ADDENDUM TO AN ADOPTED ENVIRONMENTAL IMPACT REPORT

The City of Sacramento, California, a municipal corporation, does hereby prepare, make declare, and publish the Addendum to an adopted Environmental Impact Report for the following described project:

**Medley Apartments Perimeter Fencing (DR23-014)**

The proposed project consists of the following entitlement approvals:

- **Site Plan and Design Review** for the construction and installation of 6-feet Tubular Steel Fencing around the perimeter of the approved Medley Apartments (P18-070).

The City of Sacramento, Community Development Department, has reviewed the proposed project and on the basis of the whole record before it, has determined that there is no substantial evidence that the project, as identified in this Addendum, would have a significant effect on the environment beyond that which was evaluated in the mitigated negative declaration (MND) for the Medley Apartments Project (P18-070). A Subsequent MND is not required pursuant to the California Environmental Quality Act of 1970 (Sections 21000, et. Seq., Public Resources Code of the State of California).

This Addendum to an adopted MND has been prepared pursuant to Title 14, Section 15164 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

A copy of this document, the Medley Apartments (P18-070) MND, and all supportive documentation may be reviewed or obtained at the City of Sacramento, Community Development Department, Planning Division, 300 Richards Boulevard, Sacramento, California 95811 and is available online at [https://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports](https://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports)

Date: ___________________________ By: ___________________________

Scott Johnson, Senior Planner
File Number/Project Name: Medley Apartments Perimeter Fencing (DR23-014)

Project Location: 4170 East Commerce Way, Sacramento. (APNs 225-2210-011 and -012)


Background: On June 13, 2019 the City Planning and Design Commission adopted a mitigated negative declaration (MND) and approved the project entitlements for the Medley Apartments Project (P18-070). The project included approval of a Planned Unit Development (PUD) Schematic Plan Amendment to the Arena Corporate Center PUD to designate the site for multi-family residential; a Conditional Use Permit (CUP) to exceed the allowable acreage devoted to residential uses within an individual PUD in the Employment Center and Arena Corporate Center PUD (EC-40-PUD) zone; and Site Plan and Design Review (SPDR) to construct a 160-unit apartment complex with clubhouse on approximately 6.42 acres in the EC-40-PUD zone.

Project Description: The proposed project consists of Site Plan and Design Review for the construction and installation of 6-foot tubular steel perimeter fencing with automated vehicle access gates, American with Disabilities Act (ADA) accessible gates with decorative arbor/trellis at the approved Medley Apartment Complex development.

Discussion

An Addendum to an adopted mitigated negative declaration (MND) may be prepared if only minor technical changes or additions are required, and none of the circumstances identified in CEQA Guidelines Section 15162 are present. The following identifies the standards set forth in section 15162 as they relate to the project.

1. No substantial changes are proposed in the project which would require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The MND describes the existing environmental conditions in the vicinity of the Medley Apartments project area, analyzes potential impacts on environmental resources due to the proposed development, and identifies mitigation measures that could avoid or reduce the magnitude of those significant impacts. The environmental resource topics evaluated in the MND include land use; population, employment, and housing; aesthetics/light and glare; air quality; biological resources; cultural resources; energy; geology and soils; global climate change; hazards and hazardous materials; hydrology and water quality; noise and vibration; public services; transportation and circulation; and utilities.

The adopted MND for the project described that no fencing would be constructed around the apartment complex. The developer is now seeking to install perimeter fencing for security purposes of the future residents. The installation of fencing at an apartment complex that is
currently in development would not result in any significant effects on the environment beyond what was previously evaluated and mitigated if applicable in the adopted MND. Potential impacts of the apartment project were identified, and mitigation measures were adopted to reduce impacts to a less-than-significant level. The proposed project would not result in new significant effects or substantially increase the severity of the previously identified effects. No changes to mitigation measures are required. If applicable, relevant mitigation measures identified for the original project would be implemented with the proposed development.

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

No changes have occurred with respect to circumstances under which the project is undertaken and no major revisions to the adopted MND are required.

The proposed project, consisting of the construction and installation of perimeter fencing would not require major revisions of the adopted MND due to the involvement of a new significant environmental effect or a substantial increase in the severity of previously identified significant effects.

3. **No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted as complete or adopted, shows any of the following:**

   a) The project will have one or more significant effects not discussed in the previous MND;
   
   b) Significant effects previously examined will be substantially more severe than shown in the previous MND
   
   c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative, or;
   
   d) Mitigation measures or alternatives which are considerable different from those analyzed in the previous would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Substantial changes are not proposed in the project evaluated in the MND; the development of the subject site is the same as the development described to occur in the adopted MND with the exception of the addition of perimeter fencing and associated gates. No substantial changes occurred that would require major revisions to the adopted MND for the purpose of providing adequate environmental review for the Medley Apartments Perimeter Fencing (DR23-014) project. The proposed project modifications would not result in any new information of substantial importance that would have new or more severe impacts from what was identified for the original project EIR.
Based on the above analysis, this Addendum to the previously adopted Mitigated Negative Declaration for the project has been prepared.

Attachments:

A) Vicinity Exhibit  
B) Site Plan showing the new perimeter fencing  
C) Planning and Design Commission Record of Decision for the Medley Apartments Project (P18-070) Approved 6-13-19.
Attachment A – Vicinity Exhibit
LEGEND

Project Site

Sleep Train Apartments Project
Sacramento County, California
LSA Project No. BLU1806
Project Vicinity
Preliminary Perimeter Fence Plan

6'-0" TUBULAR STEEL FENCE, WITH ADA ACCESSIBLE GATES WITH SECURE ACCESS.

COMMUNITY GARDEN AREA
COMMUNITY GARDEN HOURS OF OPERATION AND INFO SIGN, CIRCULAR ENTRY BENCH

EAST COMMERCE WAY
6'-0" TUBULAR STEEL FENCE, WITH ADA ACCESSIBLE PEDESTRIAN GATES WITH SECURE ACCESS.

ADA GATE WITH DECORATIVE ARBOR/TRELLIS

GATED ACCESS FOR BUILDING 1, NO FENCE ALONG FRONTAGE AT BUILDING 1.

6'-0" TUBULAR STEEL FENCE AND AUTOMATED VEHICLE ACCESS GATES

SPORTS PARKWAY

6'-0" TUBULAR STEEL FENCE, MIN. 2'-0" AWAY FROM BACK OF SIDEWALK.

GATED ACCESS FOR BUILDING 1, NO FENCE ALONG FRONTAGE AT BUILDING 1.

COMMUNITY GARDEN AREA
COMMUNITY GARDEN HOURS OF OPERATION AND INFO SIGN, CIRCULAR ENTRY BENCH

EAST COMMERCE WAY
6'-0" TUBULAR STEEL FENCE, WITH ADA ACCESSIBLE PEDESTRIAN GATES WITH SECURE ACCESS.

ADA GATE WITH DECORATIVE ARBOR/TRELLIS

GATED ACCESS FOR BUILDING 1, NO FENCE ALONG FRONTAGE AT BUILDING 1.

COMMUNITY GARDEN AREA
COMMUNITY GARDEN HOURS OF OPERATION AND INFO SIGN, CIRCULAR ENTRY BENCH

EAST COMMERCE WAY
6'-0" TUBULAR STEEL FENCE, WITH ADA ACCESSIBLE PEDESTRIAN GATES WITH SECURE ACCESS.

ADA GATE WITH DECORATIVE ARBOR/TRELLIS

GATED ACCESS FOR BUILDING 1, NO FENCE ALONG FRONTAGE AT BUILDING 1.

COMMUNITY GARDEN AREA
COMMUNITY GARDEN HOURS OF OPERATION AND INFO SIGN, CIRCULAR ENTRY BENCH

EAST COMMERCE WAY
6'-0" TUBULAR STEEL FENCE, WITH ADA ACCESSIBLE PEDESTRIAN GATES WITH SECURE ACCESS.

ADA GATE WITH DECORATIVE ARBOR/TRELLIS

GATED ACCESS FOR BUILDING 1, NO FENCE ALONG FRONTAGE AT BUILDING 1.

COMMUNITY GARDEN AREA
COMMUNITY GARDEN HOURS OF OPERATION AND INFO SIGN, CIRCULAR ENTRY BENCH

EAST COMMERCE WAY
6'-0" TUBULAR STEEL FENCE, WITH ADA ACCESSIBLE PEDESTRIAN GATES WITH SECURE ACCESS.

ADA GATE WITH DECORATIVE ARBOR/TRELLIS

GATED ACCESS FOR BUILDING 1, NO FENCE ALONG FRONTAGE AT BUILDING 1.

COMMUNITY GARDEN AREA
COMMUNITY GARDEN HOURS OF OPERATION AND INFO SIGN, CIRCULAR ENTRY BENCH

EAST COMMERCE WAY
6'-0" TUBULAR STEEL FENCE, WITH ADA ACCESSIBLE PEDESTRIAN GATES WITH SECURE ACCESS.

ADA GATE WITH DECORATIVE ARBOR/TRELLIS

GATED ACCESS FOR BUILDING 1, NO FENCE ALONG FRONTAGE AT BUILDING 1.

COMMUNITY GARDEN AREA
COMMUNITY GARDEN HOURS OF OPERATION AND INFO SIGN, CIRCULAR ENTRY BENCH

EAST COMMERCE WAY
6'-0" TUBULAR STEEL FENCE, WITH ADA ACCESSIBLE PEDESTRIAN GATES WITH SECURE ACCESS.

ADA GATE WITH DECORATIVE ARBOR/TRELLIS

GATED ACCESS FOR BUILDING 1, NO FENCE ALONG FRONTAGE AT BUILDING 1.

COMMUNITY GARDEN AREA
COMMUNITY GARDEN HOURS OF OPERATION AND INFO SIGN, CIRCULAR ENTRY BENCH

EAST COMMERCE WAY
6'-0" TUBULAR STEEL FENCE, WITH ADA ACCESSIBLE PEDESTRIAN GATES WITH SECURE ACCESS.

ADA GATE WITH DECORATIVE ARBOR/TRELLIS

GATED ACCESS FOR BUILDING 1, NO FENCE ALONG FRONTAGE AT BUILDING 1.

COMMUNITY GARDEN AREA
COMMUNITY GARDEN HOURS OF OPERATION AND INFO SIGN, CIRCULAR ENTRY BENCH

EAST COMMERCE WAY
6'-0" TUBULAR STEEL FENCE, WITH ADA ACCESSIBLE PEDESTRIAN GATES WITH SECURE ACCESS.

ADA GATE WITH DECORATIVE ARBOR/TRELLIS

GATED ACCESS FOR BUILDING 1, NO FENCE ALONG FRONTAGE AT BUILDING 1.

COMMUNITY GARDEN AREA
COMMUNITY GARDEN HOURS OF OPERATION AND INFO SIGN, CIRCULAR ENTRY BENCH

EAST COMMERCE WAY
6'-0" TUBULAR STEEL FENCE, WITH ADA ACCESSIBLE PEDESTRIAN GATES WITH SECURE ACCESS.

ADA GATE WITH DECORATIVE ARBOR/TRELLIS

GATED ACCESS FOR BUILDING 1, NO FENCE ALONG FRONTAGE AT BUILDING 1.
ADJUSTED PATHWAY WITH PLANTING BUFFER

6' TUBULAR STEEL FENCE, AND ADA ACCESSIBLE GATE.

VEHICLE GATES

6' 0" TUBULAR STEEL FENCE

ADA ACCESSIBLE GATE

COMMUNITY GARDEN AREA

COMMUNITY GARDEN INFORMATION AND HOURS OF OPERATION SIGN.

CIRCULAR ENTRY WALK WITH BENCHES

RELOCATED BIKE RACKS WITH DECOMPOSED GRANITE AREA.

ADA ACCESSIBLE GATE

6' TUBULAR STEEL FENCE

GARDEN TOOL BOX AND COMPOST BINS.

SLEEP TRAIN ARENA

6'-0" TUBULAR STEEL FENCE

GARDEN TOOL BOX AND COMPOST BINS.

ADA ACCESSIBLE GATE

COMMUNITY GARDEN AREA

COMMUNITY GARDEN INFORMATION AND HOURS OF OPERATION SIGN.

CIRCULAR ENTRY WALK WITH BENCHES
PERIMETER FENCE ENLARGEMENT - ALONG SPORTS PARKWAY

MAY 2023

LANDSCAPE ARCHITECTURE
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.938.7436

SLEEP TRAIN ARENA
SPORTS PARKWAY

PROPOSED 6'-0" TUBULAR STEEL FENCE TO BE LOCATED MINIMUM 2'-0" AWAY FROM BACK OF SIDEWALK.

SHRUBS AND GROUNDCOVER PER LANDSCAPE CONSTRUCTION DOCUMENTS

ADJUSTED WALK TO ACCOMMODATE ACCESS GATE.

ADA GATE WITH DECORATIVE ARBOR/TRELLIS.

BLDG 1

BLDG 2

BLDG 3

ADA GATE WITH DECORATIVE ARBOR/TRELLIS.

TUBULAR STEEL GATE
WITH METAL ARBOR

TUBULAR STEEL GATE
WITH METAL TRELLIS

CONCRETE FOOTING

BLUE MOUNTAIN COMMUNITIES
Sacramento, California

Perimeter Fence Enlargement - Along Sports Parkway
SU-30 TURNAROUND EXHIBIT
MEDLEY APARTMENTS
4170 EAST COMMERCE WAY
SACRAMENTO, CA

SU-30 - Single Unit Truck
Overall Length 30.000ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.367ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Max Steering Angle (Virtual) 31.80°

SCALE 1"=20'
DATE: 5/3/2023
SCALE: 1"=20'
DRAWN BY: WY
February 7, 2020: The applicant requested revisions to the site layout and architecture of the club house, including new fencing surrounding the club house. The Urban Design Manager has reviewed the proposed changes and has accepted them. The last four pages (Pg. 62-65) of this ROD include the new layout and elevations for the club house.

CITY OF SACRAMENTO
PLANNING AND DESIGN COMMISSION
RECORD OF DECISION
300 Richards Boulevard, Sacramento, CA 95811

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Medley Apartments</th>
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<tbody>
<tr>
<td>Project Number:</td>
<td>P18-070</td>
</tr>
<tr>
<td>Project Location:</td>
<td>4170 East Commerce Way, Sacramento, CA 95834</td>
</tr>
<tr>
<td>Assessor's Parcel No.:</td>
<td>225-2210-011; -012</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Carlos Yanez, Blue Mountain Communities</td>
</tr>
<tr>
<td>Action Status:</td>
<td>Approved with Conditions</td>
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<tr>
<td>Action Date:</td>
<td>06/13/2019</td>
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**REQUESTED ENTITLEMENT(S):**

A. Environmental Determination: Mitigated Negative Declaration (MND) and Mitigation Monitoring Plan (MMP)

B. Planned Unit Development Schematic Plan Amendment to the Arena Corporate Center PUD to designate the site for multi-family residential.

C. Conditional Use Permit to exceed allowed acreage devoted to residential uses within an individual Planned Unit Development in the Employment Center and Arena Corporate Center Planned Unit Development (EC-40-PUD) zone;

D. Site Plan and Design Review to construct a 160-unit apartment complex in eight, three-story buildings with a clubhouse on approximately 6.42 acres in the Employment Center and Arena Corporate Center Planned Unit Development (EC-40-PUD) zone.

**ACTIONS TAKEN:** On June 13, 2019 the Planning and Design Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:
Approved entitlements (A) through (D) above with conditions.

Action certified by: [Signature]

Bruce Monighan, Urban Design Manager

Sent to Applicant: 06/14/2019 By: [Signature]

Garrett Norman, Associate Planner

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

CONDITIONAL USE PERMIT: A use for which a Conditional Use Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Conditional Use Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

SITE PLAN AND DESIGN REVIEW: Any site plan and design review shall expire at the end of three years unless a building permit is obtained within the site plan and design review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Planning and Design Commission decision of this item to the City Council must be filed at 300 Richards Boulevard, 3rd Floor, within 10 calendar days of this meeting, or before Monday, June 24, 2019. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.
RESOLUTION NO. P18-070

Adopted by the Sacramento Planning and Design Commission

June 13, 2019

AMENDING THE ARENA CORPORATE CENTER
PLANNED UNIT DEVELOPMENT (PUD) SCHEMATIC PLAN TO DESIGNATE
MULTI-FAMILY RESIDENTIAL ON THE SUBJECT SITE
(4170 EAST COMMERCE WAY, SACRAMENTO, CA 95834)
(P18-070)

BACKGROUND

On June 13, 2019, the Planning and Design Commission considered the PUD Schematic Plan Amendment, attached as Exhibit A, to designate for multi-family residential.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE PLANNING AND DESIGN COMMISSION RESOLVES AS FOLLOWS:

Section 1. The Planning and Design Commission approves the schematic plan amendment to the Arena Corporate Center PUD Schematic Plan, attached as Exhibit A, based on the following findings of fact:

1. The amendments are consistent with the Urban Center High land use designation because the amendment is consistent with the intended vision to create concentrations of residential and employment uses cluster to public transit. The proposed use is also consistent with the zoning regulations of the Employment Center and Arena Corporate Center (EC-65-PUD) zone. The amendment is also consistent with the goals, polices, and other provisions of the general plan by supporting the PUD Schematic Plan Amendment that facilitates infill development on underutilized property within an urbanized area close to transit and interstate roadways;

2. The amendment promotes the public health, safety, convenience and welfare of the city by supporting the viability of businesses in the area and will support the nearby employment sectors;

3. The underlying zoning classification of the parcel, which is Employment Center (EC-65), is consistent with the amendment in that the amendments to accommodate the proposed uses are consistent with the purpose and intent of the Employment Center zone by providing residential near large employment generating uses to create a live-work environment.
Section 2. Arena Corporate Center PUD Schematic Plan is amended as shown in Exhibit A.

Attachment

Exhibit A: Arena Corporate Center PUD Schematic Plan Amendment (1 page).
Proposed Findings of Fact and Conditions of Approval
Medley Apartments (P18-070)
4170 East Commerce Way, Sacramento, CA 95834

Findings of Fact

A. Environmental Determination: Mitigated Negative Declaration and Mitigation Monitoring Plan

1. The Planning and Design Commission of the City of Sacramento finds as follows:

   The Project initial study determined, based on substantial evidence, that the Project is an anticipated subsequent project identified and described in the 2035 General Plan Master EIR; that the Project is consistent with the 2035 General Plan land use designation and the permissible densities and intensities of use for the project site; that the discussions of cumulative impacts, growth inducing impacts, and irreversible significant effects in the Master EIR are adequate for the Project; and that the Project would have additional potentially significant environmental effects not previously examined in the Master EIR. Mitigation measures from the Master EIR were applied to the Project as appropriate, and revisions to the Project made by or agreed to by the Project applicant before the proposed mitigated negative declaration and initial study were released for public review were determined by City’s Environmental Planning Services to avoid or reduce the potentially significant effects to a less than significant level, and, therefore, there was no substantial evidence that the Project as revised and conditioned may have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the Project was then completed, noticed and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows:

   a. On May 3, 2019 a Notice of Intent to Adopt the MND (NOI) dated April 26, 2019 was circulated for public comments for 20 days. The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed project and to other interested parties and agencies, including property owners within 500 feet of the boundaries of the proposed project and occupants within and adjacent to the project site. The comments of such persons and agencies were sought.

   b. On May 3, 2019 the NOI was published in the Sacramento Bulletin, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.
c. After the close of the public comment period, information was added to the MND consisting of clarification and text edits including corrections of information regarding utilities jurisdiction and facilities, the comments on the draft MND along with responses. Based upon the comments received and some clarifications from Staff, minor revisions have been made, but there are no significant modifications required to the MND. The revisions, pursuant to CEQA Guidelines Section 15073.5 to the MND consist of clarifications and insignificant modifications and do not require recirculation.

2. The Planning and Design Commission has reviewed and considered the information contained in the MND, including the initial study, revisions, and conditions incorporated into the Project, and the comments received during the public review process and the hearing on the Project. The Planning and Design Commission has determined that the MND constitutes an adequate, accurate, objective and complete review of the environmental effects of the proposed project.

3. Based on its review of the MND and on the basis of the whole record, the Planning and Design Commission finds that the MND reflects the Planning and Design Commission’s independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.

4. The Planning and Design Commission adopts the MND for the Project.

5. Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15074, and in support of its approval of the Project, the Planning and Design Commission adopts the Mitigation Monitoring Plan to require all reasonably feasible mitigation measures, including mitigation measures from the Master EIR as appropriate, be implemented by means of Project conditions, agreements, or other measures, as set forth in the Mitigation Monitoring Plan.

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

7. The documents and other materials that constitute the record of proceedings upon which the Planning and Design Commission has based its decision are located in the City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Boulevard,
Sacramento, CA 95811-0218. The custodian of these documents and other materials is the City of Sacramento Planning Director.

B. Planned Unit Development Schematic Plan Amendment by Resolution (separate document)

C. Conditional Use Permit

Conditional Use Permit to exceed allowed acreage devoted to residential uses within an individual Planned Unit Development in the Employment Center and Arena Corporate Center Planned Unit Development (EC-40-PUD) zone is approved based on the following findings:

1. The proposed use and its operating characteristics are consistent with the general plan. The proposed project is consistent with the General Plan Land Use Designation of Urban Center High because it meets density requirements; develops a vacant, underutilized parcel within the City limits with multi-family residential that supports neighboring commercial, office, and public transportation services; supports jobs housing balance by providing residential units near existing and future office uses; and offers quality design and is well integrated into the surrounding areas.

2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the zoning district in which it is located, and of all other provisions of this title and this code. The project as proposed complies with the relative development standards of Employment Center-40 zoning district and the Arena Corporate Center Planned Unit Development. Staff finds that the buildings adequately address setbacks, lot coverage, landscaping, and pedestrian connectivity. Furthermore, the project is conditioned to ensure operations are adequately managed for this site such as maintenance of the dog park, community garden and communal open spaces.

3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public and private services and utilities, in that the project will have a main point of vehicular ingress/egress from Sleep Train Arena main entrance, which is access by East Commerce Way. The project will manage its stormwater through appropriate grading and paving and will be served by the required public and private utilities needed to ensure proper operation of the use.

4. The proposed use and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance. The subject site is designed to accommodate a multi-family development by providing adequately sized
roadways and utility infrastructure. Additionally, the design, building placement, and site improvements will provide a positive contribution to the area by activating this portion of East Commerce Way. Lastly, the project has been conditioned to ensure a long-lasting operation that will function harmoniously with the surrounding uses, including the requirement to keep the site premises free of litter and debris.

Additional Conditional Use Permit Findings per Planning and Development Code Section 17.216.420.2.b.ii

5. The proposed increase in residential use is compatible with adjacent uses in the PUD as well as with adjacent uses within contiguous PUD. There are a variety of uses around the subject site, which includes a 201-unit, two-story condominium development that was entitled in 2003 to the north. South of the subject site is a partially developed clustered office development that contains six detached, one-story buildings. This site is also adjacent to the former Sacramento King’s Arena that is currently unoccupied. The City has a pending application for entitlements with a request to develop with a mix of residential and commercial uses on this site. West of the proposed site is the Centene, a 1.25 million square foot office building. Additional commercial services and clustered office development are intermittently dispersed along the arterial corridors of Truxel Road, Del Paso Road, Arena Boulevard, and East Commerce Way. To conclude, an apartment complex would be a complimentary addition in this location because it will support the myriad of consumer business and office development in the area.

6. The residential use has a component of mixed use or conjunctive use within the residential project to serve the residents and nearby workers or provides a component of affordable housing. In order to meet this finding, the applicant has decided to provide a publicly accessible open space area that includes a community garden on their site as a conjunctive use. This area, including the community garden will be owned, operated/managed, and maintained by the apartment complex, but it will remain available for public use. The garden is strategically located at the northwest corner of the site, with pedestrian access from East Commerce Way. Furthermore, the community garden and apartment complex will not be fenced, therefore making it feel more available to the public. The only fencing on the project is limited to around the pool.

7. The proposed increase in residential use will improve the balance of jobs and housing as provided in the Community Plan. The under construction Centene project directly west of this project site is comprised of 1.25 million square feet of office space and is expected to employ over 5,000 people. This multi-family residential project will improve the balance between
residential and jobs by providing quality housing opportunities close to a large employer.

8. The proposed increase in residential use will not result in an over-concentration of multi-unit dwelling projects in the area; While no definition or standard has been codified or adopted, staff feels this project will not result in an over-concentration for the following reasons: The area is in a community identified to accommodate a live/work environment by creating a jobs-housing balance with integrated commercial and retail development for services, where residents can easily access everyday needs. The site is within close proximity to a future light rail station and increased residential density will help in supporting ridership on the light rail. The site is directly across from the large employment generating Centene project in which this more residential development could house employees. The site is also close to Vibra Acute Rehabilitation Center and several mid-sized office development.

9. The project meets the Community Plan factors used to gauge the appropriateness of residential uses in an EC-PUD. The project is consistent with many policies of the North Natomas Community Plan. Specifically, the project implements a high-quality housing project that diversifies housing choice by providing an executive rental complex adjacent to a home-ownership condominium project. (NN LU 1.9). Furthermore, the site is close to a proposed light rail transit station, in which the Community Plan encourages higher density (NN.LU 1.8 & NN.LU 1.10).

10. The total amount of acreage devoted to residential uses within this geographic area does not exceed 25%. There are approximately 360-acres in this defined geographic area. This acreage excludes the ±183-acre Arena site. Currently, within these geographic bounds, there is approximately 21-percent of land (77.3-acres), including the subject site, devoted to residential development. Devoted residential development includes entitled and constructed and based on this information, there is a remaining 4-percent of land remaining that may be occupied with residential uses.

D. Site Plan and Design Review for the construction of a 160-unit apartment complex in eight, three-story buildings with a clubhouse on approximately 6.42 acres in the Employment Center and Arena Corporate Planned Unit Development (EC-40-PUD) zone is approved based on the following findings:

1. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan Land Use Designation of Urban Center High and its Goals and Policies because it develops a vacant, underutilized parcel within the City limits with multi-family residential that
supports neighboring commercial, office, and public transportation services. Furthermore, the proposed project incorporates enhanced design characteristics by improving the streetscape with a well landscaped corridor. There is no specific plan or transit village plan associated with this project.

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards or, if deviations from design guidelines or development standards are approved, the proposed development is consistent with the purpose and intent of the applicable design guidelines and development standards. The proposed buildings adequately address the parcels in terms of setbacks, lot coverage, and landscaping. The apartment complex will also not exceed three stories in height and the buildings are sited adjacent to the streets, adding a character and spatial definition to the public realm. The site design provides several open space amenities that are both active and passive. Specifically, the project provides a private dog-park for its residences and a public community garden for surrounding residents. Passive areas include well landscaped open space turf nodes with benches and BBQs. Furthermore, the project has been designed to provide enhanced access for bicyclists and pedestrians in the form of pedestrian gates, enhanced paving, and providing more bicycle parking than required by City Code.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards in that the proposed project provides onsite and offsite improvements to sufficiently serve the project and its users with appropriate stormwater management, public and private utility infrastructure, and parking and landscaping improvements.

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the surrounding neighborhood is a mix of multi-family residential, commercial, and office uses. The proposed design utilizes a similar material and color pallets from nearby buildings ensuring a compatible architectural design, while also creating a distinctive sense of place for the new project. The onsite improvements will enhance the existing streetscape creating uniformity with adjacent development.

5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged. The project meets the 50-percent shade requirement which helps shade the buildings and heat absorbent surfaces such as asphalt, ultimately reducing the urban heat island effect, which translates to reduced energy consumption needed to condition or cool
the interior of the building. Glazing is provided to help for solar heat gain in the winter months, while the landscaping and building overhangs help shade glazing in the summer months for cooling effects.

6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the project is part of larger master-planned area that provides a variety of land uses such as retail, commercial, office, and residential in which the proposed apartment complex use will help support those uses by increasing the local population by adding additional residential uses. Lastly, the project has been conditioned to ensure a long-lasting operation that will function harmoniously with the surrounding uses.

D. **200-Year Flood Protection Finding Consistent with State Law (SB 5) and Planning and Development Code Section 17.810:**

1. The project site is within an area for which the local flood management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood protection system that will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood hazard zone, intended to be protected by the system, as demonstrated by the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer’s report accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2018 Adequate Progress Annual Report accepted by City Council Resolution No. 2018-0445 on November 20, 2018.

**Conditions of Approval**

C. **Conditional Use Permit** Conditional Use Permit to exceed allowed acreage devoted to residential uses within an individual Planned Unit Development in the Employment Center and Arena Corporate Center Planned Unit Development (EC-40-PUD) zone is approved based on the following conditions:

**PLANNING**

C1. A property manager shall reside on-site and shall operate the property consistent with the requirements in Planning and Development Code section 17.228.117.

C2. The owner or operator shall conduct periodic inspections, not less than monthly, of the exterior of all buildings, trash enclosures, and recreation facilities (SCC 17.228.117).
C3. The owner or operator shall establish and conduct a regular program of routine maintenance for the property. The program shall include common areas and scheduled repainting, replanting, and other similar activities that typically require attention at periodic intervals but not necessarily continuously. The owner or operator shall repaint or retreat all painted or treated areas at least once every eight years, provided that the planning director may approve less frequent repainting or retreatment upon a determination that less frequent treatment is appropriate, given the nature of the materials used or other factors. The program is subject to review and approval by the planning director (SCC 17.228.117).

C4. The owner or operator shall maintain landscaping and irrigation in a healthy and serviceable condition (SCC 17.228.117).

C5. The owner or operator shall indicate and maintain all locations of parking stalls for disabled access and strictly enforce applicable rules (SCC 17.228.117).

C6. The premises shall be maintained and free of litter and debris.

C7. All balconies shall be free of storage, including bicycles.

C8. The publicly accessible open space area as shown in Exhibit F, which includes the community garden, shall be maintained, operated, and managed by the apartment complex. The open space area shall be available for public use as required by Planning and Development Code Section 17.216.420.2.b.ii(b). Any modification to the site may require a modification to the conditional use permit.

C9. The dog park shall be maintained, operated, and managed by the apartment complex.

C10. This project is within the Natomas Basin Habitat Conservation Plan area. The project applicant/developer shall complete the pre-construction surveys for potential special-status species not less than 30 days or more than 6 months prior to construction activities in accordance with the 2003 NBHCP. The pre-construction survey shall be conducted by a qualified biologist, botanist, or related expert and will be reviewed by EPS, CDFW, USFWS, and the Natomas Basin Conservancy.

C11. The applicant shall comply with the approved Mitigation Monitoring Plan developed for this project (P18-070).


C13. North Natomas Drainage Fees: The North Natomas planning area development
drainage fees are required for this development. These drainage fees shall be paid for the property on which a development project is proposed prior to issuance of building permits. Contact Public Improvement Financing staff with any questions regarding timing and payment of applicable North Natomas Planning Area development drainage fees (916-808-1440).

C14. The applicant shall dedicate a pedestrian easement on the southerly sidewalk to convey public pedestrian access from East Commerce Way to Sports Parkway.

PUBLIC WORKS

C15. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.020 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property along East Commerce Way per City standards and to the satisfaction of the Department of Public Works.

C16. Dedicate sufficient right of way and construct a 5-foot bike lane adjacent to the existing right turn lane along East Commerce Way per City standards and to the satisfaction of the Department of Public Works. The applicant shall stripe the continuation of the existing on-street bike lane along East Commerce Way per City standards up to the intersection with the Arena Main Entrance to the satisfaction of the Department of Public Works. If the applicant’s proposal is to utilize any existing pavement width from the existing dual left turn lanes to accommodate the required 5-foot bike lane, then the applicant shall demonstrate that they can meet the required roadway transitions per the California MUTCD to the satisfaction of the Department of Public Works.

C17. Dedicate a pedestrian easement and construct full frontage improvements along Sleep Train Arena Entrance and Sports Parkway. The improvements shall be consistent with the cross sections shown on the approved site plan to the satisfaction of the Department of Public Works.

C18. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works.

C19. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
C20. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.

C21. The proposed EVA access through the shared drive with the adjacent parcel to the east shall be equipped with a locking mechanism acceptable to the Police and Fire Departments.

C22. The minimum throat distance for all site driveways shall be 90' (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).

C23. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards at the:
   a. North-East corner of East Commerce Way and Sleep Train Arena Entrance
   b. North-west corner of East Commerce Way and Shared private drive with adjacent parcel.

C24. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.

C25. All proposed monument signs shall be placed a minimum of 10-feet behind any right of way per City Code to the satisfaction of the Department of Public Works.

C26. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

D. Site Plan and Design Review for the construction of a 160-unit apartment complex in eight, three-story buildings with a clubhouse on approximately 6.42 acres in the Employment Center and Arena Corporate Planned Unit Development (EC-40-PUD) zone is approved based on the following conditions:

PLANNING

D1. Development of the site shall be in compliance with the approved plans. Any modification(s) to the project shall be subject to additional planning review and may require subsequent entitlements prior to issuance of building permits.
D2. The applicant shall obtain all necessary building and encroachment permits prior to commencement of construction.

D3. All mechanical equipment shall be screened to prevent visibility from all street frontages.

D4. All site perimeter ornamental fencing shall be constructed as indicated on the approved plans.

D5. Enhanced paving shall be provided as indicated on approved plans. Enhanced paving shall also be provided for pedestrian paths that cross through the parking lot.

D6. Carport plans shall be provided with similar quality as indicated on the approved plans. All carports shall be designed to match the colors and materials of the project.

D7. Project lighting shall comply with all applicable Sacramento City Code lighting regulations. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Obtrusive industrial wall pack and shoe box lighting are not permitted. Lighting shall be designed to not produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.

D8. Glass or decorative perforated metal balcony railings shall be provided, as indicated on the approved plans.

D9. Decorative trellis shall be provided over the trash enclosure as shown on the approved plans.

D10. All signage is subject to a separate review and approval process.

D11. Location and number of short- and long-term bicycle parking shall be provided as indicated on the approved plans. The project shall provide a minimum of 33 long- and 17 short-term bicycle parking spaces.

D12. The project shall comply with the tree shading requirements for parking lots, prescribed in the Planning and Development Code section 17.612.040.

D13. Exterior building materials shall be provided as shown on the approved elevations and material and color board. Any change to materials shall be approved by the Urban Design Manager.

D14. The applicant shall dedicate a pedestrian easement on the southerly sidewalk to convey public pedestrian access from East Commerce Way to Sports Parkway.

FIRE
D15. A full and more comprehensive review will be completed at the time improvement plans are submitted with additional details not provided with this site plan design review.

DOU

D16. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by the Department of Utilities (DOU) Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.

D17. Common area landscaping shall have a separate street tap for a metered irrigation service.

D18. A drainage study will not be required for the project since the proposed development will be consistent with the existing North Natomas Drainage Plan Sheds 5 and 6 (Sump 15 and Sump 16), modified December 1997, for the project area. However, a project specific drainage study will be required. (Note: A maintenance agreement may be required for any proposed detention and Low Impact Development (LID) features. The project is located within both drainage sheds 5 and 6.)

D19. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.

D20. No more than 6,000 square feet is allowed to sheet drain over a public sidewalk. If the area is larger than 6,000 square feet, then an on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard specified in the DOU onsite manual.

D21. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

D22. If this project disturbs more than one acre of land, the project will be required to comply with the State’s “Construction General Permit”. To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State’s Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.

D23. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show
erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

D24. Post construction (permanent), stormwater quality source control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area served by an existing regional water quality control facility, therefore only source control, and Low Impact Development (LID) measures are required. Improvement plans must include the measures selected for the site. Refer to “Stormwater Quality Design Manual for the Sacramento Region (July 2018)” Chapter 4 for appropriate source control measures and chapter 5 for appropriate LID measures.

D25. This project is required to incorporate certified full capture trash control devices, please refer to Chapter 4 – Source Control in the “Stormwater Quality Design Manual for the Sacramento Region (July 2018)” for more details.

D26. A maintenance agreement is required for all on-site treatment control measures and on-site full capture trash control systems. Contact DOU for a list of accepted proprietary devices if considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls, on-site full capture trash control features and devices, and on-site water quality measures selected for the site. Refer to the latest edition of the “Stormwater Quality Design Manual for the Sacramento Region” for appropriate measures.

PUBLIC WORKS

D27. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.020 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property along East Commerce Way per City standards and to the satisfaction of the Department of Public Works.

D28. Dedicate sufficient right of way and construct a 5-foot bike lane adjacent to the existing right turn lane along East Commerce Way per City standards and to the satisfaction of the Department of Public Works. The applicant shall stripe the continuation of the existing on-street bike lane along East Commerce Way per City standards up to the intersection with the Arena Main Entrance to the satisfaction of the Department of Public Works. If the applicant’s proposal is to utilize any existing pavement width from the existing dual left turn lanes to accommodate the required 5-foot bike lane, then the applicant shall demonstrate
that they can meet the required roadway transitions per the California MUTCD to the satisfaction of the Department of Public Works.

D29. Dedicate a pedestrian easement and construct full frontage improvements along Sleep Train Arena Entrance and Sports Parkway. The improvements shall be consistent with the cross sections shown on the approved site plan to the satisfaction of the Department of Public Works.

D30. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works.

D31. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.

D32. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.

D33. The proposed EVA access through the shared drive with the adjacent parcel to the east shall be equipped with a locking mechanism acceptable to the Police and Fire Departments.

D34. The minimum throat distance for all site driveways shall be 90' (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).

D35. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards at the:

D36. North-East corner of East Commerce Way and Sleep Train Arena Entrance

D37. North-west corner of East Commerce Way and Shared private drive with adjacent parcel.

D38. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.

D39. All proposed monument signs shall be placed a minimum of 10-feet behind any right of way per City Code to the satisfaction of the Department of Public Works.

D40. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be
limited 3.5’ in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

PARKS AND RECREATION

D41. The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), annex the project into an existing parks maintenance district, form an endowment, or other means of mitigating the impact of the project on the park system to the satisfaction of the City Attorney’s Office. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Public Improvement Financing, Special Districts Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

POLICE

D42. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 80 or higher and a light loss factor of .95 or better. When choosing lamps, the applicant shall look for efficiency of 110 lumens per watt or better. All existing exterior fixtures shall be replaced with fixtures that meet this requirement.

D43. Light poles, if applicable, shall be no higher than 16’.

D44. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.

D45. Entry drives, drive aisles, parking and bicycle parking shall be illuminated to a maintained minimum of 1.5 foot candles per square foot of parking area at a 6:1 average to minimum ratio. For bicycle parking directly adjacent to residential windows, constant illumination can be maintained at a minimum of 1/3 foot candles per square foot of parking area at a 6:1 average to minimum ratio, with motion sensor activation to increase illumination to a minimum of 1.5 foot candles per square foot of parking area at a 6:1 average to minimum ratio.

D46. Exterior lighting distribution and fixtures shall be approved by the Sacramento Police Department CPTED Sergeant (or designee) prior to issuance of a building permit.

D47. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.
D48. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

D49. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance, eliminates hiding areas within the landscape, and provides for tenants and users a safer environment.

D50. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.

D51. If landscaping for screening is desired, this shall be accomplished by hostile vegetation such as holly.

D52. Pedestrian paths shall be a minimum of 6’ wide.

D53. Fences shall be of decorative tubular steel, no climb type and a minimum of 6’ in height.

D54. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.

D55. The VASS shall have the capabilities for allowing the Sacramento Police Department to access the system remotely to monitor the exterior and common areas of the premises, in real time. This shall only occur after a request is made by the Sacramento Police Department and property management, owner, or designee consents to such access. At any time, property management, owner, or designee may withdraw consent for access.

D56. Manager with access to VASS storage shall be able to respond to any activation within two hours.

D57. Cameras shall be day/night capable with a resolution of no less than two (2) megapixels and a minimum frame rate of 15 frames per second.

D58. Each driveway entrance and exit and each building entrance and exit shall be covered by a camera set at 100 pixels per foot or higher to capture license plates and faces.

D59. VASS shall be capable of exporting footage to common media in a standard viewing format and shall not require proprietary software for third party viewing.
D60. VASS shall be capable of storing no less than 30 days’ worth of activity.

D61. VASS shall provide comprehensive coverage of:
   • areas of ingress and egress
   • parking lot
   • coverage of all four (4) exterior sides of the property
   • adjacent public rights of way
   • common areas (e.g., community/study rooms, pool area, etc.)

D62. No more than 10 percent of the square footage of windows and clear doors for retail purposes (e.g., leasing office, clubhouse, etc.) shall be blocked by advertising, signs, shelves or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises from the exterior public sidewalk or entrance to the premises. All signs shall comply with the City Code.

D63. All dumpsters shall be kept locked or in locked enclosures.

D64. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.

D65. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.

D66. Property management shall be responsible for the daily removal of all litter from the site.

D67. Applicant shall install a “Knox Box” for police access to the exterior areas of the property after hours.

D68. Applicant shall install a “Knox Box” for police access to common areas on the premises, including, but not limited to the community room, pool area, etc.

D69. If common areas on the premises are accessible via electronic keypad, property management shall ensure law enforcement is updated with the current access code by contacting the Sacramento Police Department’s communications center at (916) 264-5471.

D70. Due to the size of the project and the number of residential units, the Sacramento Police Department strongly recommends the applicant, property management company or their designee to employee on-site security upon completion of the project no less than 12 hours a day (e.g., 6 p.m. to 6 a.m.).
REGIONAL SANITATION

D71. Regional San has the 48-inch Natomas Interceptor (Regional San Operating System N32) located within East Commerce Way; direct connections to this facility will not be allowed.

D72. Developing this property will require the payment of Regional San sewer impact fees (connection fees). Regional San sewer impact fees shall be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Sewer Fee Quote Desk at (916) 876-6104.

SASD

D73. Prior to the APPROVAL OF IMPROVEMENT PLANS: SASD Design Standards apply to any sewer construction and/or modification. Field modifications to new or existing precast manhole bases are not allowed.

D74. Prior to the APPROVAL OF IMPROVEMENT PLANS: SASD requires each building on each lot with a sewage source to have a separate connection to the SASD’s sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line.

D75. Prior to the ISSUANCE OF A BUILDING PERMIT: SASD and the Sacramento Regional County Sanitation District will require the payment of sewer impact fees in accordance with the District’s Ordinance. Fees are to be paid prior to the issuance of building permits. The applicant should contact Permit Services Unit at (916) 876-6100 for sewer impact fee information.

SMUD

D76. SMUD has existing underground 12 kV facilities along Sleep Train Arena Main Entrance Road, E. Commerce and the south border of the property line between E. Commerce and Sports Parkway that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

D77. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
D78. Any necessary future SMUD facilities located on the Applicant’s property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant’s property.

D79. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

D80. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.

D81. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

D82. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City’s IOD.

D83. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services

D84. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to East Commerce Way, Sleep Train Arena, and Sports Parkway street rights-of-ways.

D85. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.

D86. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

Advisory Notes:

DOU
ADV1. Water meters shall be located at the point of service, which is back of curb for separated sidewalks, or back of walk for continuous sidewalks.

ADV2. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.

ADV3. Beginning January 1, 2018 all new multi-family residential construction will require sub-metering of each residential unit pursuant to all requirements found in California Senate Bill 7 (SB7). These requirements at a minimum include installing sub meters, billing for water based on the sub meters, and long-term calibration and maintenance of the sub meter. The SB7 requirements are the responsibility of the property owner.

ADV4. The proposed project is located in the Special Flood Hazard Area (SFHA), designated as A99 zone Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). FEMA does not require elevating or flood proofing in A99 zone. City Code Chapter 15.104 Floodplain Management Regulations require that any new construction of and/or substantial improvement to any structure located in A99 zone requires a Hold Harmless Agreement regarding risk of flooding on property.

PARKS AND RECREATION

ADV5. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at $404,554. This project proposes a total of 160 Residential Units, with 56 units under 750 square feet, 0 units over 2,000 square feet, and the remaining units totaling 111,240 square feet. The PIF due on this project is based on the Remainder City Rate of $2.64 per square foot for residential projects, with a minimum rate of $1,980 for units under 750 square feet and a maximum of $5,278 for units over 2,000 square feet. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.


FIRE

ADV7. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 501.4
ADV8. Roads used for Fire Department access shall have an unobstructed width of not less than 20’ and unobstructed vertical clearance of 13'6” or more. CFC 503.2.1

ADV9. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

ADV10. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3

ADV11. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be record with the Public Recorders Office having jurisdiction and shall provide for the following:
   a. Provisions for the necessary repair and maintenance of the roadway surface
   b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20’)
   c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping
   d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems
   e. Unrestricted use of and access to the roadways covered by the agreements.
   f. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.
   g. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.

ADV12. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 507.4

ADV13. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C102.

ADV14. Note: Appendix C, Table C102.1 has been amended by the City of Sacramento so that the required number of hydrants is based on the required GPM of Table B105.1 before any allowed fire sprinkler reduction with modified spacing distances between hydrants.
ADV15. Provide appropriate Knox access for site. CFC Section 506

ADV16. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet or a change of use or occupancy that creates a greater fire or life safety hazard, and the floor area of that portion of the building, which is changed exceeds 3,599 square feet in area. CFC Fire Code Amendments 903.2 (2&4)

ADV17. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant and not more than 30 feet from a paved roadway. Hydrants shall be placed on the same side of the FDC so that access roads are not obstructed when making connections.

ADV18. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. The room shall contain all system control valves, fire alarm control panels and other fire equipment required by the Fire Code Official. Fire Control rooms shall be located within the building at a location approved by the Fire Code Official, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. Fire Control rooms shall not be less than 50 square feet for rooms without a fire pump and 200 square feet when a fire pump is present. CFC Amendments 901.4.7

POLICE

ADV19. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.

ADV20. During Construction: The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.

ADV21. During Construction: The location shall be monitored by security after normal construction hours during all phases of construction.

ADV22. During Construction: Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

REGIONAL SANITATION

ADV23. The Sacramento Area Sewer District (SASD) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the
SASD collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). SASD will respond via separate correspondence.

Exhibits:

Exhibit A: Mitigation Monitoring Plan
Exhibit B: Project Plans Cover Page
Exhibit C: Site Plan
Exhibit D: Elevations
Exhibit E: Floor Plans and Roof Plans
Exhibit F: Landscape Plans
Medley Apartments (P18-070)
Mitigation Monitoring Plan

Assembly Bill (AB) 3180 codified in Section 21081.6 of the California Public Resources Code (PRC), became effective January 1, 1989 and requires a Lead Agency to adopt a mitigation monitoring plan (MMP) when approving a project. The purpose of the plan is to ensure that when an environmental document, such as an Initial Study/Mitigated Negative Declaration, identifies measures to reduce adverse environmental impacts to less-than-significant levels that those measures are implemented as detailed in the environmental document. As lead agency for the Medley Apartments Project, and pursuant to AB 3180, the City of Sacramento is responsible for implementation of this MMP.

This Mitigation Monitoring Plan is being prepared for the City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811, pursuant to the California Environmental Quality Act Guidelines, California Public Resources Code 21081.

**Project Name (number):** Medley Apartments (P18-070)

**Project Location:**
4170 and 7190 East Commerce Way, Sacramento, CA. The project site is identified by Assessor's Parcel Number (APN) 225-2210-011 and -012.

**Project Description:**
The proposed project consists of the construction of an apartment complex within the North Natomas community of the City of Sacramento. The apartment complex would be located on approximately 6.4 acres and would be designed in an executive-style to provide housing for nearby employment opportunities. The proposed project includes the construction of a 160-unit, executive-style 1, 2 and 3 bedroom apartment complex with eight three-story buildings each containing 20 apartment units and a single one-story ±3,950 square foot office/clubhouse building. The project would provide 35,250 square feet of open space, excluding balconies, which exceeds the required open space of 16,000 square feet (100 sf/unit, including balcony).
## MITIGATION MONITORING PLAN
Medley Apartments Project (P18-070)

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Reporting Milestone</th>
<th>Reporting / Responsible Party</th>
<th>Verification of Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>4. Cultural Resources</strong></td>
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<tr>
<td>CULT-1</td>
<td>If paleontological resources are encountered during project subsurface construction and no monitor is present, all ground-disturbing activities shall be redirected within 100 feet of the find until a qualified paleontologist can be contacted to evaluate the find and make recommendations. If found to be significant and proposed project activities cannot avoid the paleontological resources, a paleontological evaluation and monitoring plan shall be implemented. Adverse impacts to paleontological resources shall be mitigated, which may include monitoring, data recovery and analysis, a final report, and the accession of all fossil material to a paleontological repository.</td>
<td>During construction</td>
<td>City of Sacramento Community Development Department</td>
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<td><strong>7. Hazards</strong></td>
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<tr>
<td>HAZ-1</td>
<td>Prior to the commencement of construction activities, the contractor shall prepare a SPCP. The SPCP must be submitted to the City for review and approval and shall include information on the nature of all hazardous materials that would be used on-site. The SPCP shall also include information regarding proper handling of hazardous materials and clean-up procedures in the event of an accidental release. The phone number of the agency overseeing hazardous materials and toxic clean-up shall be provided in the SPCP.</td>
<td>Prior to ground-disturbing activities</td>
<td>City of Sacramento Planning Division</td>
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<tr>
<td><strong>13. Tribal Cultural Resources</strong></td>
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<tr>
<td>TCR-1a</td>
<td>Conduct Cultural Resources and Tribal Cultural Resources Sensitivity and Awareness Training Program Prior to Ground-Disturbing Activities. The City shall require the applicant/contractor to provide a cultural resources and tribal cultural resources sensitivity and awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The WEAP will be developed in coordination with an archaeologist meeting the</td>
<td>Prior to ground-disturbing activities</td>
<td>City of Sacramento Planning Division</td>
</tr>
</tbody>
</table>
The WEAP will also describe appropriate avoidance and impact minimization measures for cultural resources and tribal cultural resources that could be located at the project site and will outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered. The WEAP will emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and will discuss appropriate behaviors and responsive actions, consistent with Native American tribal values.

**TCR-1b In the Event that Cultural Resources or Tribal Cultural Resources Are Discovered During Construction, Implement Avoidance and Minimization Measures to Avoid Significant Impacts and Procedures to Evaluate Resources.**

If cultural resources or tribal cultural resources (such as structural features, unusual amounts of bone or shell, artifacts, or human remains) are encountered at the project site during construction, work shall be suspended within 100 feet of the find (based on the apparent distribution of cultural materials), and the construction contractor shall immediately notify the project’s City representative. Avoidance and preservation in place is the preferred manner of mitigating impacts to cultural resources and tribal cultural resources. This will be accomplished, if feasible, by several alternative means, including:

- If archeological resources, or tribal cultural resources, are encountered in the project area during construction, City of Sacramento Planning Division Culturally Affiliated Native American Tribes
### MITIGATION MONITORING PLAN

**Medley Apartments Project (P18-070)**

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<tbody>
<tr>
<td>• Planning construction to avoid tribal cultural resources, archaeological sites and/or other cultural resources; incorporating cultural resources within parks, green-space or other open space; covering archaeological resources; deeding a cultural resource to a permanent conservation easement; or other preservation and protection methods agreeable to consulting parties and regulatory authorities with jurisdiction over the activity.</td>
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<td>• Recommendations for avoidance of cultural resources and tribal cultural resources will be reviewed by the City representative, interested culturally affiliated Native American tribes and other appropriate agencies, in light of factors such as costs, logistics, feasibility, design, technology and social, cultural and environmental considerations, and the extent to which avoidance is consistent with project objectives. Avoidance and design alternatives may include realignment within the project site to avoid cultural resources or tribal cultural resources, modification of the design to eliminate or reduce impacts to cultural resources or tribal cultural resources or modification or realignment to avoid highly significant features within a cultural resource or tribal cultural resource.</td>
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<td>• Native American representatives from interested culturally affiliated Native American tribes will be invited to review and comment on these analyses and shall have the opportunity to meet with the City representative and its representatives who have technical expertise to identify and recommend feasible avoidance and design alternatives, so that appropriate and feasible avoidance and design alternatives can be identified.</td>
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</table>
### MITIGATION MONITORING PLAN

**Medley Apartments Project (P18-070)**

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</table>
| - If the discovered cultural resource or tribal cultural resource can be avoided, the construction contractor(s), will install protective fencing outside the site boundary, including a 100-foot buffer area, before construction restarts. The boundary of a cultural resource or a tribal cultural resource will be determined in consultation with interested culturally affiliated Native American tribes and tribes will be invited to monitor the installation of fencing. Use of temporary and permanent forms of protective fencing will be determined in consultation with Native American representatives from interested culturally affiliated Native American tribes.  
- The construction contractor(s) will maintain the protective fencing throughout construction to avoid the site during all remaining phases of construction. The area will be demarcated as an “Environmentally Sensitive Area”.  
  
If a cultural resource or a tribal cultural resource cannot be avoided, the following performance standard shall be met prior to continuance of construction and associated activities that may result in damage to or destruction of cultural resources or tribal cultural resources:  
  
- Each resource will be evaluated for California Register of Historical Resources- (CRHR) eligibility through application of established eligibility criteria (California Code of Regulations 15064.636), in consultation with consulting Native American Tribes, as applicable.  
  
If a cultural resource or a tribal cultural resource is determined to be eligible for listing in the CRHR, the City will avoid damaging effects to the resource in accordance with California PRC Section 21084.3, if feasible. The City shall coordinate the investigation of the find with a qualified archaeologist (meeting the Secretary of the Interior’s Professional Qualifications Standards for Archeology) approved by the City and with interested culturally affiliated Native American tribes that respond to the City’s invitation. As part of the site
**MITIGATION MONITORING PLAN**  
Medley Apartments Project (P18-070)

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<tr>
<td>investigation and resource assessment, the City and the archaeologist shall consult with interested culturally affiliated Native American tribes to assess the significance of the find, make recommendations for further evaluation and treatment as necessary and provide proper management recommendations should potential impacts to the resources be determined by the City to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the City representative by the qualified archaeologist. These recommendations will be documented in the project record. For any recommendations made by interested culturally affiliated Native American tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record. Native American representatives from interested culturally affiliated Native American Tribes and the City representative will also consult to develop measures for long-term management of any discovered tribal cultural resources. Consultation will be limited to actions consistent with the jurisdiction of the City and taking into account ownership of the subject property. To the extent that the City has jurisdiction, routine operation and maintenance within tribal cultural resources retaining tribal cultural integrity shall be consistent with the avoidance and minimization standards identified in this mitigation measure. If the City determines that the project may cause a significant impact to a tribal cultural resource, and measures are not otherwise identified in the consultation process, the following are examples of mitigation capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to the resource. These measures may be considered to avoid or minimize significant adverse impacts and constitute the standard by which an impact conclusion of less-than significant may be reached:</td>
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### MITIGATION MONITORING PLAN

**Medley Apartments Project (P18-070)**

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<tr>
<td>- Avoid and preserve resources in place, including, but not limited to, planning</td>
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<td>City of Sacramento Planning</td>
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<td>construction to avoid the resources and protect the cultural and natural context,</td>
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<td>Division</td>
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<td>or planning greenspace, parks, or other open space, to incorporate the resources</td>
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<td>Sacramento County Coroner</td>
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<td>with culturally appropriate protection and management criteria.</td>
<td></td>
<td>Native American Heritage</td>
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<td>- Treat the resource with culturally appropriate dignity taking into account the</td>
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<td>Commission</td>
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<td>Tribal cultural values and meaning of the resource, including, but not limited</td>
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<td>to, the following:</td>
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<td>- Protect the cultural character and integrity of the resource.</td>
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<td>- Protect the traditional use of the resource.</td>
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<td>- Protect the confidentiality of the resource.</td>
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<tr>
<td>- Establish permanent conservation easements or other interests in real property,</td>
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<td>with culturally appropriate management criteria for the purposes of preserving</td>
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<td>or using the resources or places.</td>
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<td>- Protect the resource.</td>
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<td></td>
<td>Prior to implementing or continuing actions such as construction, that may result in damage to or destruction of human remains.</td>
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</table>

**TCR-1C Implement Procedures in the Event of the Inadvertent Discovery of Human Remains.**

*If an inadvertent discovery of human remains is made at any time during project-related construction activities or project planning, the City the following performance standards shall be met prior to implementing or continuing actions such as construction, which may result in damage to or destruction of human remains. In accordance with the California Health and Safety Code (HSC), if human remains are encountered during ground-disturbing activities, the City shall immediately halt potentially damaging excavation in the area of the remains and notify the Sacramento County Coroner, the City of Sacramento Planning Division, and the Native American Heritage Commission.*
<table>
<thead>
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<tbody>
<tr>
<td>County Coroner and a professional archaeologist to determine the nature of the remains. The Coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or State lands (HSC Section 7050.5[b]).</td>
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<tr>
<td>If the human remains are of historic age and are determined to be of Native American origin, the City will follow the provisions of the HSC Section 7000 (et seq.) regarding the disinterment and removal of non-Native American human remains.</td>
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<tr>
<td>If the Coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (HSC Section 7050[c]). After the Coroner’s findings have been made, the archaeologist and the NAHC-designated Most Likely Descendant (MLD), in consultation with the landowner, shall determine the ultimate treatment and disposition of the remains. The responsibilities of the City for acting upon notification of a discovery of Native American human remains are identified in California PRC Section 5097.9 et seq.</td>
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</tbody>
</table>
**Vicinity Map**

**Proximity Map**

---

**Project Summary**

**Asessor Parcel Number**
- 225-2210-012-0000 (Parcel 1)
- 225-2210-011-0000 (Parcel 2)

**Zoning:**
- EC40-PUD

**Existing/Proposed Acreage:**
- 6.42 AC

**Parked provided:**
- Covered parking: 92 stalls
- Carport parking: 54 stalls
- ADA Garage Parking: 2 stalls
- ADA Carport: 2 stalls

**Total Covered Parking:**
- 160 stalls

**Uncovered Resident Parking:**
- 52 stalls

**Visitor parking:**
- 21 stalls

**ADA Visitor Parking:**
- 4 stalls

**Total Uncovered Parking:**
- 119 stalls

**Bike Parking:**
- Long Term Required: 33
- Long Term Provided: 33
- Short Term Required: 17
- Short Term Provided: 24

**Utilities:**
- Storm Drain - City of Sacramento
- Sewer - Sacramento Area Sewer District
- Water - City of Sacramento
- Electricity - SMUD
- Gas - PG&E
- Telephone - AT&T
- Waste Disposal - City of Sacramento
- School - Natomas Unified School District
- Fire - City of Sacramento

---

**Project Directory**

**Applicant:**
- Blue Mountain Communities
- 707 Abingdon Road, Suite B
- Vacaville, CA 95688

**Attn:**
- Carlos Yanez JD
- Forward Planning Manager
- 707.471.7479
- cyanez@bluemountaininc.net

**Michael A. Howell**
- Director of Land Acquisition & Forward Planning
- mhhowell@bluemountaininc.net

**Architect:**
- BSB Design, Inc
- 300 University Avenue, Ste 220
- Sacramento, CA 95825
- 916.550.9720

**Attn:**
- Burke Bair
- Principal
- bbair@bsbdesign.com

**Deenas A Roumelis, AIA**
- Project Architect
- droumelis@bsbdesign.com

**Civil Engineer:**
- Cartwright NORCAL
- 4180 Douglas Blvd., Suite 200
- Granite Bay, CA 95746
- 916.976-4001

**Attn:**
- Monica Wuebben-Jarvin, PE
- Project Manager
- monjac@cartwrightengineers.com

**Landscape Architect:**
- Ripley Design Group
- 1616 Bonanza Street, Suite 314
- Walnut Creek, CA 94596
- 925.836.7377

**Attn:**
- Will Green
- Landscape Designer
- will@ripleydesign.com

---

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**CV-0.2**
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**CV-0.3**
- EXTERIOR SITE IMAGES
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- PRELIMINARY SITE PLAN
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- EXISTING CONDITIONS AND DEMOLITION PLAN
**C2.0**
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**C3.0**
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- PRELIMINARY OFFSET PLAN
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- PRELIMINARY PASEO LANDSCAPE PLAN
**L4**
- PRELIMINARY DOG PARK PLAN
**L5**
- PRELIMINARY SHARING PLAN
**L6**
- PRELIMINARY DETAILS
**L7**
- PRELIMINARY DETAILS

---

**MEDLEY APARTMENTS**

Sacramento, CA

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2018 BSB Designs, Inc.

**May 9, 2019/MR180252.00**
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6 - Carport

**BEAMS**
Wide Flange A992 Grade 50 Steel
Coating Options: Primed or Hot Dip Galvanized

**PURLENS**
16 GA. Cold Rolled D 80 Galvanized steel

**ROOFING**
29 GA. Roll formed, Exposed Fasteners, Galvanized Steel
Panel with Siliconized Polyester or Kynar 500 Factory
Applied Finish in a variety of colors with white underside.

**OPTIONS**
- Roof Style
- Hot Dip Galvanizing
- Site Specific Layout and Configuration
- Standing seam Roof Sheeting
- Soft Finishing Sheathing
- Metal End Panels
- End Overhangs: 1'
- Solar Racking

**LOW TILT ANGLE 0-2.5**

**1** CORRUGATED METAL ROOF

**2** CORRUGATED METAL ROOF

**3** FRAMING

A-5.0

MEDLEY APARTMENTS
Sacramento, CA

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TRASH ENCLOSURE

MEDLEY APARTMENTS
Sacramento, CA

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MARCH 15, 2019 /MR180252.00

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SCALE: 3/16" = 1'-0"
Preliminary Paseo Landscape Plan

**LANDSCAPE ARCHITECTURE**

**LAND PLANNING**

**1615 BONANZA STREET**

**SUITE 314**

**WALNUT CREEK, CA 94596**

**TEL: 925.938.7377**

**FAX: 925.938.7436**

---

**PASEO PICNIC AREA WITH BBQ PIT AND DECOMPOSED GRANITE**

**REFER TO DETAILS A AND C, SHEET L6**

**5' CONCRETE PATHWAY**

**BUILDING 2**

**TURF**

**BUILDING 3**

**SHADE TREE, TYP.**

**TRASH AREA BY OTHERS**

**LARGE CANOPY SHADE TREE**

**PASEO PICNIC AREA WITH BBQ PIT AND DECOMPOSED GRANITE**

**REFER TO DETAILS A AND C, SHEET L6**

**BIKE RACKS, WITH DECOMPOSED GRANITE**

**REFER TO DETAIL H, SHEET L7**

**Bench, Typical. Refer to Detail G, Sheet L6**

**DOG WASTE STATION**

**REFER TO DETAIL D, SHEET L7**

---

**5' CONCRETE PATHWAY**

**SHADE TREE, TYP.**

**6' CONCRETE SIDEWALK**

---

**PROPOSED PLANT LEGEND**

---

**Medley Apartments**

**Sacramento, California**

**PRELIMINARY PASEO LANDSCAPE PLAN**

**March 15, 2019**

**L3**
A

EAST COMMERCE WAY

SIDEWALK PER IMPROVEMENT PLANS

ADA DRINKING AND PET FOUNTAIN, REFER TO DETAIL I, SHEET L7

MASSIVE SIGNWALL WITH PILASTERS, REFER TO DETAIL K, SHEET L6

DECOMPOSED GRANITE DOG RUN AREA WITH BOULDERS.

42" METAL FENCING, SEE DETAIL F SHEET L6

TRASH RECEPTACLE, REFER TO DETAIL B, SHEET L6

DOG WASTE STATION, REFER TO DETAIL D, SHEET L6

SIDEWALK PER IMPROVEMENT PLANS

BENCH, REFER TO DETAIL C, SHEET L6

BIKE RACK, REFER TO DETAIL H, SHEET L7

MASONRY SIGNWALL WITH PILASTERS, REFER TO DETAIL K, SHEET L6

ADA DRINKING AND PET FOUNTAIN, REFER TO DETAIL I, SHEET L7

SIDEWALK PER IMPROVEMENT PLANS

TREE PLANTING AND STAKING DETAIL

SACRAMENTO, CALIFORNIA

Preliminary Dog Park Plan
Preliminary Shading Plan

March 15, 2019

LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
(925) 938-7377
(925) 938-7436

SLEEP TRAIN ARENA
SPORTS PARKWAY
EAST COMMERCE WAY

Medley Apartments
Sacramento, California

Preliminary Shading Plan

BLUE MOUNTAIN COMMUNITIES

March 15, 2019

L5
Preliminary Details

March 15, 2019

LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL:  925.938.7377
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GRADE
A
B
C
D
E
F
G

TRADEMARK
RIPLEY
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
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BLUE MOUNTAIN COMMUNITIES
Sacramento, California

Preliminary Details
Preliminary Details

Medley Apartments

Medley Apartments
Sacramento, California

Preliminary Details

March 15, 2019