adjacent neighbor.

Five (5) recycling/trash enclosures are provided on-site. The enclosures are proposed at 12 feet by 12 feet in size (see Exhibit 1B). The walls of the enclosures will be concrete

block with metal doors, and will be required to be finished to match the apartment buildings. Truck access and resident access is included for each enclosure. The enclosures will be required to comply with the Sacramento City Coded related to recycling. The enclosures comply with the Multi-Family Design Guidelines, in that: the enclosures contain enough space to facilitate both waste disposal and recycling; the containers do not block each other and are convenient to use; and the views of the trash storage areas are minimized from public streets and are located to avoid impacting adjacent properties.

Wrought iron fencing is proposed along the northern, southern, and western property lines of the project site. The Northpointe Park PUD Guidelines state that fences shall be no higher than six feet (6') above street grade and that when wrought iron is used, it shall be painted black or a compatible color with the buildings. The proposed six foot high wrought iron fencing is compatible with the Northpointe Park PUD Guidelines and the project will be conditioned to paint the wrought iron fencing either black or a compatible color with the buildings.

Setbacks: The Northpointe Park PUD requires the following setbacks for medium and high-density residential attached units: Units will have a minimum setback of 12'-6" from the street (from back of walk where there are no split sidewalks). In the case of split sidewalk, the minimum setback shall be 7'-6" from back of walk, to the extent consistent with the public utility easement. Side yard setbacks shall be 5'-0" for up to three stories in height. Rear yard setbacks shall be 15'-0" (NPPUDG, p. 61). Bays and projections are permitted to encroach up to 3'-0" into the front building setback, and up to 2'-0" into the side building setback (NPPUDG, p. 64).

The applicant is meeting the Northpointe Park PUD guidelines, in that they are providing the following setbacks: a minimum of 16 feet from the property line along Danbrook Drive; a minimum of 16 feet from the property line along Crest Drive; a minimum of 7 feet from the northern property line; a minimum of 7 feet from the southern property line; and a minimum of 15 feet from the western property line

Parking/Circulation: Vehicular access to the project site is provided off of Danbrook Drive. An emergency access is provided off of Crest Drive. No vehicular gates are proposed for this project. Wrought iron fencing will be provided on the northern, western, and southern property lines with several pedestrian gates. Pedestrian connections will be provided throughout the site: two pedestrian connections to the future commercial site to the north; two pedestrian connections to the bike trail to the east; two pedestrian connections to the open space/detention basin feature to the south; three pedestrian connections to Danbrook Drive; and one pedestrian connection to Crest Drive. Pedestrian pathways are provided throughout the project site (see Exhibit 1B).

According to the Sacramento City Code, a parking ratio of 1.5 spaces per unit plus one guest space for every unit is required for multi-family (3 units or more). Therefore, the proposal is required to provide a minimum of 314 parking spaces. The applicant is proposing 318 parking spaces on site, consisting of 196 one-car garages and 122 open stalls. The one-car garages are provided on the first floor of the apartment buildings and

the open stalls are located through out the site, adjacent to the apartment buildings. No compact spaces are indicated on the proposed site plan.

According to the Sacramento City Code, one bicycle parking facility is required for every ten (10) required vehicular parking spaces. Therefore, thirty-two (32) bicycle-parking facilities are required for this complex. This project will be required to comply with Sacramento City Code, Section 17.64.050 (Bicycle Parking Requirements). The bicycle parking will be consistent with the Multi-Family Residential Design Guidelines, in that it will be required to be located close to and with direct access to the residential buildings.

Transit service does not current operate in close proximity to this site. Regional Transit (RT) has confirmed that they plan to operate bus service in the future, with a bus stop in the vicinity of the intersection of Club Center Drive and Natomas Boulevard (within ¼ mile of the project site).

A Transportation Management Plan (TMP) has already been reviewed and approved for the Natomas Park area (which includes this site).

Landscaping: A preliminary landscaping plan for the project is provided (see Exhibit 1C). Multi-family developers in the Northpointe Park PUD are required to provide and install, at minimum, 15-gallon size trees at an average spacing of 30' on center, as measured along the entire length of the street. The Northpointe Park PUD Guidelines – Master Landscape Plan – Street Tree Exhibit shows that the London Plane Tree (*platanus acerifolia 'bloodgood'*) is the street tree along Danbrook Drive and Crest Drive (p. 33). The applicant is proposing Chinese Hackberry (*celtis sinensis*), Tulip Tree (*lirodendron tulipifera*), Bloodgood Sycamore (*platanus acerifolia 'Bloodgood'*), Valley Oak (*quercus lobata*), and Chinese Tallow Tree (*sapium sebiferum*). The balance of the landscaping on site will consist of deciduous shade trees, native oak trees, and ornamental flowering trees, as well as shrubs, vines and ground cover.

The proposed landscaping is consistent with the North Natomas Development Guidelines – Plant Species and is required to meet the Northpointe Park PUD Landscape Guidelines. The parking areas will be required to comply with the City's Tree Shading Ordinance, requiring 50 percent tree shading within 15 years. Parking areas visible from the right-of-way shall be landscaped for visual screening (NPPUDG, p. 66).

The proposed landscaping is consistent with the Multi-Family Residential Design Guidelines, in that: the exterior site design and landscaping provide functional recreational spaces and community site amenities; the exterior spaces are designed to enhance the overall appearance and compatibility of this development by providing privacy, buffering and daylight, and to provide a pleasant transition to the street.

Signage: A signage plan was not submitted with the proposal. Staff will require that the applicant submit a signage plan for the proposed development. All signage will be required to conform to the Northpointe Park PUD Guidelines and the City's Sign Ordinance, when applicable.

Building Design: The apartment buildings will be two-stories, plus a loft, and will be approximately 35 feet high, which is within the three-story maximum building height allowed in the Northpointe Park PUD (see Exhibits 1F and 1H). Exterior building materials will consist of stucco, wood trim, cultured stone (Chardonnay European Castle Stone), and composition roofing. The exterior paint scheme #1 is as follows: Rough Hewn (fascia), Grand Canyon (upper color), Beacon Hill (lower color), and La Mesa (trim). The exterior paint scheme #2 is as follows: Sidesaddle (fascia), Worsted Tan (upper color), Ochre Tan (lower color), and Traditional Tan (trim).

The residential buildings are consistent with the Multi-Family Residential Design Guidelines, in that: the buildings are arranged to provide functional public and private outdoor spaces; pedestrian orientation is encouraged in the allocation of space, building size and placement, and open space design; adequate walkways are provided without obstructions; the building ends provide windows and active spaces to provide for additional security and visual interest; variety in architecture is provided; the buildings vary roof form, mass, shape and material changes to create variations in plans; the materials selected for the development are very durable and require low maintenance; and material textures and colors are used to help articulate the building designs. The residential buildings are not consistent with the Multi-Family Residential Design Guidelines, in that the entryways to the buildings do not have direct access to the adjacent roadways and sidewalks, although there are windows and balconies facing the adjacent roadways and sidewalks.

The recreation/leasing center is located off of the main entrance of the project site (see Exhibit 1B). It is a one-story building (26± feet high) and is approximately 3,900± square feet (see Exhibits 1J and 1K). Exterior building materials will consist of stucco, wood trim, cultured stone (Chardonnay European Castle Stone), and composition roofing. The paint scheme for the recreation/leasing center will be paint scheme #1 (as describe above).

The applicant has not submitted examples of the proposed exterior building, pedestrian lighting, and light pole standards for this project. Although, they have stated exterior building lighting will be wall-mounted fixtures and light pole standards will be approximately 20 feet high. The Northpointe Park PUD Guidelines state that fixtures should be unobtrusive and complementary to the architectural design of the building (p. 41). The applicant will be required to provide exterior lighting, pedestrian lighting, and/or light pole standards of residential quality and design for this proposal.

PROJECT REVIEW PROCESS:

A. Environmental Determination

On February 4, 1997, the City Council ratified a Negative Declaration for the originally proposed project (P96-058). Potentially significant environmental issues regarding Air, Water, Plant and Animal Life, Transportation and Circulation, Human Health, and Cultural Resources were discussed and mitigated in this document. The proposed project is a resubmittal of a portion of

the original project that was previously analyzed and mitigated . However, new information related to Water, Air Quality, Transportation & Circulation, Biological Resources, Hazards, and Cultural Resources is now available. Therefore, the original Negative Declaration has been updated by means of an Addendum to address the new information. No other new issues or information is known that would trigger additional environmental analysis. Section 15164 of the Guidelines for Implementation of the California Environmental Quality Act Public Resources Code provides that an addendum to a previously prepared Negative Declaration shall be prepared if only minor technical changes or additions are necessary. A Mitigation Monitoring Plan has also been prepared for the mitigation measures that were identified in the previous Negative Declaration.

B. Public/Neighborhood/Business Association Comments

The proposal was routed to the Environmental Council of Sacramento (ECOS), Natomas Community Association (NCA), Natomas Crossing Community Association (NCCA), North Natomas Alliance (NNA), North Natomas Community Association (NNCA), North Natomas Study Group (NNSG), River Oaks Community Association (ROCA), Sundance Lake Homeowners Association (SLHA), West Natomas Community Association (WNCA), and Westside Community Association (WCA).

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

- 1) This innovative multi-family complex was well-received for its
 - innovative 3rd story loft design
 - entrances on courtyards
 - garages in same building with direct access to individual units
 - stucco, tile roofs, privacy balcony, large patios w storage
 - lower units w access to kitchens from garage
 - electrical charging outlets and central car washing
 - target density met in this HD zone
- 2) There was support for widening the color spectrum (deeping hues) to avoid the "blah beige" color scheme that is present in much of NN.

The North Natomas Alliance (NNA) had the following comments (11/22/02):

Hazards:

- 1) Only one entrance/exit – safety requires 2 exits
- 2) More guest parking – any party would exceed allowed 15 places

Beautiful colors but we need deeper tones – everything is too much the same in bright sunlight and please, no more browns like Del Paso and Blackridge apartments.

The River Oaks Community Association (ROCA) had no comments.

Staff also voiced concerns to the applicant regarding their originally submitted color palette. The applicant submitted a revised color palette for the proposal (which included stronger colors with more change between the two color schemes), which staff has found to be acceptable. With the proposal's proximity to a future transit center, staff is supportive of the proposal providing close to the minimum number of required parking spaces for this development.

C. Summary of Agency Comments

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

1. **Building:** Comments provided have been incorporated as conditions of approval and/or advisory notes.
2. **County Sanitation District 1 (CSD-1):** Comments provided have been included as conditions of approval and/or advisory notes.
3. **Natomas Unified School District, Administrative Offices:** No comments.
4. **Parks:** Comments provided have been included as conditions of approval and/or advisory notes.
5. **Public Works – Solid Waste Division:** Comments provided have been included as conditions of approval and/or advisory notes.
6. **Public Works – Technical Services – Electrical Section:** Comments provided have been included as conditions of approval and/or advisory notes.
7. **Public Works – Entitlements:** Comments provided have been included as conditions of approval and/or advisory notes.
8. **Regional Transit:** Regional Transit (RT) staff has reviewed the Bella Rosa project application and would like to provide the following comments:

The project proposes to develop a 200-unit apartment complex on 8.93± acres in the Northpointe Park Planned Unit Development in North Natomas. It is located at the northwest corner of Danbrook Drive and Crest Drive.

RT sees this as a good transit supportive project, as the future is expected to bring additional transit services to the North Natomas Community, and

this project has the potential to increase RT ridership. Currently, RT does not provide transit service in the immediate vicinity of the proposed project, however the future will bring the following services:

- RT is planning to begin revenue service for a new Truxel Road Bus Route in the spring of 2003. This route will provide service from Natomas to Downtown Sacramento. A bus stop is expected to be located near the intersection of Club Center Drive and Natomas Boulevard in the vicinity of the proposed project.
- The RT 20-Year Vision has identified the corner of Natomas Boulevard and Club Center Drive as a future bus transfer station. In addition, RT is planning to extend light rail from Downtown Sacramento to Natomas, and ultimately to the Sacramento International Airport. While the proposed project is not within ¼ mile of the expected light rail alignment, bus routes will feed into the light rail system when revenue service begins.

Please note that the provision of these future transit services will be dependent upon factors such as community-wide land use patterns, densities/intensities, street configurations, and the availability of transit capital and operating funds.

The Bella Rosa Apartment Complex is within a ¼ mile radius from the proposed bus service along Truxel Road. RT has found that pedestrians will walk ¼ mile to a bus stop, but the number significantly decreases as the walking distance increases. Although this application does not indicate pedestrian access, the project's conceptual site plan references a connection to the bike trail on the eastside of the development. RT staff recommends that the proposed trail incorporate pedestrian walkways with it, thereby providing pedestrian access to future bus services through this gateway as well.

Thank you for providing RT the opportunity to comment on the proposed Bella Rosa Development Project. If you have further questions regarding these comments, please contact Shawna Smith Bishop, Assistant Planner, at 321-2869 or sbishop@sacrt.com.

9. **Sacramento Metropolitan Air Quality Management District (SMAQMD):** Comments provided have been included as conditions of approval and/or advisory notes.
10. **Utilities:** Comments provided have been included as conditions of approval and/or advisory notes.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends approval/denial of the proposed development for the following reasons:

- The proposed apartment complex is consistent with all applicable General Plan, North Natomas Community Plan, and Zoning Ordinance requirements;
- The proposed apartment complex is consistent with the amended Northpointe Park PUD Guidelines and Schematic Plan;
- The proposed apartment complex is generally consistent with the Multi-Family Residential Design Guidelines.

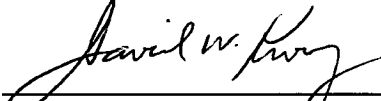
Staff recommends the Planning Commission take the following actions:

- A. Finds that a previous Environmental Document was prepared and ratified/certified;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan; and
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to develop a 200 unit apartment complex on 8.93± net acres in the Multi-Family Planned Unit Development (R-3-PUD) zone.

Report Prepared By,


Arwen Wacht, Associate Planner

Report Reviewed By,


David Kwong, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	Site Plan
Exhibit 1C	Landscape Plan
Exhibit 1D	Character Elevations
Exhibit 1E	Typical Building Sections
Exhibit 1F	Building Type I – Elevations
Exhibit 1G	Building Type I – Floor Plans
Exhibit 1H	Building Type II – Elevations

Exhibit 1I	Building Type II – Floor Plans
Exhibit 1J	Recreation/Leasing Building – Elevations
Exhibit 1K	Recreation/Leasing Building – Floor Plan
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

AMENDED BY STAFF ON MARCH 13, 2003

**NOTICE OF DECISION AND FINDINGS OF FACT FOR THE
BELLA ROSA APARTMENT COMPLEX, LOCATED WEST OF THE INTERSECTION
OF DANBROOK DRIVE AND CREST DRIVE IN SACRAMENTO, CALIFORNIA IN
THE MULTI-FAMILY PLANNED UNIT DEVELOPMENT (R-3-PUD) ZONE. (P02-154)**

At the regular meeting of March 13, 2003, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Environmental Determination: Addendum to a Previously Adopted Negative Declaration;**
- B. **Approved the Mitigation Monitoring Plan; and**
- C. **Approved the Special Permit to develop a 200 unit apartment complex on 8.93± net acres in the Multi-Family Planned Unit Development (R-3-PUD) zone.**

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

FINDINGS OF FACT

- A. **Prior Environmental Document Prepared:** The City Planning Commission finds that a previous negative Declaration was prepared and ratified by the Sacramento City Council on February 4, 1997 for the Northpointe Park PUD (P96-058), and that pursuant to the CEQA Guidelines (Section 15162 and 15164)m for the reasons set forth below, and an Addendum to a previously ratified Negative Declaration is required:
 - 1. Only minor technical changes or additions are necessary or none of the conditions described in Section 15162 (below) calling for preparation of a subsequent Negative Declaration have occurred:
 - a. No substantial changes are proposed to the project, which will require major revisions of the previous Negative Declaration;
 - b. No substantial changes have occurred with respect to the circumstances under which the project was undertaken which will require major revisions of the previous Negative Declaration;
 - c. No new information of substantial importance has been found that shows any of the following:

- (1) The project will have one or more significant effects not discussed in the previous Negative Declaration;
- (2) Significant effects previously examined will be substantially more severe than shown in the previous Negative Declaration;
- (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; or
- (4) Mitigation measures which are considerable different from those analyzed in the previous Negative Declaration would substantially reduce one or more significant effects on the environment.

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

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

C. Special Permit: The Special Permit for a 200-unit apartment complex on 8.93± net acres in the Multi-Family (R-2A) Planned Unit Development (PUD) zone is hereby is **approved** based on the following findings of fact:

1. The project, as conditioned, is based upon sound principles of land use, in that:
 - a. The project use is compatible with the uses in the vicinity of the project site;
 - b. Adequate landscaping, vehicle circulation, maneuvering, and parking is provided; and
 - c. The architectural design of the proposed buildings is consistent with the Northpointe Park PUD Guidelines.

2. The project, as conditioned, will not be detrimental to the public health, safety and welfare will not result in the creation of a public nuisance in that the site design and the building design are consistent with the Northpointe Park PUD Guidelines and the Multi-Family Residential Design Principles; and
3. The project is consistent with the General Plan and North Natomas Community Plan (NNCP), which designate the site for Medium Density Residential 16-29 du/na and High Density Residential 11-29 du/na, respectively.

CONDITIONS OF APPROVAL

- C. The Special Permit to develop a 200-unit apartment complex on 8.93± net acres in the Multi-Family Planned Unit Development (R-3-PUD) zone is hereby approved subject to the following conditions of approval:

C1. General:

- a. The applicant shall obtain all necessary building permits prior to commencing construction.
- b. The project shall substantially conform to the approved plans as shown on the attached exhibits (including building colors and materials). Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.
- c. Prior to the issuance of any building permits, the applicant shall provide the City with a copy of the certificate of payment of school fees for the applicable school district(s).
- d. The project shall participate in the North Natomas Financing Plan.
- e. The applicant shall comply with all mitigation measures in the adopted Mitigation Monitoring Plan (refer to Exhibit 1A).
- f. The final color palette shall be submitted at the time of plan submittal for permit plan check for review and approval by the Planning Director. Approval shall be obtained prior to the issuance of building permits. Deviations for the building color scheme may be allowed subject to review and approval by the Planning Director for any substitutions prior to building permit issuance.
- g. All mechanical equipment shall be located within the structure or enclosed in cabinets or screened by either landscaping or

screens/fencing, where landscaped areas are of insufficient width to accommodate adequate landscaping. Final designs of landscaping and/or screening shall be shown on the final landscaping plan.

- h. The applicant shall paint electrical meters/cabinets, telephone connection boxes, and other utility appurtenances to match the building to which they are attached.
- i. Prior to the issuance of a building permit, City of Sacramento Planning and Building Department staff must be in receipt of a letter from the applicant or appropriate subcontractor indicating: (1) that the applicant/appropriate subcontractor has met with one or more staff from the Sacramento Municipal Utility District (SMUD) Office of Residential Services/New Construction to explore the feasibility and affordability of including energy saving measures in this project; and (2) provide a written response by the applicant or appropriate sub-contractor to the energy saving suggestions raised by SMUD staff at said meeting or meetings.

C2. Landscaping:

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

C3. Fencing:

- a. The placement of fencing and the pedestrian access points shall conform to the site plan (Exhibit 1B). Any modifications may require additional staff review and/or a special permit modification.

- b. Any fencing located adjacent to the surrounding streets shall be placed between the apartment buildings.
- c. All wrought iron fencing shall be painted either black or a compatible color with the buildings.

C4. Trash enclosures:

- a. Trash enclosures shall be constructed of concrete block or similar masonry material and finished with stucco or other material, which is comparable in color and texture to the building facades;
- b. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).
- c. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength, and number to adequately support the metal gates.
- d. The trash enclosure facility shall be designed to allow walk-in access by janitors without having to open the main enclosure gates.
- e. The trash enclosure facility shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
- f. A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size, and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup.
- g. The minimum dimensions of the concrete apron for a single two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Plan Checker.
- h. Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.
- i. The applicant shall comply with the City's Recycling Ordinance and shall ensure that trash and recycling enclosures are provided within 250 feet of each dwelling unit;

C5. Exterior Lighting:

- a. Lighting fixtures shall be of a high quality decorative design, having a color and style, which is compatible with the building architecture, as determined by the Planning Director.
- b. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
- c. Lighting shall be provided between the entrances to each garage.
- d. Each building address number shall be illuminated;

C6. Parking:

- a. Parking shall be provided as required by the Zoning Ordinance. Parking shall also be consistent with the currently proposed amount of 316 spaces.
- b. ~~Thirty-two (32)~~ Sixteen (16) bicycle parking facilities are required for this proposal. Bicycle parking shall be provided as required by the Sacramento City Code. If the applicant chooses to use the garages as Class I facilities, they are required to provide a minimum of ~~sixteen (16)~~ eight (8) bicycle parking facilities, located outside of the apartment buildings. (Amended by Staff on March 13, 2003)

C7. Building Design:

- a. The applicant shall paint electrical meters/cabinets, telephone connection boxes and other utility appurtenances to match the building to which they are attached.
- b. Windows, which do not have trim or a sill element, shall be enhanced with window treatments such as a sill or enhanced trim to the satisfaction of the Planning Director.

C8. Signage:

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

- b. All signage shall comply with the Northpointe Park PUD Guidelines. When the guidelines are silent, signage is required to comply with the City of Sacramento's Sign Ordinance.
- c. All detached signs shall be monument signs.

C9. Management & Security:

- a. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of 0.25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours.
- b. All landscaping shall be maintained at a maximum plant and/or shrub height of 30 inches and trees maintained at a minimum distance of six feet from lowest branch to the ground.
- c. Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project. Landscaping shall not obscure common areas.
- d. City apartment addressing standards shall be followed by the applicant.
- e. The recreation facility shall be primarily for tenant use. No public events are allowed without obtaining a City Special Events permit prior to the event.
- f. Parking spaces shall be steam cleaned a minimum of twice per year.
- g. No long-term auto repair is allowed on the site.
- h. Visitor parking shall be strictly enforced.
- i. The applicant shall sign an agreement delegating the sworn employees of the Sacramento Police Department to act as the applicant's agent for the sole purpose of enforcing Section 602(k) of the California Penal Code and the applicant agrees to properly post project property, aid in the investigation and prosecution of such cases. The posting shall consist of notices, in block letters, with the wording:

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

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

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

Building:

- C10. The first floor one story units and their attached garage shall be handicap accessible.

County Sanitation District 1 (CSD-1):

- C11. Connection to the public sewer system shall be required to the satisfaction of CSD-1.
- C12. A 20-foot public sewer easement shall be dedicated to CSD-1 on the final map. The sewer easement shall ensure continuous access for maintenance.
- C13. Construction of private collector sewer will be required. Provision for on-site collector sewer maintenance shall be contained in a street maintenance agreement for the project. CSD-1 will provide maintenance only in easements dedicated to CSD-1, or public right-of-ways.
- C14. Reservation of an area of land for SRCSD will be required to provide for future interceptor sewer construction. The area of land will be located along the western boundary of the subject property.

Parks:

- C15. The applicant must provide proof of compliance with City Code 16.64 prior to approval of special permits of issuance of building permits.
- C16. The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district prior to the issuance of any building permit. The applicant shall pay all city fees for

formation of or annexation to special districts. The purpose of the district is to equitable spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district.

Public Works - Electrical:

- C17. This project shall require street lighting. Historical Ornamental street light standards and shall be used unless otherwise directed by the Public Works Electrical Section. There are existing streetlights in the project area. Improvements to the right-of-way may require modifications to the existing system.

Public Works – Entitlements Section:

The project is required to ensure the property frontage improvements are in place and not deteriorated. The signal condition refers to an intersection identified in the North Natomas Nexus study, which upon further build-out may need a signal in place for safety reasons. Public Works will make that determination prior to pulling building permit.

- C18. Remove and replace any deteriorated curb, curb-ramp, gutter or sidewalk adjacent to the property frontage per city standards and to the satisfaction of Public Works.

- C19. Construct traffic signals at the following intersections when warranted: The Westerly intersection of Club Center Drive and Danbrook Drive.

NOTE: The Department of Public Works shall determine the need for signals, based on Caltrans signal warrants. Signal design and construction shall be to the satisfaction of the Department of public works.

- C20. Construct one-way pair driveway to city standards and to the satisfaction of public works. Construct curb ramps per city standards.

- C21. Construct emergency access driveway per city standards and to the satisfaction of public works.

Sacramento Metropolitan Air Quality Management District (SMAQMD):

- C22. During the construction phase(s) of the project, we recommend the use of reduced-emission diesel-powered heavy-duty off-road equipment. Such equipment is now available, and will significantly reduce ozone-forming emissions from the construction phase of the project, and is increasingly becoming available to contractors. The applicant/developer should be encouraged to award contracts to companies utilizing such equipment.

- C23. Since the project area is currently served by a public utility, we recommend that portable electric equipment be powered by available electricity instead of gasoline or diesel-powered generators.
- C24. District Rule 403 – FUGITIVE DUST will apply during the construction phase(s) of this project.
- C25. We recommend that natural gas-fired appliance be low-NO_x models.
- C26. Any architectural coatings must comply with District Rule 442 – Architectural Coatings. The developer/contractor is required to use coatings that comply with the volatile organic compound content limits specified in Rule 442. Questions regarding Rule 442 should be directed to the District's Compliance Assistance Hotline at (916) 874-4884. In addition, a copy of Rule 442 can be found at www.airquality.org.
- C27. Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from the Sacramento Metropolitan Air Quality Management District (District) prior to operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or heater should contact the District early to determine if a permit is required, and to begin the permit application process. Portable construction equipment (e.g. generators, compressors, pile drivers, etc.) that has an internal combustion engine with a horsepower rating greater than 40 are required to have a District permit or a California Air Resources Board portable equipment registration. Other general types of uses that require a District permit include dry cleaners, general stations, spray booths, and operations that generate airborne particulate emissions. For further information about permit requirements, contact the District office by calling (916) 874-4800.

Utilities:

The following are conditions to be placed on the Special Permit that shall be approved by the Department of Utilities prior to issuance of any building permit.

- C28. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel.
- C29. Multiple fire services are allowed per parcel and may be required.
- C30. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- C31. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determining impacts to existing surface drainage paths. At a minimum,

one foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

- C32. 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 storm drain service taps shall drain onsite shed areas which are in general conformance with the master drainage shed map for Basin 4. An onsite drainage study and shed map is required. This study and shed map shall be approved by the Department of Utilities. The onsite system shall be designed so the 10-year HGL is a minimum of 6-inches below the onsite drain inlets. The 10-year HGL shall be determined using the Sacramento Charts for Zone 2. The finished floor elevation shall be a minimum of 1.50 feet above the 100-year HGL and 1.70 feet above the controlling overland release elevation. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- C33. This project is greater than 5 acres (8.9± acres), therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from the Department of Utilities by calling 433-6318.
- C34. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- C35. 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 served by a regional water quality control facility, only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain message is required at all drain inlets. Improvement plans must include the source control

measures selected for the site. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures", dated January 2000, for appropriate source control measures.

- C36. The proposed development is located within County Sanitation District No. 1 (CSD1). The applicant shall comply with all CSD1 requirements.
- C37. Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property.
- C38. The parcel shall be graded so that drainage does not cross property lines.
- C39. Show all existing easements on the improvement plans.
- C40. Any use of RD 1000 easements will require an agreement with RD 1000. This will affect site design and should be considered early in the planning process.

ADVISORY NOTES:

County Sanitation District 1 (CSD-1):

- 1. Gravity sewer service may not be available to entire project area. Sacramento County Improvement Standards apply to on-site sewer construction.
- 2. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and CSD-1 will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first serve." There is no guarantee that capacity will be available when actual requests for sewer service is made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate fees.
- 3. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6094.

Public Works – Solid Waste Division:

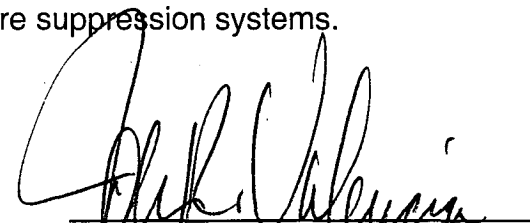
- 4. The Solid Waste Division provides free waste audits to interested businesses. City staff will then recommend a method of waste

management to the businesses to increase waste diversion at the greatest cost avoidance.

5. Businesses that choose private sector service should ask about the recycling opportunities that company offers. Recycling should still be cheaper than disposal.
6. Businesses that subscribe to City solid waste collection and disposal services are also provided recycling services as a package. The Solid Waste Division provides a variety of commercial services. They include commercial solid waste collection and disposal, commercial recycling, in-office recycling, and debris box services.

Utilities:

7. Prior to design of the subject project, the Department of Utilities recommends that the applicant request a water supply test to determine the available pressure and flow in the public water distribution system. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression systems.


CHAIRPERSON

ATTEST:


SECRETARY TO CITY PLANNING COMMISSION

3/13/03
DATE (P02-154)

Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	Site Plan
Exhibit 1C	Landscape Plan
Exhibit 1D	Character Elevations
Exhibit 1E	Typical Building Sections
Exhibit 1F	Building Type I – Elevations
Exhibit 1G	Building Type I – Floor Plans
Exhibit 1H	Building Type II – Elevations
Exhibit 1I	Building Type II – Floor Plans
Exhibit 1J	Recreation/Leasing Building – Elevations
Exhibit 1K	Recreation/Leasing Building – Floor Plan

Exhibit 1A – Mitigation Monitoring Plan

**BELLA ROSA (P02-154)
MITIGATION MONITORING PLAN**

FOR
PACIFIC WEST BUILDERS

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ADDENDUM TO THE NORTHPOINTE PARK PUD
NEGATIVE DECLARATION

PREPARED FOR:
CITY OF SACRAMENTO, PLANNING AND BUILDING DEPARTMENT

DATE:
February 11, 2003

ADOPTED BY:
CITY OF SACRAMENTO
PLANNING COMMISSION

DATE:

ATTEST:

**BELLA ROSA (P02-154)
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Planning and Building Department, Environmental Planning Services, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Bella Rosa/P02-154
Owner/Developer- Name: Dane Hillyard/Pacific West Builders
Address: 7025 Longly Lane #60
Reno, NV 89511

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

The project site is located on the northwest corner of Danbrook Drive and Crest Drive in the North Natomas Community Plan area within the City of Sacramento, CA, Sacramento County (APN 225-1060-019)

Project Description:

The proposed project consists of an application from Pacific West Builders for the necessary entitlements to allow for the development of a 200 unit multi-family residential complex in the Northpointe Park PUD. Entitlements to allow the development of an apartment complex on 8.93± acres in the Northpointe Park PUD in North Natomas. Special Permit to develop a 200-unit apartment complex on 8.93± net acres in the Multi-Family Planned Unit Development (R-3 PUD) zone.

SECTION 2: GENERAL INFORMATION

The Plan includes mitigation for Water, Air Quality, Transportation & Circulation, Biological Resources, Hazards, and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken verbatim from the Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained with the MMP. The City of Sacramento will be responsible for ensuring compliance.

**BELLA ROSA (P02-154)
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>4. Water:</p> <p><u>Mitigation Measure #2</u></p> <p>A Drainage Agreement ensuring the provision of stormwater drainage must be executed. An adequate stormwater drainage plan shall be designed to the satisfaction of the City Utilities Director prior to recordation of the Master Parcel Map. Construction of the drainage facilities shall be commenced prior to issuance of a building permit. Construction of the drainage facilities shall be completed prior to issuance of a certificate of occupancy for any building on the site.</p>	Applicant	City Planning & Building Dept. Dept. of Utilities	Execution of the Drainage Agreement; Design of a stormwater drainage plan; Construction of the drainage facilities	Measure shall be implemented prior to recordation of the Master Parcel Map, prior to issuance of building permit, and prior to issuance of a certificate of occupancy	
<p><u>Mitigation Measure #3</u></p> <p>The project shall comply with the applicable Residential and Non-Residential Development Guidelines in the adopted Comprehensive Flood Management Plan to the satisfaction of the Director of Planning and Building Department, including:</p> <ul style="list-style-type: none"> • Provide multiple access points in subdivisions that are 10 acres or larger in size to facilitate evacuation and other emergency services. • New residential subdivisions shall either identify refuge areas to the satisfaction of the City Planning and Building Department or ensure that at least 50 percent of all residential units shall have a top plate above the base flood elevation • Major projects (40,000 square feet or larger) shall have second story construction or roof access and a top plate above the base flood elevation in order to provide adequate refuge areas. Refuge areas at private structures should be required to accommodate 	Applicant	City Planning & Building Dept.	Compliance with the applicable Residential and Non-Residential Development Guidelines	Prior to recordation of final Map Applicable residential measure shall be identified on construction plans prior to issuance of building permits	

**BELLA ROSA (P02-154)
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>employees only.</p> <ul style="list-style-type: none"> • All residential and non-residential structures must be anchored to their foundations per regulations in the City Building Code • Gas valve shut-off keys must be attached in a visible location for all residential and commercial gas water heaters; and • Special facilities, such as hospitals and elder care facilities, shall be required to implement flood safety measures in their designs to the satisfaction of the City Planning and Building Department 					
<p>5. Air Quality:</p> <ol style="list-style-type: none"> 1. The developer/contractor shall water exposed soil with adequate frequency to keep soil moist at all times. 2. The developer/contractor shall cover load of haul/dump trucks securely. 3. The developer/contractor shall comply with Sacramento Metropolitan Air Quality Rule 405 on dust and condensed fumes, so that emissions do not exceed hourly levels as regulated per processing weight. 4. The developer/contractor shall follow the Sacramento Metropolitan Air Quality Management District's Fugitive 403 Rule in order to ensure that dust is reduced to a level of less-than-significant. 5. Equipment idling shall be kept to a minimum when 	Applicant	City Planning and Building Department and SMAQMD	Note shall be included on the Map and within the Standard Construction Specifications	Measures shall be implemented in field during grading and construction activities	

**BELLA ROSA (P02-154)
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>equipment is not in use. No piece of equipment shall be left to idle in one place for more than 30 minutes.</p> <p>6. The developer/contractor shall enclose, cover, or water twice daily all soil piles.</p> <p>7. The developer/contractor shall water all haul roads twice daily.</p> <p>8. The following shall be included to ensure reduction of NOx emissions from off-road diesel-powered equipment:</p> <p>a) The prime contractor shall provide a plan for approval by the City of Sacramento and SMAQMD demonstrating that replacement heavy-duty (>50 horsepower) off-road vehicles to be used in the construction of the project including owned, leased, and subcontractor vehicles, will achieve a fleet-averaged 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average.</p> <p>b) The prime contractor shall submit to the City of Sacramento and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during the construction period. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughout for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the construction period, except that an inventory shall not be required for any 30-day period in which no activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the prime contractor shall provide</p>					

**BELLA ROSA (P02-154)
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>SMAQMD with the anticipated construction activity timeline including start date, and name and phone number of the project manager and on-site foreman.</p> <p>9. The following shall be included to assist in controlling visible emissions from off-road diesel powered equipment::</p> <p>a) The prime contractor shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and the City of Sacramento and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.</p> <p>10. The developer/contractor shall comply with Sacramento Metropolitan Air Quality Management District rule 442 on architectural coatings. Rule 442 ensures that coatings comply with the volatile organic compound content limits.</p> <p>11. Portable electric equipment shall be used instead of</p>					

**BELLA ROSA (P02-154)
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>gasoline or diesel-powered generators during construction of the project.</p> <p><u>Mitigation Measure #1</u></p> <p>Prior to issuance of any building permit, the applicant shall comply with the NNCP's requirement to prepare an Air Quality Mitigation Strategy that reduces ROG emissions by 20 percent for residential uses and 50 percent for non-residential uses.</p>	Applicant	City Planning & Building Dept.	Applicant shall submit copy of mitigation strategy	Prior to issuance of building permit	
<p>6. Transportation & Circulation:</p> <p><u>Mitigation Measure #9</u></p> <p>Prior to issuance of any building permit, the applicant of any non-residential development shall comply with the City's Transportation Systems Management Ordinance and prepare a Transportation Management Plan.</p>	Applicant	City Planning & Building Dept.	Preparation of a TMP and compliance with the TSM Ordinance	Prior to issuance of a building permit	
<p>7. Biological:</p> <p>1. The applicant/developer shall comply with Phase 2 requirements of the 5/15/01 Settlement Agreement prior to the issuance of a grading permit. The applicant shall either: (i) provide ½ acre of mitigation land for each acre of land authorized for disturbance; or (ii) pay the required HCP fees and await acquisition of the required acreage by the Natomas Basin Conservancy. No permit can be issued unless one of these has occurred. If the applicant acquires land and transfers it to the Conservancy, the applicant must pay that portion of the HCP fees other than the acquisition portion. Applicant land acquisitions must be approved in advance by the Conservancy.</p>	Applicant	City Planning and Building Department; Dept. of Public Works, USFWS, CDFG	Mitigation Measures shall be included within the Construction Specifications	Prior to issuance of any grading permit, the applicant/developer shall submit plans to building division with the measures identified on plans. Building Division shall	

**BELLA ROSA (P02-154)
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>2. Grading of the project site shall occur only during the grading season of May 1 to September 30.</p> <p>3. The project applicant/developer shall further: (i) comply with all requirements of the NBHCP, together with any additional requirements specified in the North Natomas Community Plan EIR; (ii) comply with any additional mitigation measures identified in the Natomas Basin HCP EIR/EIS; and (iii) comply with all conditions in the ITPs to be issued by the USFWS and CDFG, when adopted. (The Applicant/Developer has satisfied this mitigation measure. This mitigation measure is intended to be consistent with the Natomas Basin HCP Settlement Agreement.)</p> <p>4. The project applicant/developer shall complete and comply with all required preconstruction biological surveys as prescribed in the 1997 Natomas Basin Habitat Conservation Plan. A pre-construction survey shall be conducted by a qualified biological, botanical or related expert. The pre-construction survey shall determine what habitats, if any, are present on the site and if more intensive survey activities should be conducted to accurately determine the status of the covered species on the site and comply with any applicable mitigation measures that result from the survey. The pre-construction survey shall be submitted to the City prior to issuance of building permit. (The Negative Declaration for P96-058 specifically identified burrowing owls.)</p> <p>A new Agreement must be signed by each developer issued a grading permit that requires the developer to: 1) indemnify the City; 2) agree to comply with the 1997 HCP; 3) agree to comply with the revised HCP and EIR/EIS, once adopted; and 4) pay the fee increase, once adopted. (The Applicant/Developer has satisfied this mitigation measure. This mitigation measure is</p>				<p>assure that measures are identified on grading plans prior to issuance of building permit. Measures shall be implemented during construction.</p>	

**BELLA ROSA (P02-154)
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<i>intended to be consistent with the Natomas Basin HCP Settlement Agreement.)</i>					
<p>9. Hazards:</p> <p><u>Mitigation Measure #10:</u> The applicant shall participate in the Mosquito Abatement Control Program Assessment District to be established by the Sacramento Yolo Mosquito Abatement District in order to provide urban standards of mosquito control in the project area.</p> <p><u>Mitigation Measure #12</u> Properly destroy and abandon any well not intended for use in the future.</p>	Applicant	City Planning and Building Department Sacramento-Yolo Mosquito & Vector Control District County Environmental Management Dept.	Documentation of the establishment of the District	Prior to issuance of a building permit	
<p>11. Cultural Resources:</p> <p><u>Mitigation Measure #13:</u> If subsurface archaeological or historical remains (including unusual amounts of bones, stones or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues. Site inspections by the Building Division and the Department of Public Works shall watch for any potential archeological resources during site visits. A City contact person shall be notified (in Permit Services) in case of an archaeological discovery. The Building Division and the Department of Public Works shall attach this requirement to the approved permit plans and include this measure as a random inspection item on the Special Conditions Attachment.</p>	Applicant	City Planning and Building Department	Note shall be included on the Map and within the Standard Construction Specifications	Measures shall be implemented in field during grading and construction activities.	

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CONCEPTUAL SITE PLAN
BELLA ROSA
CITY OF SACRAMENTO, CALIFORNIA

PACIFIC WEST COMMUNITIES

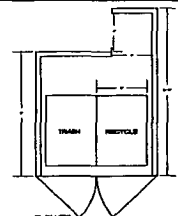
PROJECT SUMMARY

SITE AREA: 8.93 ± AC.
UNITS: 200
DENSITY: 22.4 DU/AC.

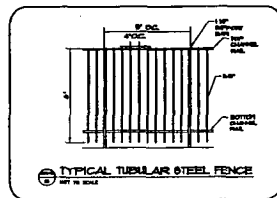
UNIT MIX:
1 BR. 100 50%
2 BR. 100 50%
TOTAL 200 100%

PARKING REQUIRED:
200 UNITS x 1.5 = 300
GUEST: 200/15 = 15
TOTAL REQUIRED = 314 (1.6)

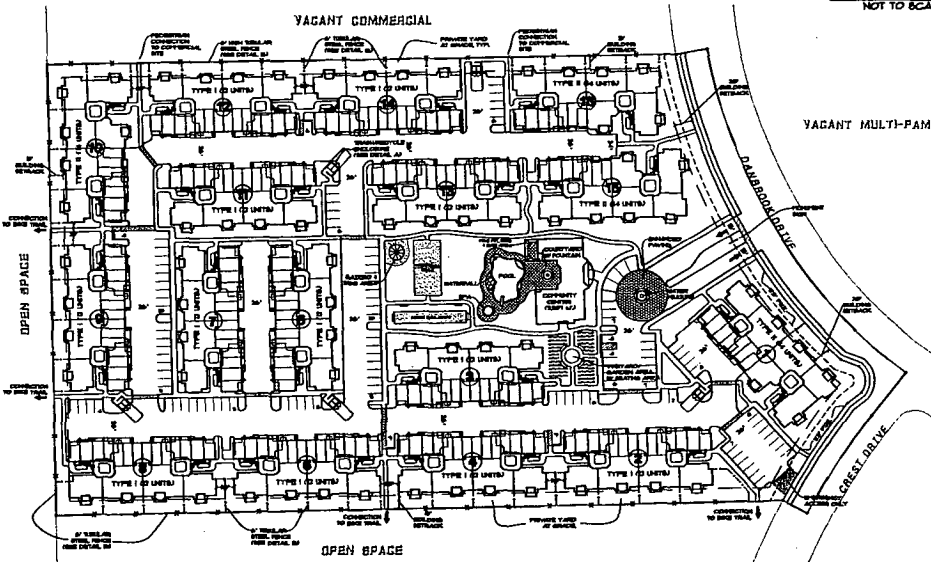
PARKING PROVIDED:
1-CAR GARAGES = 196
TOTAL GARAGES = 196 (0.9)
HANDICAP STALLS (2%) = 4
STANDARD = 2
VAN ACCESSIBLE = 2
OPEN PARKING = 116
TOTAL PARKING = 316 (1.6)



TYPICAL TRASH/RECYCLE ENCLOSURE
NOT TO SCALE

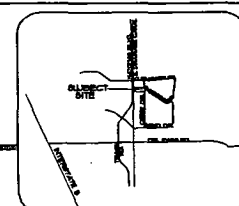


TYPICAL TUBULAR STEEL FENCE
NOT TO SCALE



REVISED: DECEMBER 18, 2002
OCTOBER 17, 2002

G.C. WALLACE OF CALIFORNIA, INC.
Engineers/Planners/Surveyors
1000 P STREET, SUITE 100, SACRAMENTO, CALIFORNIA 95811
(916) 442-1111 FAX (916) 442-1112



VICINITY MAP
NOT TO SCALE

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Exhibit 1B - Site Plan

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STREET ELEVATION



SIDE ELEVATION

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2000 R STREET, SUITE 100
SACRAMENTO, CA 95811



PACIFIC WEST COMMUNITIES

BELLAROSA SACRAMENTO, CA

CHARACTER ELEVATIONS A1

P02-154

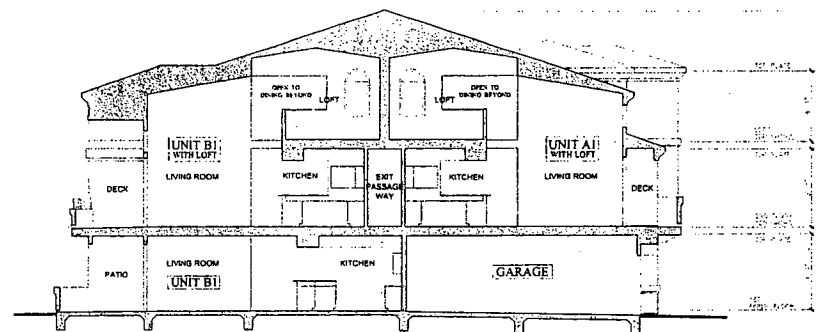
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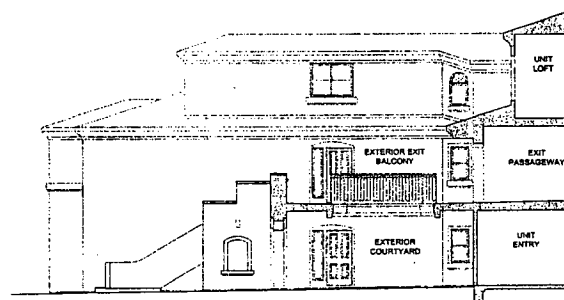
MARCH 13, 2003

Exhibit 1D - Character Elevations

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BUILDING SECTION A



COURTYARD SECTION

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TYPICAL BUILDING SECTIONS **A11**

P02-154

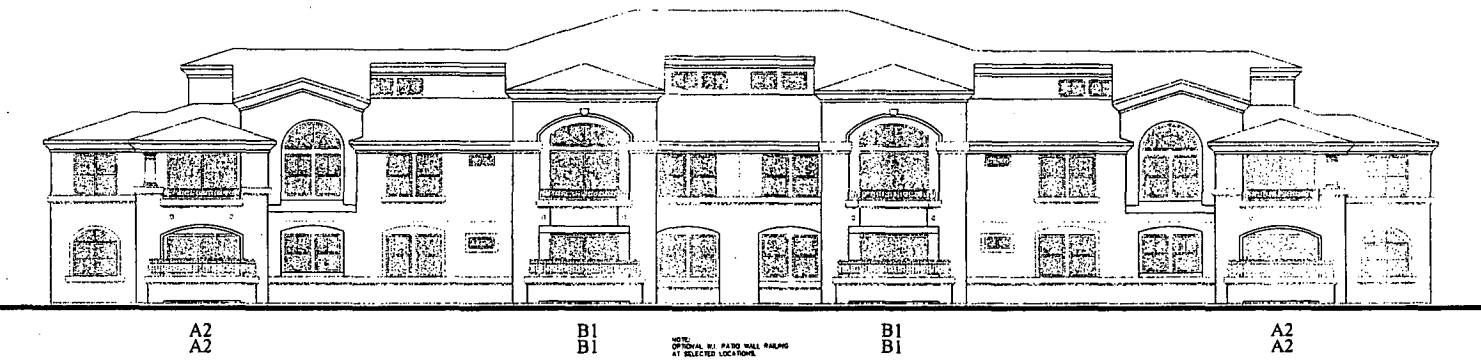
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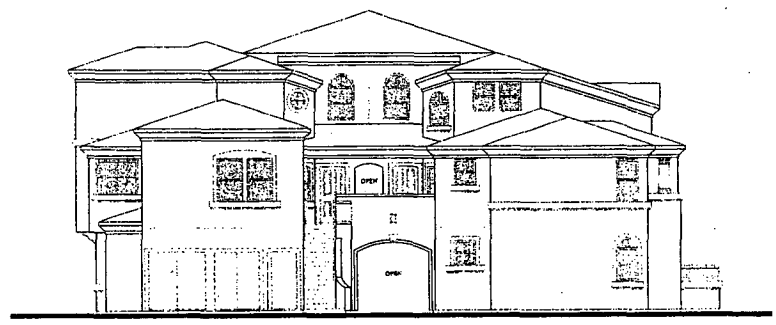
Exhibit 1E - Typical Building Sections

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ELEVATION A

UNIT BUILDINGS EXTERIOR FINISH SCHEDULE			
ITEM	DESCRIPTION / LOCATION	COLOR	COLOR
1	PAINT EXTERIOR WALLS AND TRIM	180	180
2	PAINT EXTERIOR ROOFING	180	180
3	PAINT EXTERIOR DOORS AND WINDOWS	180	180
4	PAINT EXTERIOR PORCHES AND PATIOS	180	180
5	PAINT EXTERIOR BALCONIES	180	180
6	PAINT EXTERIOR STAIRS	180	180
7	PAINT EXTERIOR SIGNAGE	180	180
8	PAINT EXTERIOR LIGHT FIXTURES	180	180
9	PAINT EXTERIOR MAILBOXES	180	180
10	PAINT EXTERIOR UTILITY BOXES	180	180
11	PAINT EXTERIOR ELECTRICAL PANELS	180	180
12	PAINT EXTERIOR TELEPHONE BOOTH	180	180
13	PAINT EXTERIOR SECURITY CABINETS	180	180
14	PAINT EXTERIOR FIRE ALARMS	180	180
15	PAINT EXTERIOR EMERGENCY CALL STATIONS	180	180
16	PAINT EXTERIOR SECURITY LIGHTS	180	180
17	PAINT EXTERIOR SECURITY CAMERAS	180	180
18	PAINT EXTERIOR SECURITY BATTERIES	180	180
19	PAINT EXTERIOR SECURITY KEYS	180	180
20	PAINT EXTERIOR SECURITY LOGS	180	180
21	PAINT EXTERIOR SECURITY RECORDS	180	180
22	PAINT EXTERIOR SECURITY TAPES	180	180
23	PAINT EXTERIOR SECURITY VIDEOS	180	180
24	PAINT EXTERIOR SECURITY PHOTOS	180	180
25	PAINT EXTERIOR SECURITY DRAWINGS	180	180
26	PAINT EXTERIOR SECURITY PLANS	180	180
27	PAINT EXTERIOR SECURITY SPECIFICATIONS	180	180
28	PAINT EXTERIOR SECURITY CONTRACTS	180	180
29	PAINT EXTERIOR SECURITY AGREEMENTS	180	180
30	PAINT EXTERIOR SECURITY WARRANTIES	180	180
31	PAINT EXTERIOR SECURITY RELEASES	180	180
32	PAINT EXTERIOR SECURITY ASSIGNMENTS	180	180
33	PAINT EXTERIOR SECURITY SUBROGATIONS	180	180
34	PAINT EXTERIOR SECURITY SETTLEMENTS	180	180
35	PAINT EXTERIOR SECURITY DISBURSEMENTS	180	180
36	PAINT EXTERIOR SECURITY REIMBURSEMENTS	180	180
37	PAINT EXTERIOR SECURITY CONTRIBUTIONS	180	180
38	PAINT EXTERIOR SECURITY DISTRIBUTIONS	180	180
39	PAINT EXTERIOR SECURITY ESTATE PLANS	180	180
40	PAINT EXTERIOR SECURITY TRUST AGREEMENTS	180	180
41	PAINT EXTERIOR SECURITY WILL TESTAMENTS	180	180
42	PAINT EXTERIOR SECURITY CO-WILLS	180	180
43	PAINT EXTERIOR SECURITY REVOCATIONS	180	180
44	PAINT EXTERIOR SECURITY AMENDMENTS	180	180
45	PAINT EXTERIOR SECURITY SUPPLEMENTS	180	180
46	PAINT EXTERIOR SECURITY RATIFICATIONS	180	180
47	PAINT EXTERIOR SECURITY CONFIRMATIONS	180	180
48	PAINT EXTERIOR SECURITY CORRECTIVES	180	180
49	PAINT EXTERIOR SECURITY WAIVERS	180	180
50	PAINT EXTERIOR SECURITY RELEASES	180	180



ELEVATION B

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SACRAMENTO, CA 95811



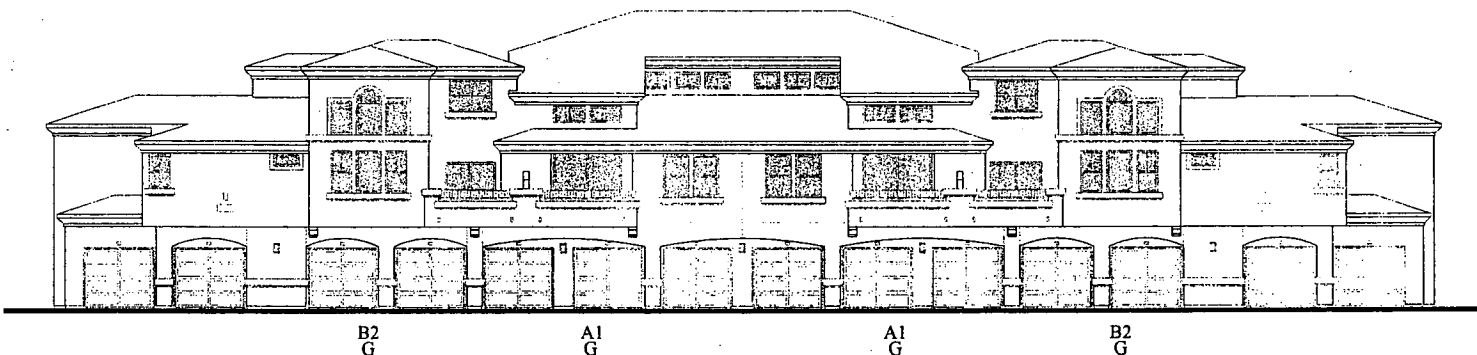
BELLAROSA SACRAMENTO, CA

PACIFIC WEST COMMUNITIES

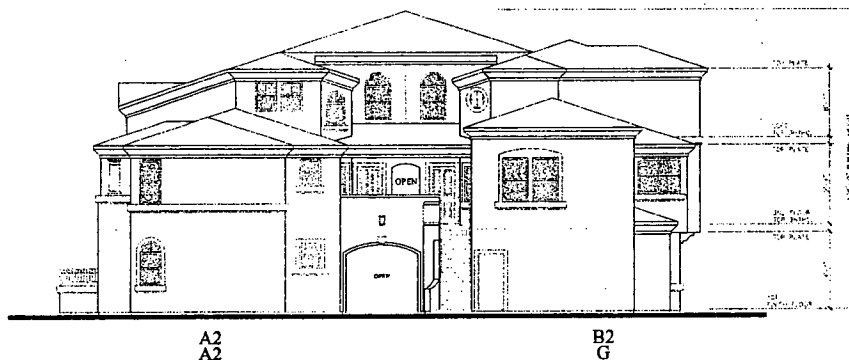
BUILDING TYPE I A8

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ELEVATION C



ELEVATION D

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& CONTRACT ADMINISTRATION
SACRAMENTO, CA



PACIFIC WEST COMMUNITIES

BELLAROSA SACRAMENTO, CA

BUILDING TYPE I A9

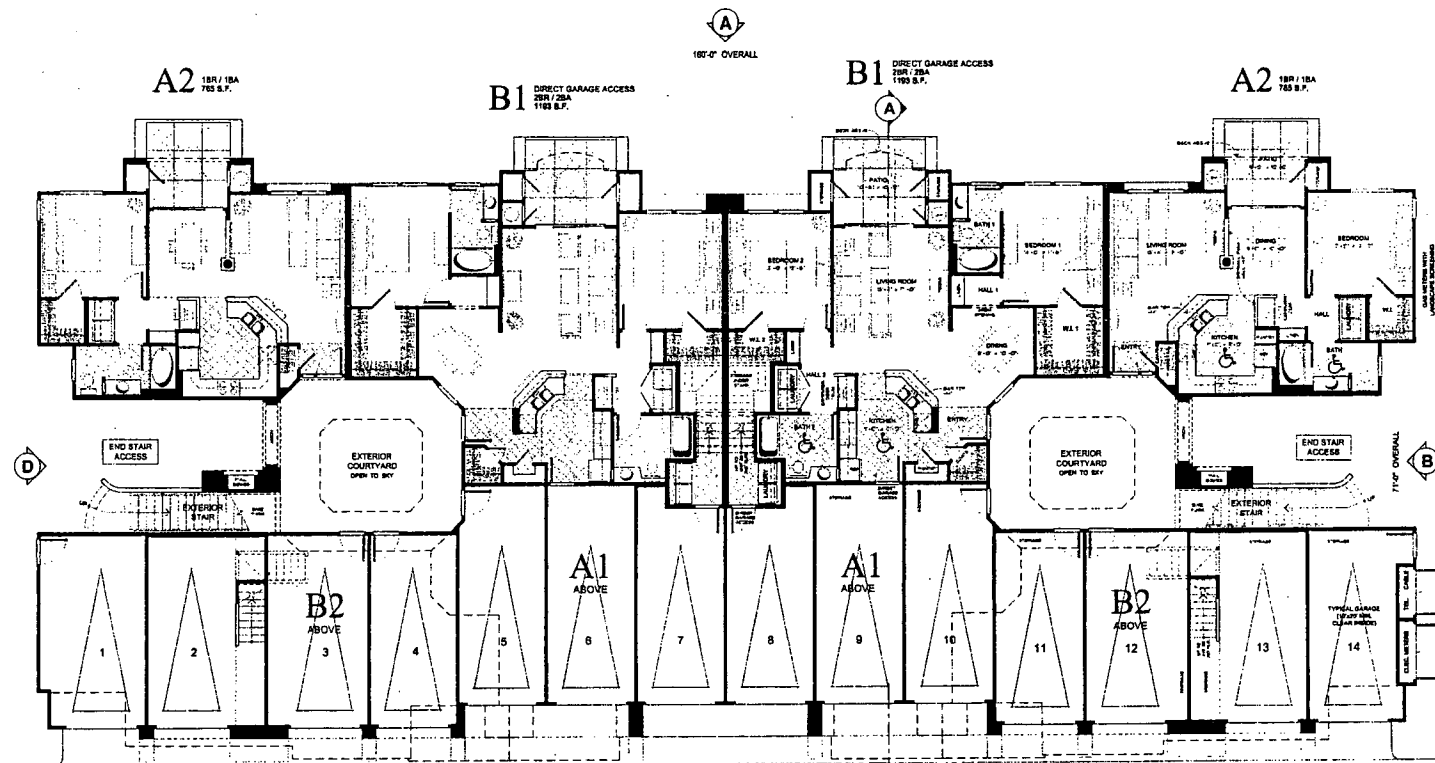
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BLDG TYPE	FOOTPRINT AREA	STAIRS / EGT BALCONIES	UNIT AREA	UNIT W/L	DECK AREA	GARAGE AREA CAR	STAIR / PASSAGEWAYS	UTILITY AREA	BUILDING FLOOR AREA
1ST FLOOR	8,233		8,818	30	84	300	900	28	7,840
2ND FLOOR	712		748	74	18	800	230	28	8,310
LOFT			1,724						1,724
BLDG TOTAL	712		13,110	104	70	900	900	28	12,874

1ST FLOOR PLAN

UNIT MIX

1 BR / 1 BA	: 6
2 BR / 2 BA	: 6
Total Units	12
Total Garages	14

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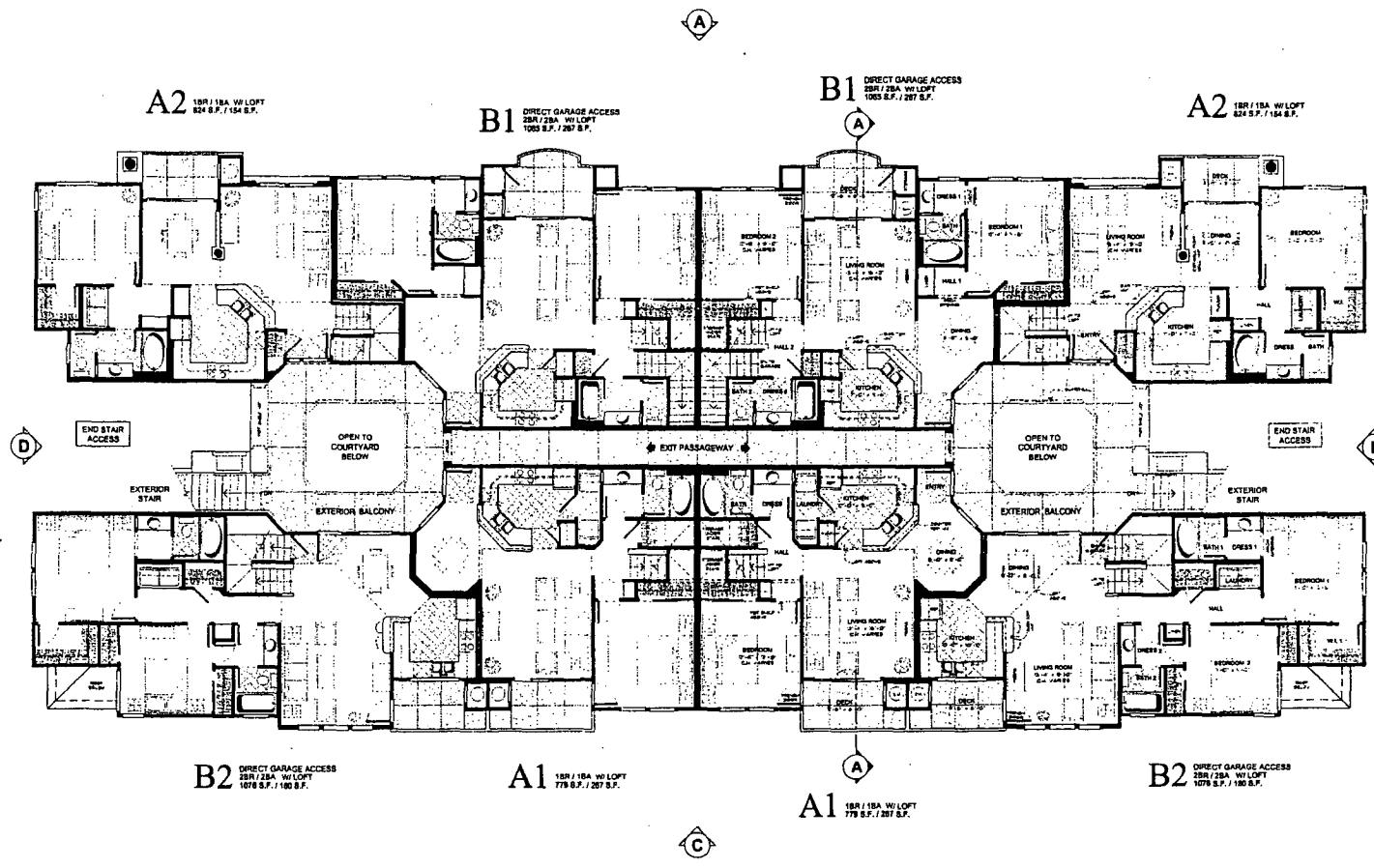


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BUILDING TYPE I A2

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2ND FLOOR PLAN

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BUILDING TYPE I A3

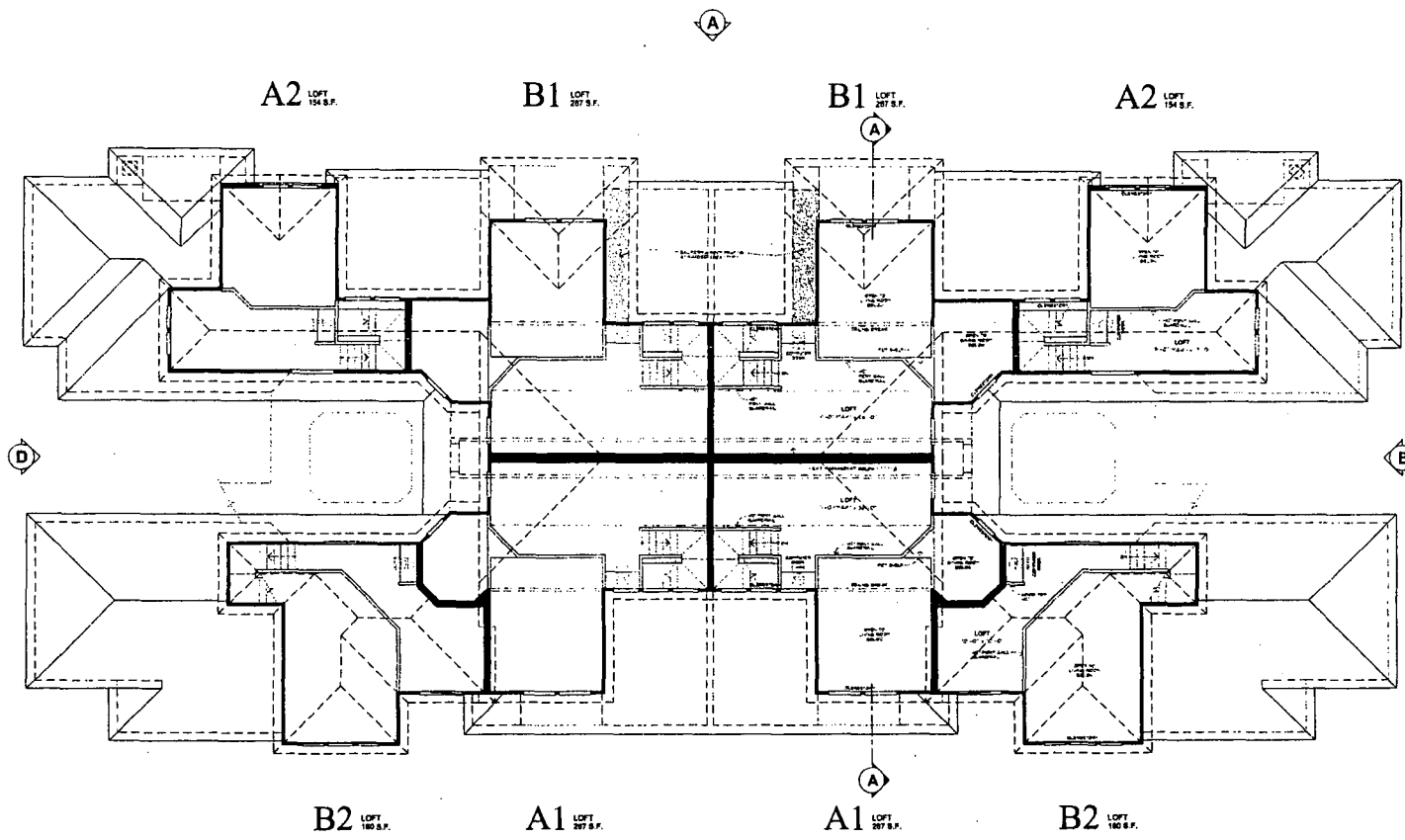
PACIFIC WEST COMMUNITIES

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LOFT FLOOR PLAN

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1000 MARKET STREET, SUITE 100
SAN FRANCISCO, CA 94102



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BUILDING TYPE I A4

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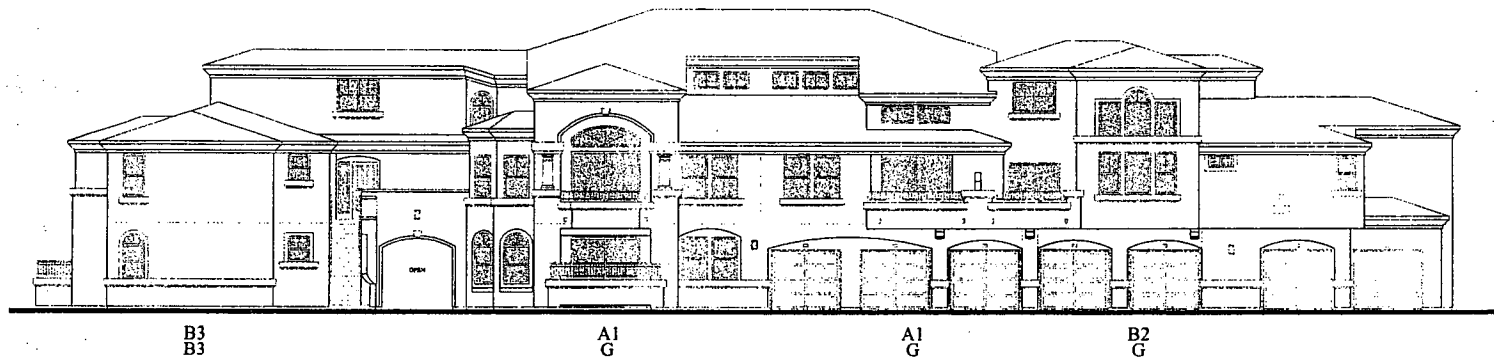
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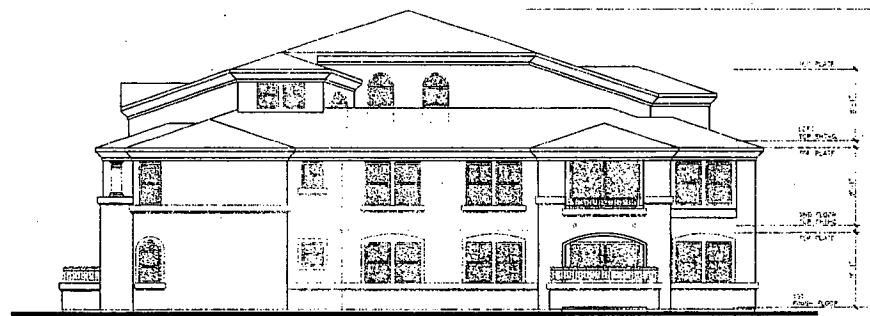


B3
B3
ELEVATION E

A1
G

A1
G

B2
G



A2
A2
ELEVATION F

B3
B3

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BUILDING TYPE II A10

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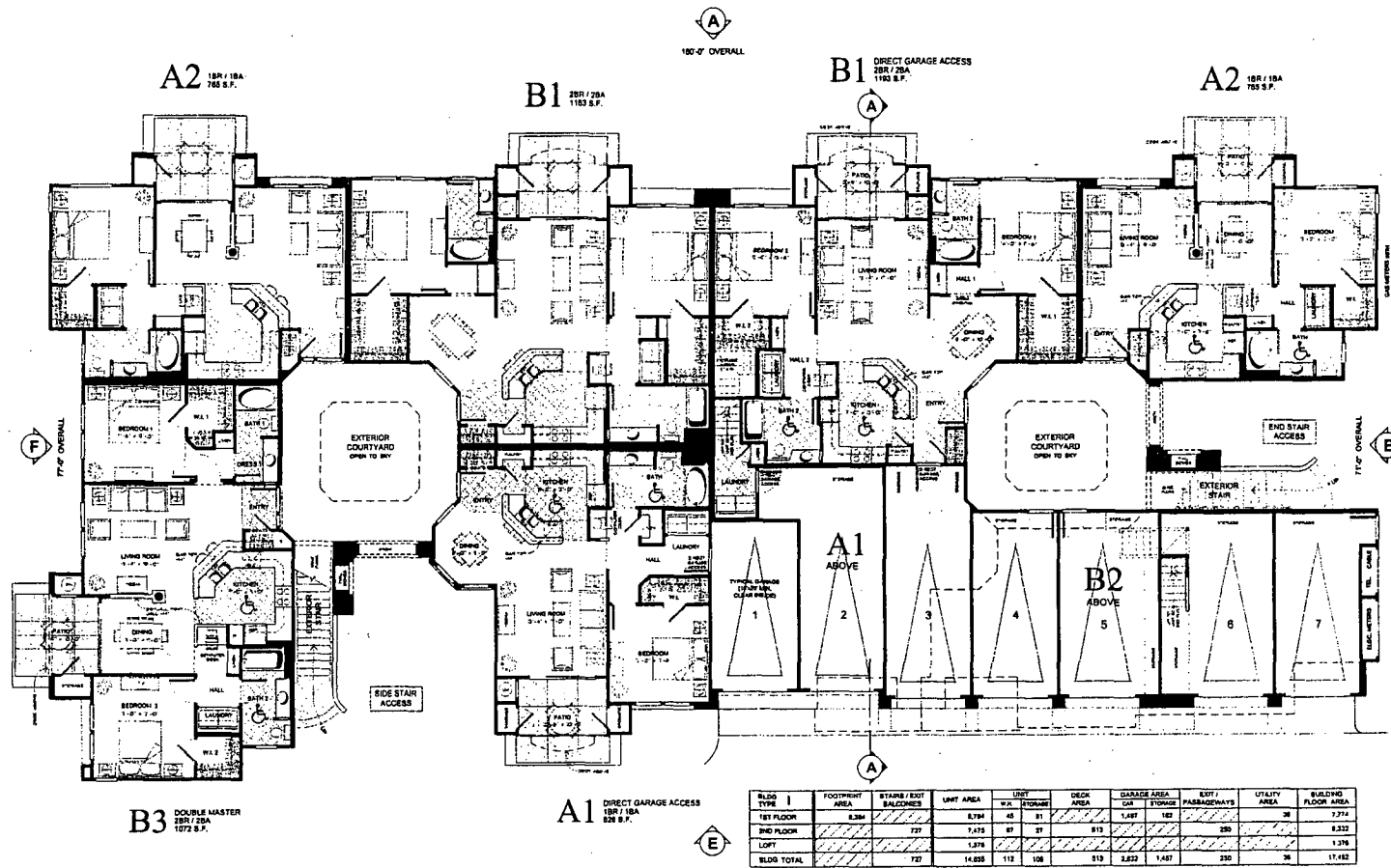
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Exhibit 1H - Building Type II - Elevations

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1ST FLOOR PLAN

UNIT MIX
 1 BR / 1 BA : 7
 2 BR / 2 BA : 7
 Total Units : 14
 Total Garages : 7

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PACIFIC WEST COMMUNITIES

BUILDING TYPE II A5

P02-154

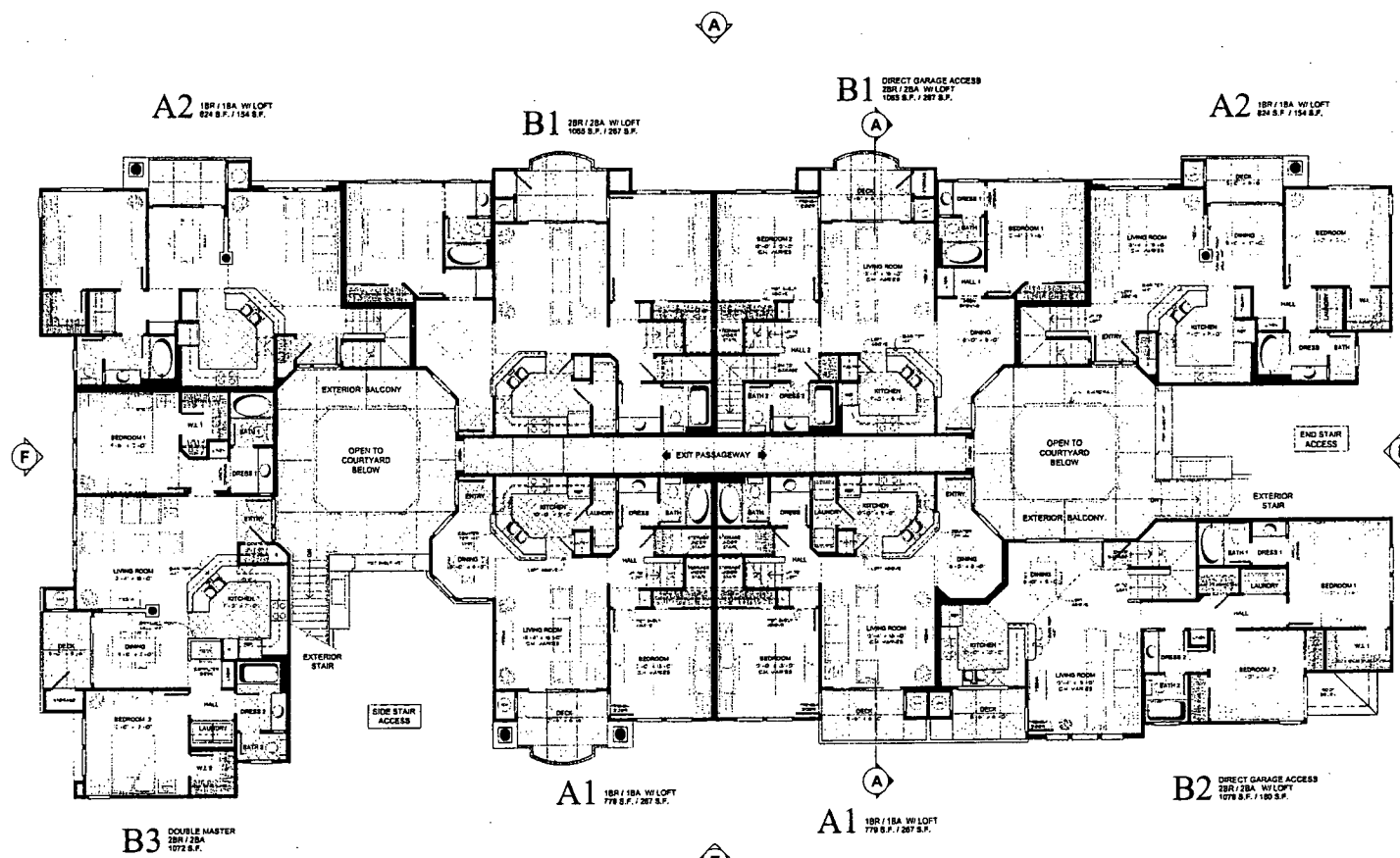
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Exhibit 11 - Building Type II - Floor Plans

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2ND FLOOR PLAN

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PACIFIC WEST COMMUNITIES

BUILDING TYPE II A6

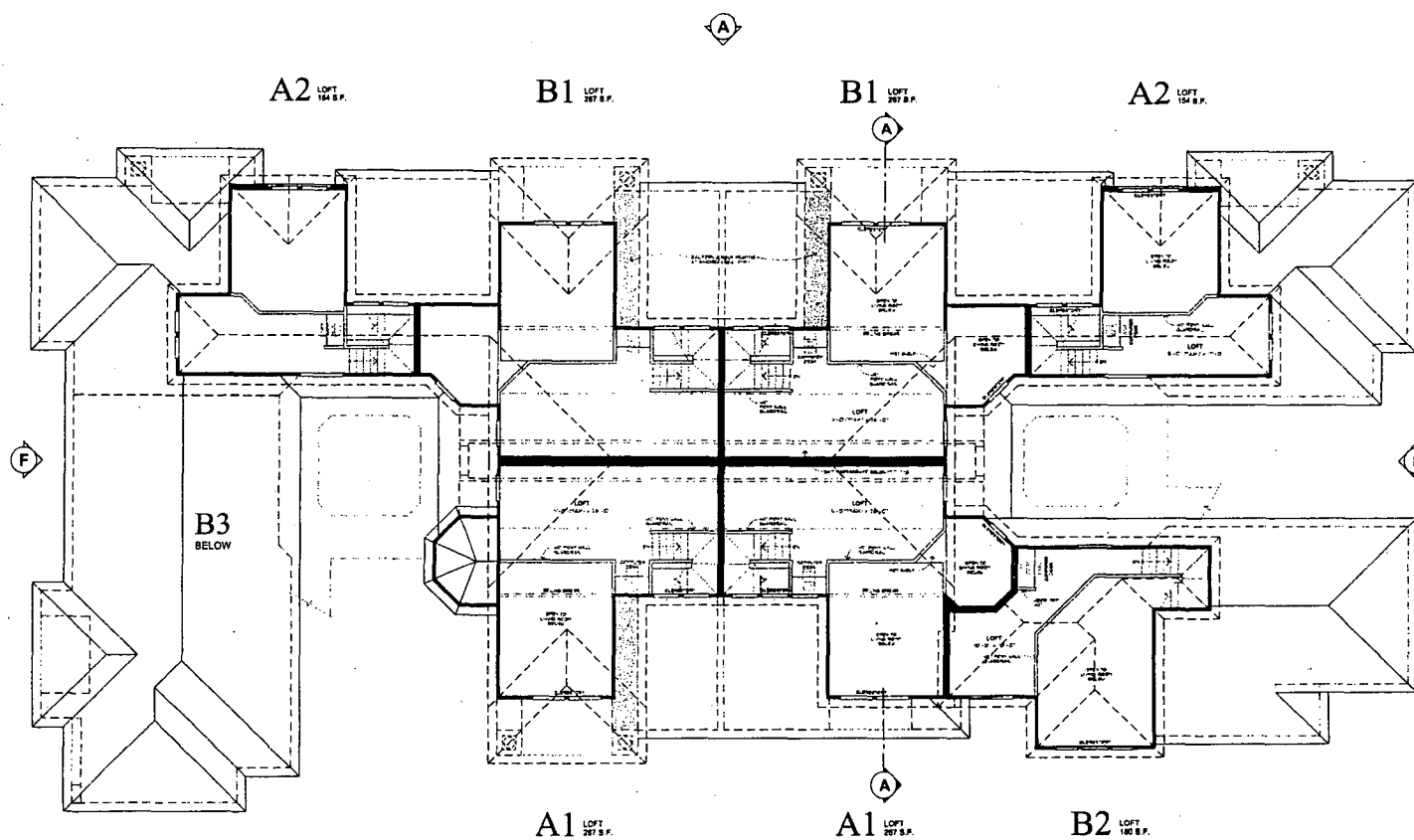
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LOFT FLOOR PLAN

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PACIFIC WEST COMMUNITIES

BUILDING TYPE II A7

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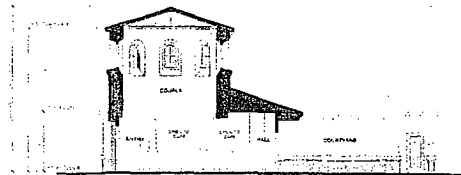
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MARCH 13, 2003

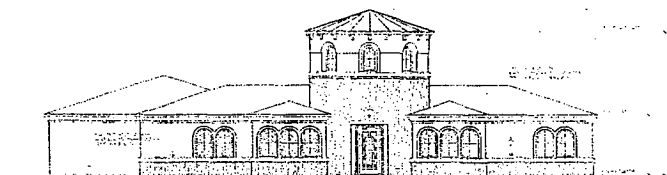
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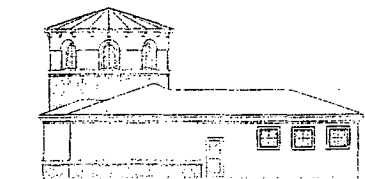
SECTION A



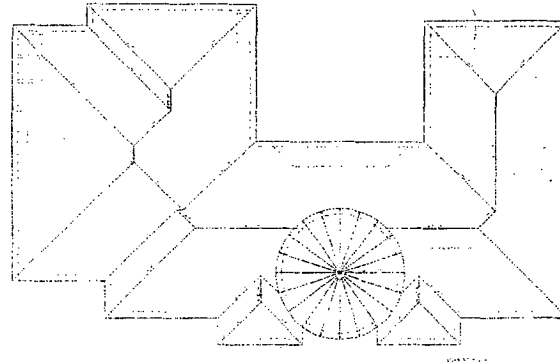
FRONT ELEVATION



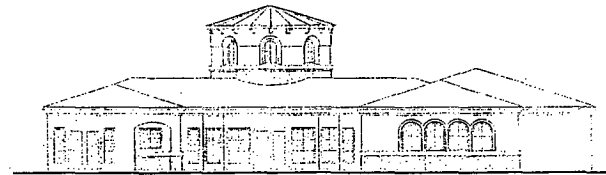
LEFT ELEVATION



RIGHT ELEVATION



ROOF PLAN



REAR ELEVATION

EXTERIOR ELEVATIONS



BELLAROSA SACRAMENTO, CA

PACIFIC WEST COMMUNITIES

± 3,800 S.F.
RECREATION - LEASING BUILDING

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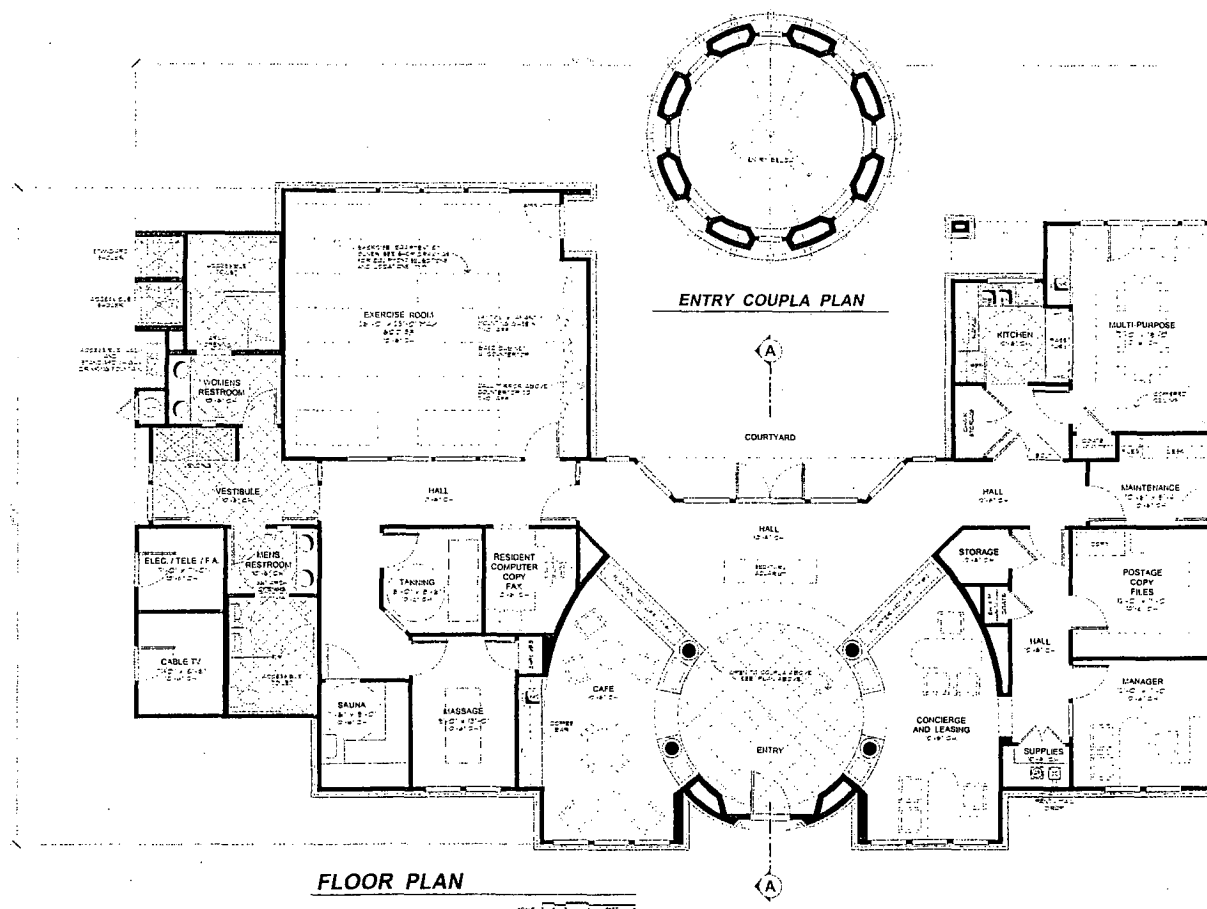
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Exhibit 1 J - Recreation/Leasing Building - Elevations

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PACIFIC WEST COMMUNITIES

± 3,800 S.F.
RECREATION - LEASING BUILDING

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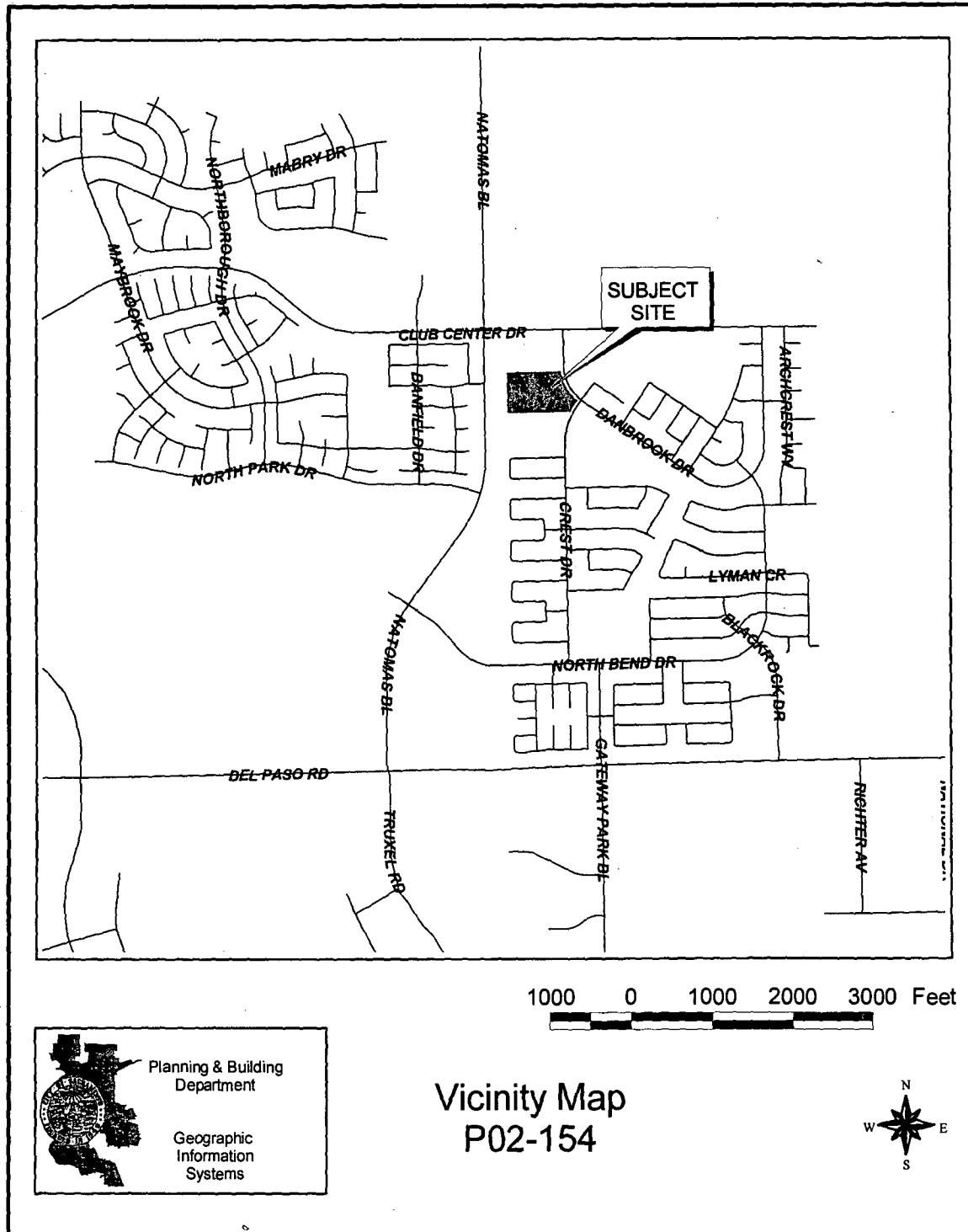
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Exhibit 1K - Recreation/Leasing Building - Floor Plan

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Attachment 2 - Vicinity Map



Attachment 3 - Land Use & Zoning Map

