

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-foot 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>

Environmental Services Manager, City of Sacramento,
California, a municipal corporation

Date: June 5, 2023

By: *Scott Johnson*
Scott Johnson, Senior Planner

Medley Apartments Perimeter Fencing (DR23-014)
Addendum to Medley Apartments (P18-070) MND (SCH No. 2017022048)

File Number/Project Name: Medley Apartments Perimeter Fencing (DR23-014)

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

Existing Plan Designations and Zoning: **General Plan** – Urban Center High Density (UCNTHIGH). **Zoning** – Employment Center 40 Arena Corporate Center Planned Unit Development (EC-40-PUD).

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 on 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



LSA

LEGEND

 Project Site

ATTACHMENT 1



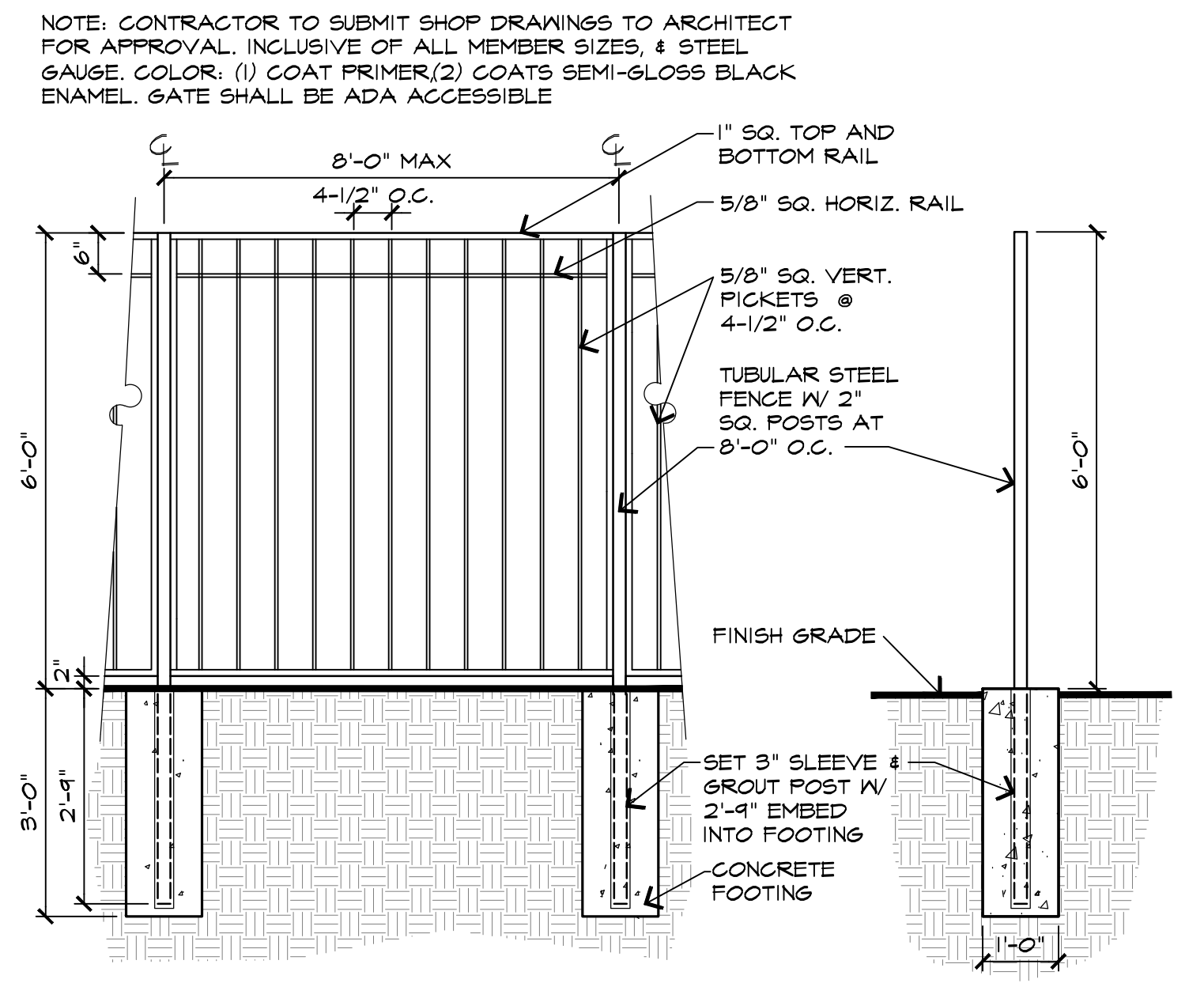
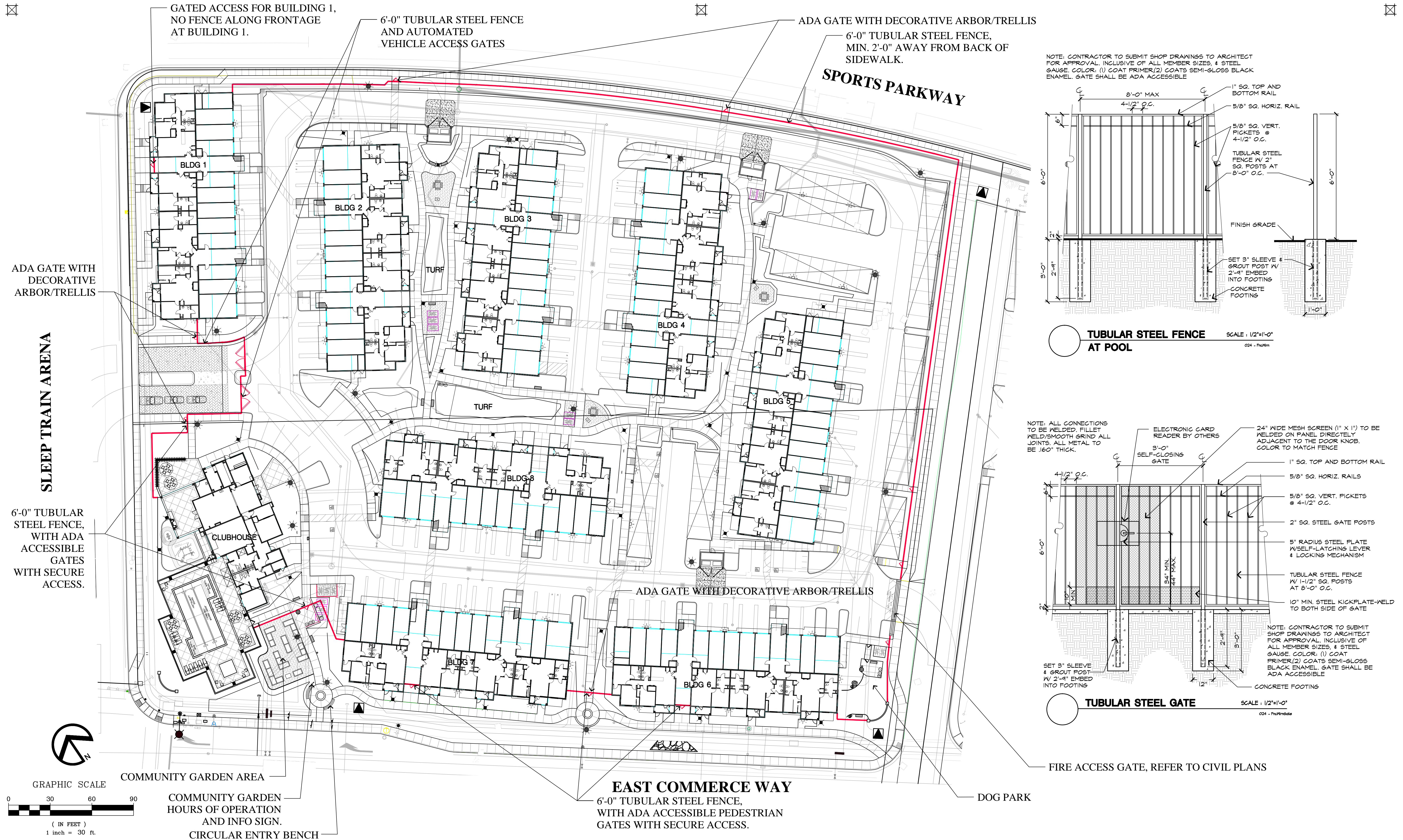
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FEET

SOURCE: ESRI World Imagery (07/2016)

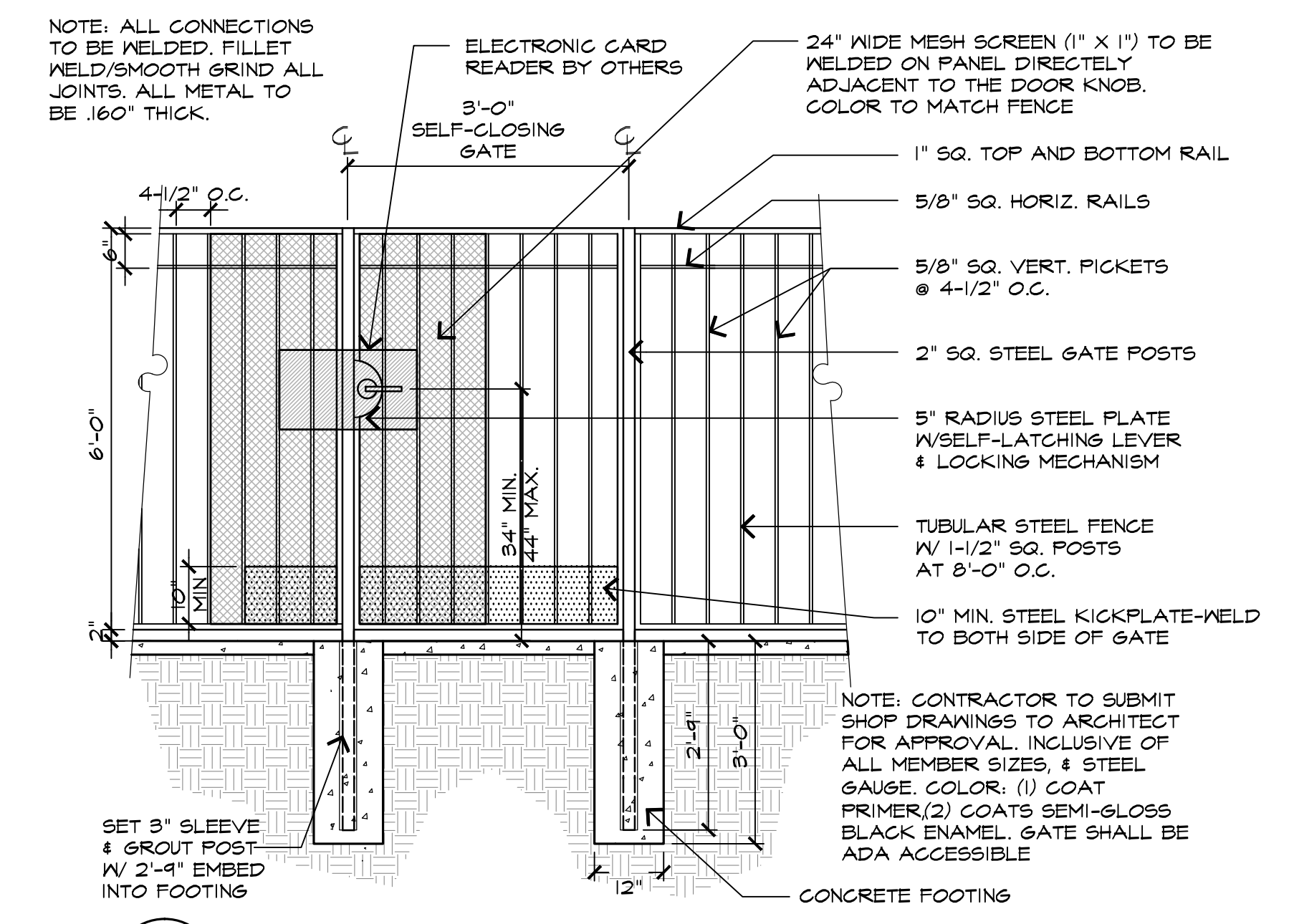
I:\BLU1806\GIS\Reports\ISMND\Attachment1_Project_Vicinity.mxd (10/10/2018)

Sleep Train Apartments Project
Sacramento County, California
LSA Project No. BLU1806
Project Vicinity

Attachment B – Site Plan of Showing New Perimeter Fencing



TUBULAR STEEL FENCE AT POOL SCALE: 1/2"=1'-0" 024 - F102fm



TUBULAR STEEL GATE SCALE: 1/2"=1'-0" 024 - F102mda

FIRE ACCESS GATE, REFER TO CIVIL PLANS

RIPLY DESIGN GROUP
 LANDSCAPE ARCHITECTURE
 LAND PLANNING
 1615 BONANZA STREET
 SUITE 314
 WALNUT CREEK, CA 94596
 TEL: 925.938.7377
 FAX: 925.9387436

BLUE MOUNTAIN COMMUNITIES

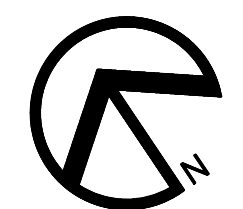
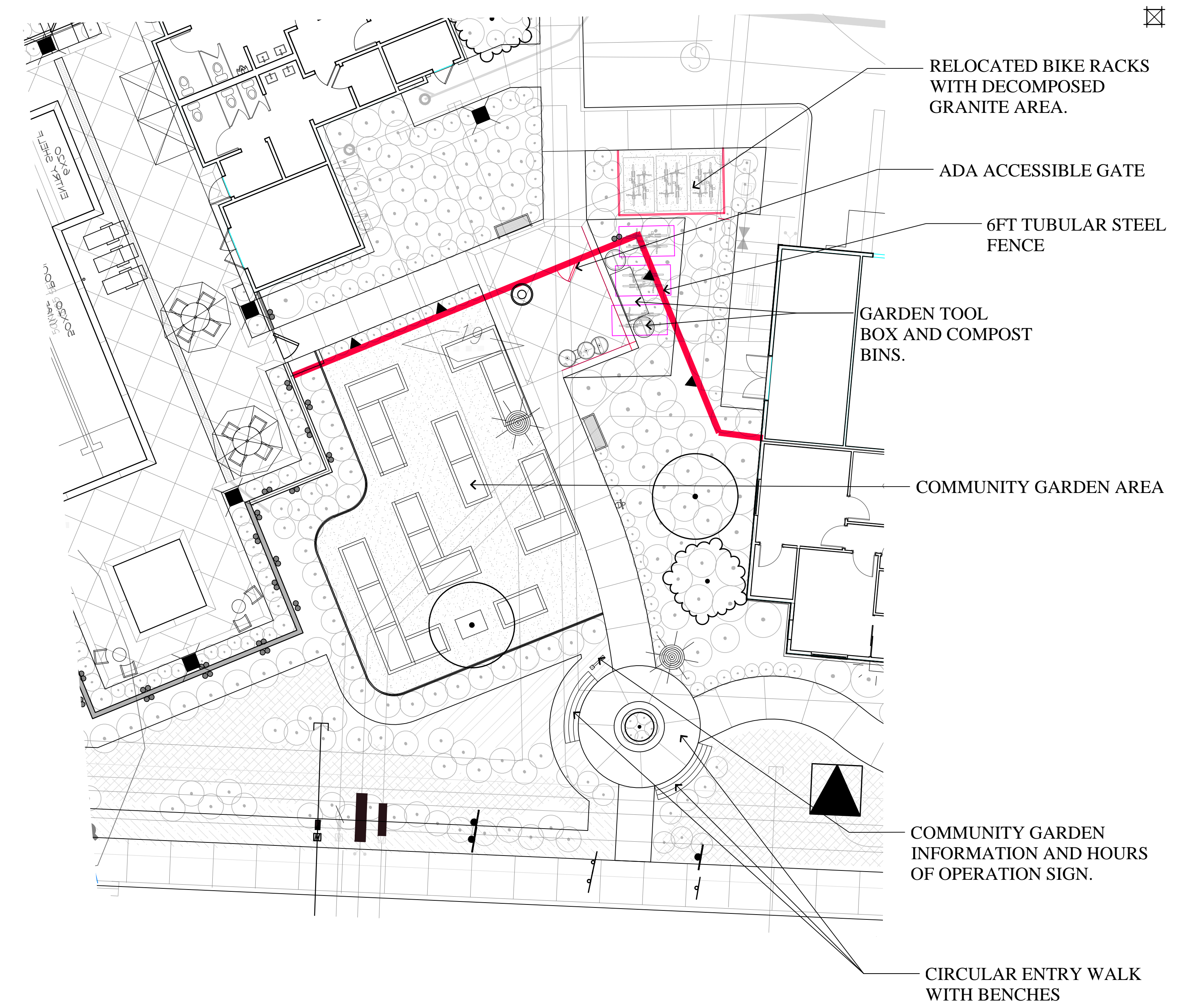
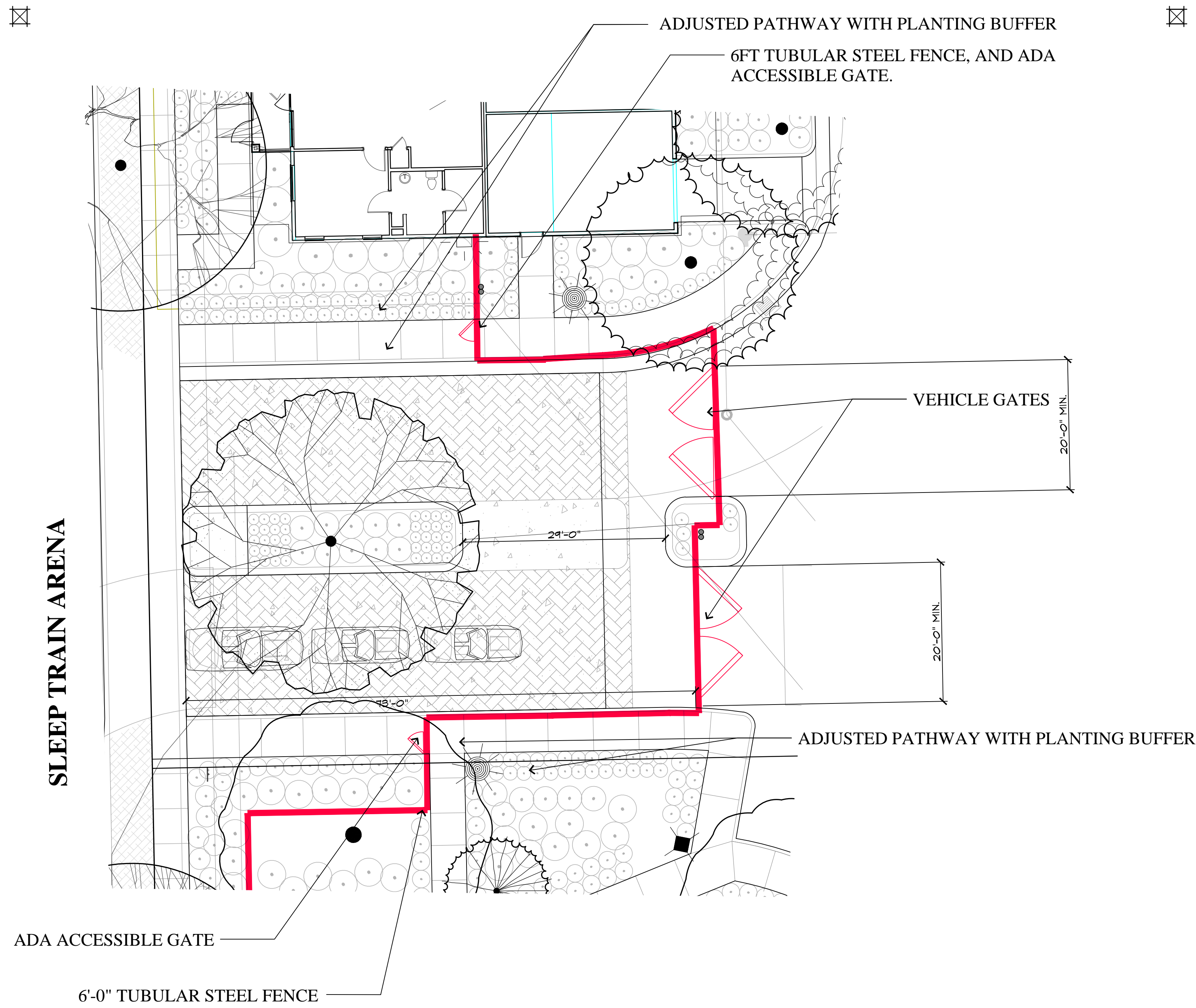
Preliminary Perimeter Fence Plan

Medley Apartments

Sacramento, California

MAY 2023

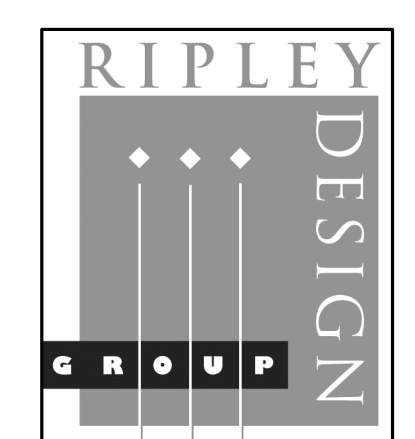
L1



GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



**LANDSCAPE ARCHITECTURE
LAND PLANNING**
1615 BONANZA STREET
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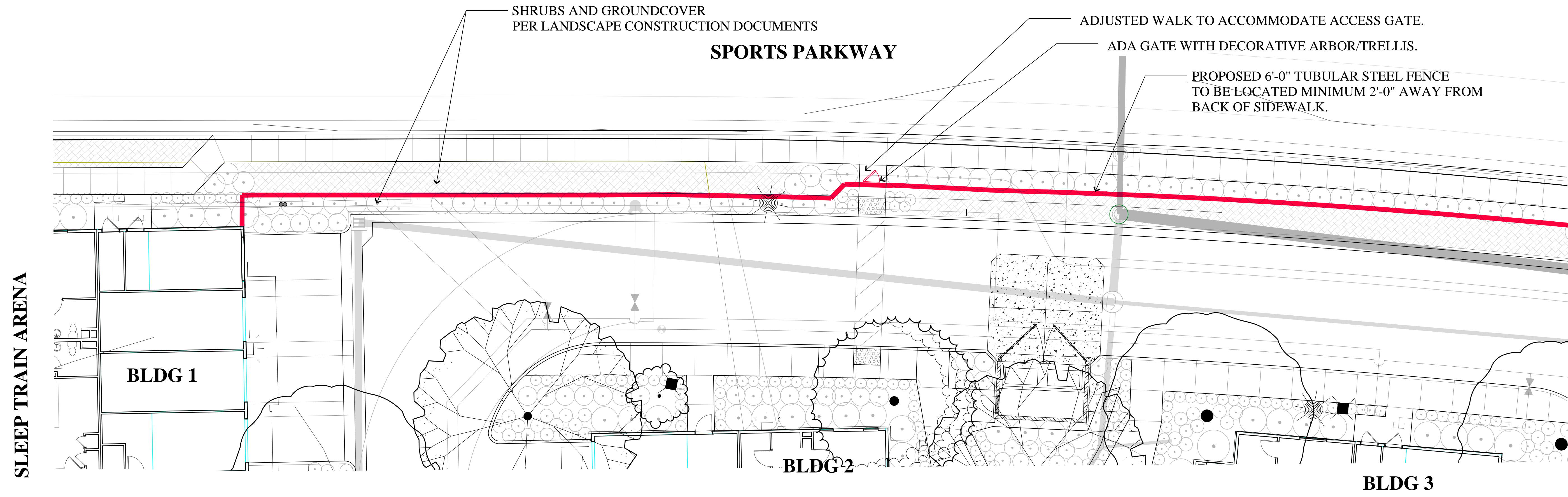
BLUE MOUNTAIN COMMUNITIES

Medley Apartments
Sacramento, California

Perimeter Fence Enlargement - Main Entry and Garden Area

MAY 2023

L2



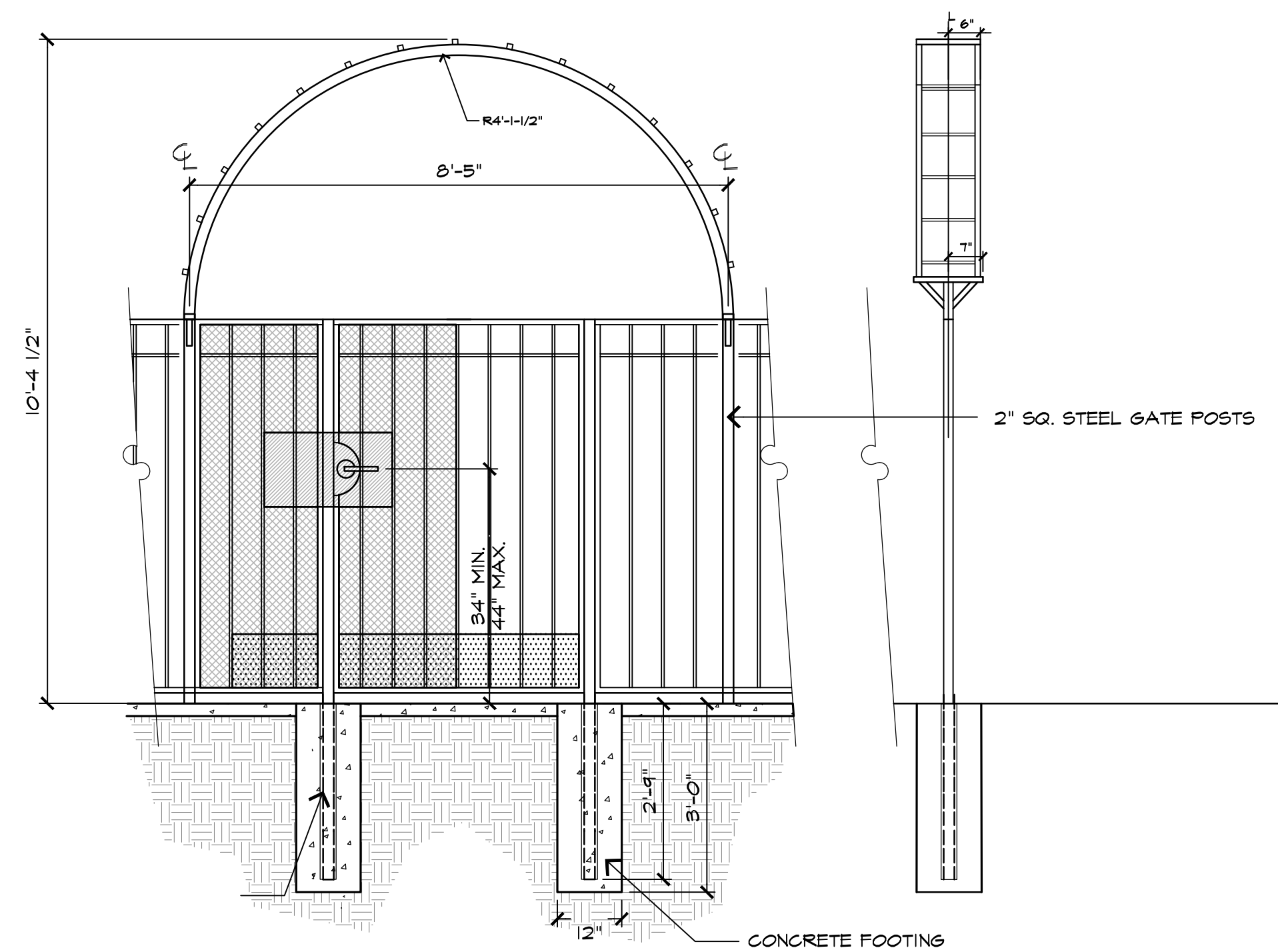
SLEEP TRAIN ARENA

BLDG 1

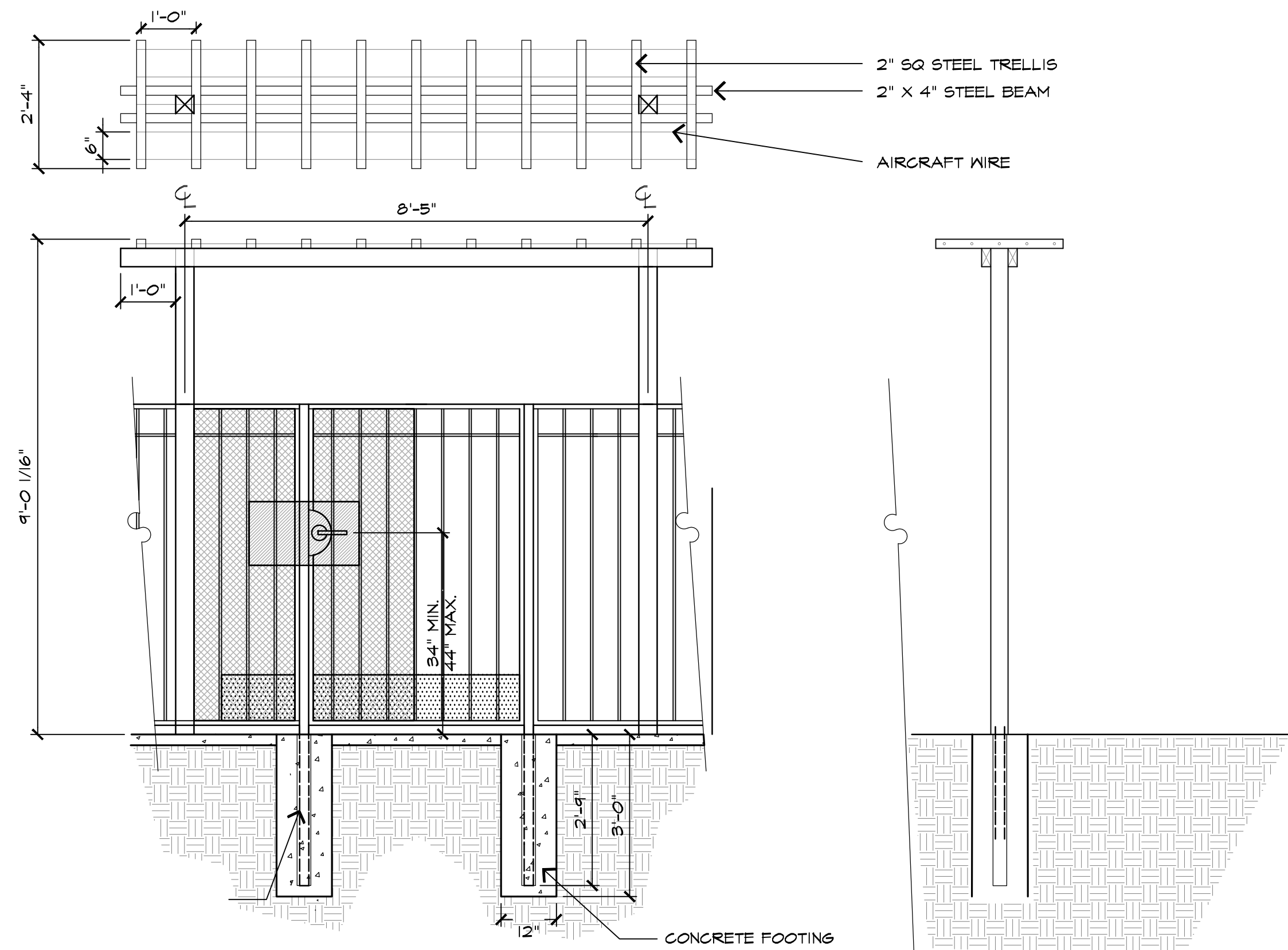
BLDG 2

BLDG 3

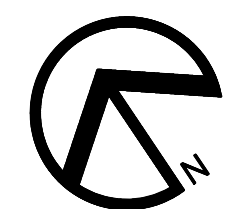
SPORTS PARKWAY



TUBULAR STEEL GATE WITH METAL ARBOR
SCALE: 1/2"=1'-0"
024 - FncPrvMod4



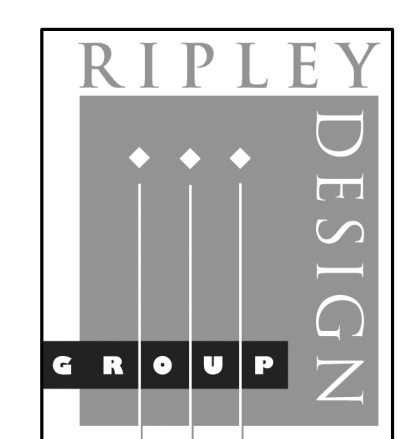
TUBULAR STEEL GATE WITH METAL TRELLIS
SCALE: 1/2"=1'-0"
024 - FncPrvMod4



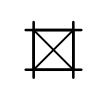
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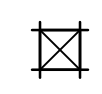
(IN FEET)
1 inch = 10 ft.



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BLUE MOUNTAIN COMMUNITIES



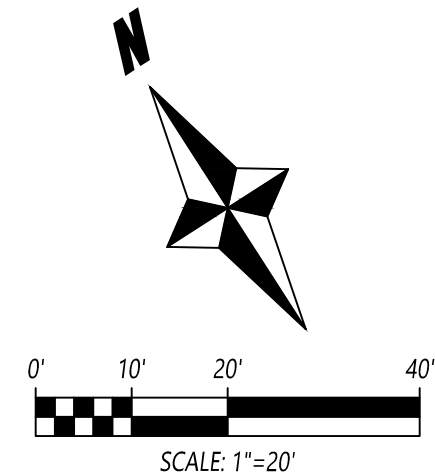
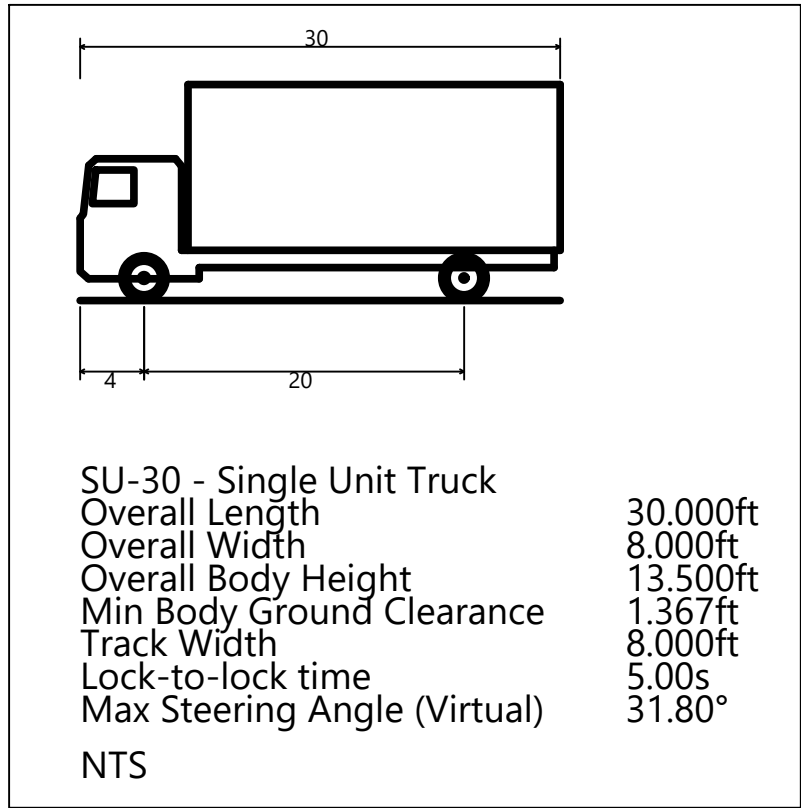
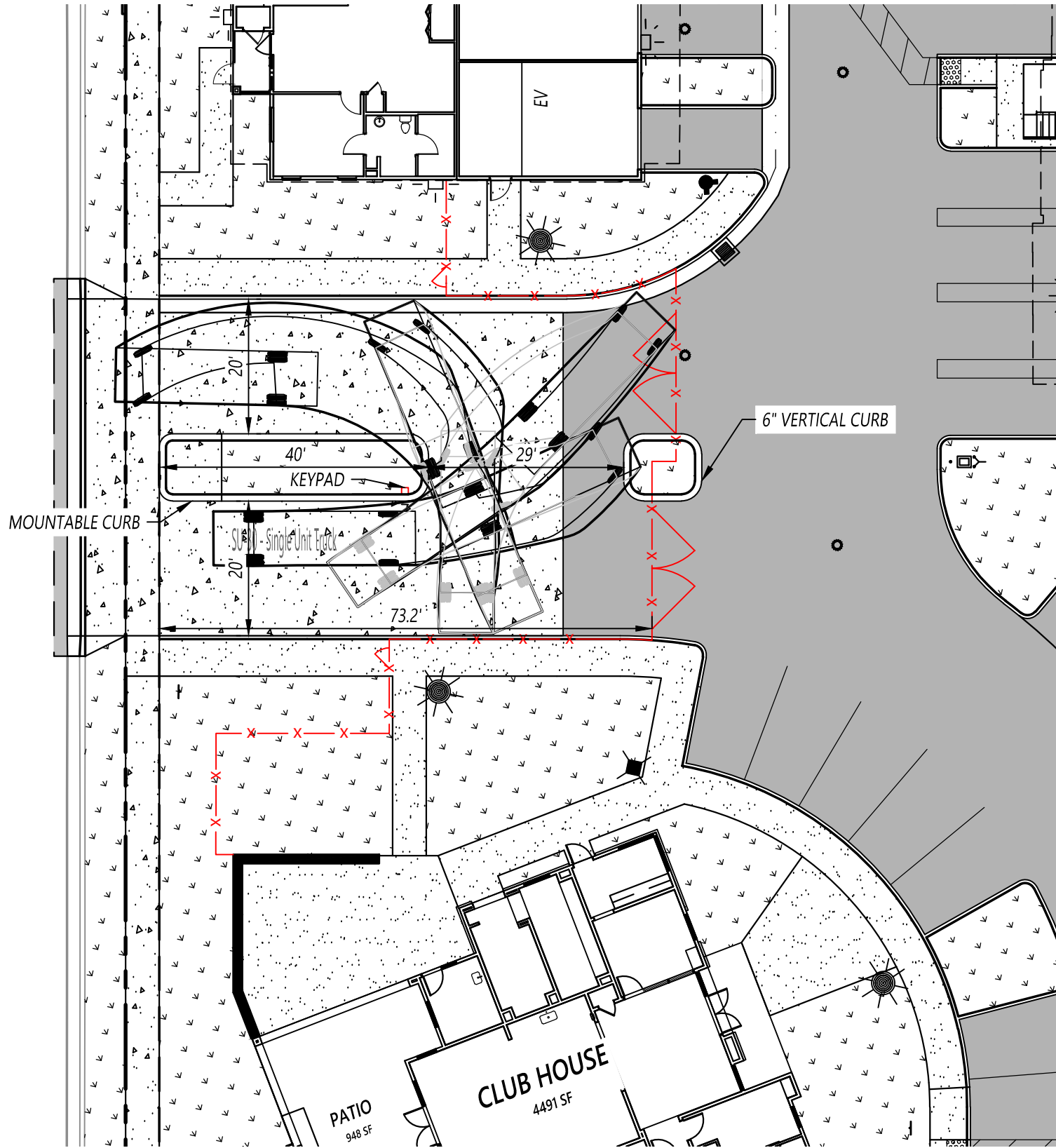
Medley Apartments
Sacramento, California

Perimeter Fence Enlargement - Along Sports Parkway

MAY 2023

L3

SLEEP TRAIN ARENA



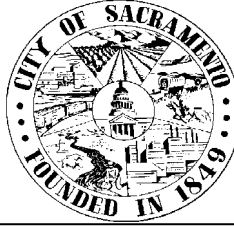
SU-30 TURNAROUND EXHIBIT
 MEDLEY APARTMENTS
 4170 EAST COMMERCE WAY
 SACRAMENTO, CA

EXH-T1

DATE:5/3/2023
 SCALE: 1"=20'
 DRAWN BY: WY

Attachment C – Planning and Design Commission Record of Decision for the Medley Apartments
Project (P18-070) Approved 6-13-19

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**

Project Name:	Medley Apartments		
Project Number:	P18-070		
Project Location:	4170 East Commerce Way, Sacramento, CA 95834		
Assessor's Parcel No.:	225-2210-011; -012		
Applicant:	Carlos Yanez, Blue Mountain Communities		
Action Status:	Approved with Conditions	Action Date:	06/13/2019

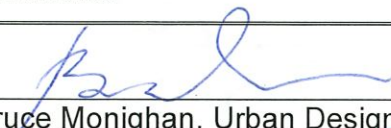
**REQUESTED
ENTITLEMENT(S):**

- 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:


Bruce Monighan, Urban Design Manager

Sent to Applicant:

06/14/2019

By:


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, on 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.

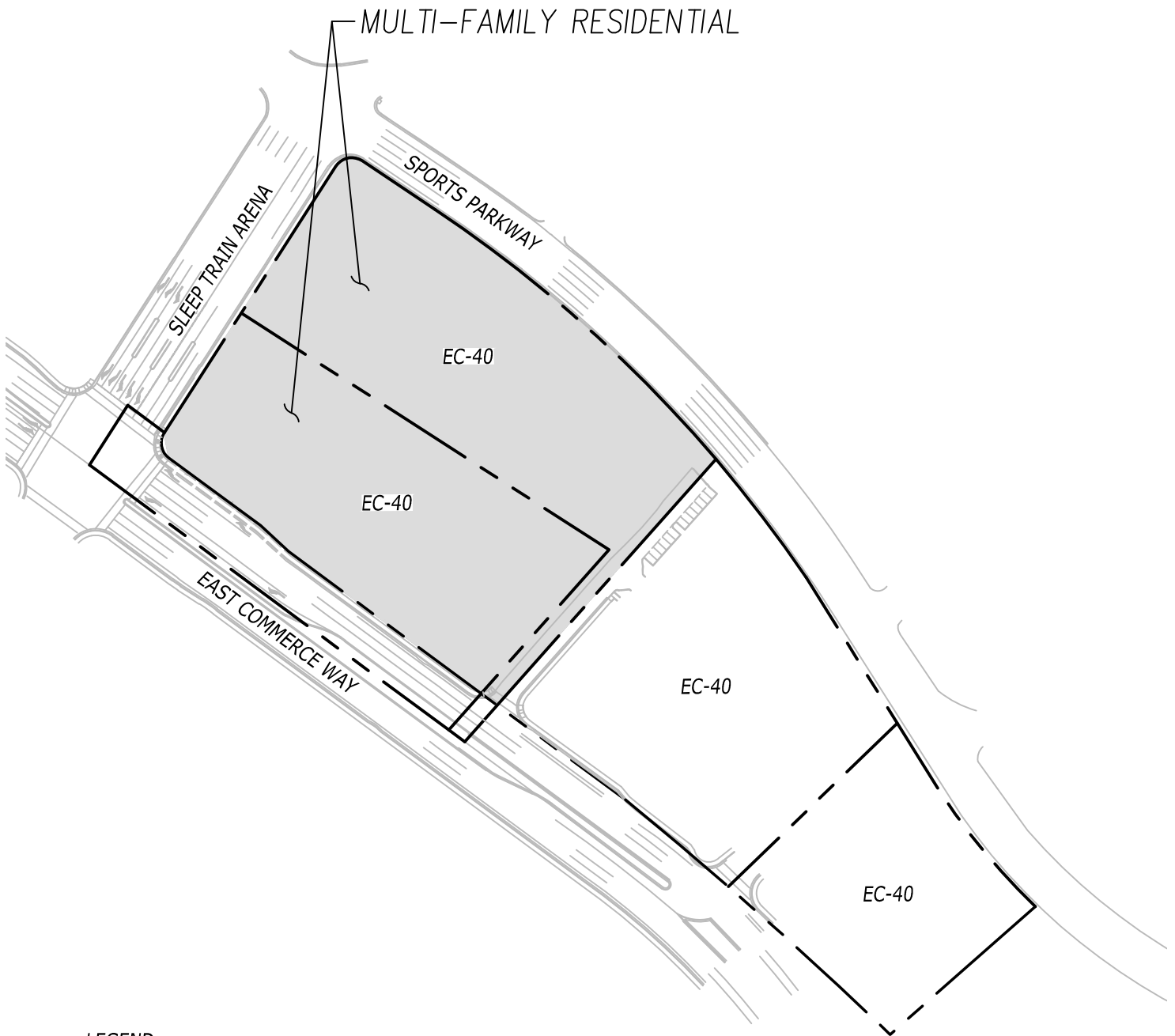
BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE PLANNING AND DESIGN COMMISSION RESOLVES AS FOLLOWS:

- 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).



LEGEND



PROPOSED PROJECT SITE

EC-40 EMPLOYMENT CENTER: 40 EMPLOYEES PER ACRE



CARTWRIGHT NOR CAL
 CIVIL ENGINEERING & PROJECT MANAGEMENT

4180 DOUGLAS BLVD, SUITE 200
 GRANITE BAY, CALIFORNIA 95746
 T (916) 978-4001
 WWW.CARTWRIGHTENGINEERS.COM

MEDLEY APARTMENTS - ARENA CORPORATE
 CENTER PUD SCHEMATIC PLAN AMENDMENT
 SACRAMENTO, CA

5/30/2019

**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).
- C12. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated in 1999 by Resolution No. 99-471, in 2002 by Resolution No. 2002-374, in 2005 by Resolution No. 2005-584, in 2009 by Resolution No. 2009-341, and in 2017 by Resolution No. 2018-0058, and shall execute any and all agreements, which may be required in order to implement this condition.
- 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 employ 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.
- ADV6. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

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 Records 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)					
Mitigation Measure		Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
				Initials	Date
4. Cultural Resources					
<i>CULT-1</i>	<i>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. Upon completion of project ground-disturbing activities, a report documenting methods, findings, and recommendations shall be prepared and submitted to the paleontological repository.</i>	During construction	City of Sacramento Community Development Department		
7. Hazards					
<i>HAZ-1</i>	<i>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.</i>	Prior to ground-disturbing activities	City of Sacramento Planning Division		
13. Tribal Cultural Resources					
<i>TCR-1a</i>	Conduct Cultural Resources and Tribal Cultural Resources Sensitivity and Awareness Training Program Prior to Ground-Disturbing Activities. <i>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</i>	Prior to ground-disturbing activities	City of Sacramento Planning Division		

MITIGATION MONITORING PLAN Medley Apartments Project (P18-070)				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<p><i>Secretary of the Interior's Professional Qualifications Standards for Archeology, as well as culturally affiliated Native American tribes. The City may invite Native American representatives from interested culturally affiliated Native American tribes to participate. The WEAP shall be conducted before any project-related construction activities begin at the project site. The WEAP will include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations.</i></p> <p><i>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.</i></p>				
<p>TCR-1b <i>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.</i></p> <p><i>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:</i></p>	<p>If archeological resources, or tribal cultural resources, are encountered in the project area during construction</p>	<p>City of Sacramento Planning Division</p> <p>Culturally Affiliated Native American Tribes</p>		

MITIGATION MONITORING PLAN				
Medley Apartments Project (P18-070)				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<ul style="list-style-type: none"> • <i>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.</i> • <i>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.</i> • <i>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.</i> 				

MITIGATION MONITORING PLAN				
Medley Apartments Project (P18-070)				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<ul style="list-style-type: none"> • <i>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.</i> ▪ <i>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”.</i> <p><i>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:</i></p> <ul style="list-style-type: none"> • <i>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.</i> <p><i>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</i></p>				

MITIGATION MONITORING PLAN				
Medley Apartments Project (P18-070)				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<p><i>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.</i></p> <p><i>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.</i></p> <p><i>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:</i></p>				

MITIGATION MONITORING PLAN Medley Apartments Project (P18-070)				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<ul style="list-style-type: none"> • <i>Avoid and preserve resources in place, including, but not limited to, planning construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.</i> • <i>Treat the resource with culturally appropriate dignity taking into account the Tribal cultural values and meaning of the resource, including, but not limited to, the following:</i> • <i>Protect the cultural character and integrity of the resource.</i> • <i>Protect the traditional use of the resource.</i> • <i>Protect the confidentiality of the resource.</i> • <i>Establish permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or using the resources or places.</i> • <i>Protect the resource.</i> 				
<p>TCR-1C <i>Implement Procedures in the Event of the Inadvertent Discovery of Human Remains.</i></p> <p><i>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</i></p>	<p>Prior to implementing or continuing actions such as construction, that may result in damage to or destruction of human remains</p>	<p>City of Sacramento Planning Division</p> <p>Sacramento County Coroner</p> <p>Native American Heritage Commission</p>		

MITIGATION MONITORING PLAN				
Medley Apartments Project (P18-070)				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<p><i>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]).</i></p> <p><i>If the human remains are of historic age and are determined to be not 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.</i></p> <p><i>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.</i></p>				

Vicinity Map



Proximity Map

Project Summary

Assessor Parcel Number

225-2210-012-0000 (Parcel 1)
225-2210-011-0000 (Parcel 2)

Zoning:

EC-40-PUD

Existing/Proposed Acreage:

6.42 AC

Parking provided:

Covered parking	
Garage	92 stalls
Carport Parking	64 stalls
ADA Garage Parking	2 stalls
ADA Carport	2 stalls
Total Covered Parking	160 stalls
Uncovered Resident Parking	92 stalls
ADA Uncovered Resident	2 stalls
Visitor parking	21 stalls
ADA Visitor Parking	4 stalls
Total Uncovered Parking	119 stalls
Total Parking	279 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

PARKING STATISTICS

Parking Required	Unit Type	No. of Units	Min. Urban Dist. Parking Ratio	Min. Required	Provided Spaces
1 Bedroom		56	1.50	84	
2 Bedroom		80	1.50	120	
3 Bedroom		24	1.50	36	
Guest Parking		160	0.00	0	
Total Required Spaces		160		240	274
Parking Ratio				1.50	1.71

UNIT MIX

Unit	Unit Type	Unit Loc.	Net Unit Area*	Balcony + WH Closet	Gross Unit Area	Quantity	Total (Gross Unit)	Total (Net Unit)
A1	1 br/1 ba	Interior	735	70	805	56	45,080	41,160
B1	2 br/2 ba	Interior	1,050	70	1,120	32	35,840	33,600
B1 alt	2 br/2 ba	Corner	1,050	70	1,120	48	53,760	50,400
C1	3 br/2 ba	Corner	1,135	70	1,205	24	28,920	27,240
Total						160	163,600	152,400
			Average unit size				1,022.50	952.50

Project Directory

Applicant:

Blue Mountain Communities
707 Aldridge Road, Suite B
Vacaville, CA 95688

Attn:

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Forward Planning Manager
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Michael A. Howl

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916.550-9720

Attn:

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Deena A Roumeliotis, AIA

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Civil Engineer

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916-978-4001

Attn:

Monica Wuebker-Jarwin, PE
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monicaw@cartwrightengineers.com

Landscape Architect

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Walnut Creek, CA 94596
925.938.7377

Attn:

Will Green
Landscape Designer
will@ripleydesign.com

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SLEEP TRAIN APARTMENTS - 3-story Bldg with garages 9/25/2018

SITE INFORMATION			
TOTAL SITE AREA	6.4	AC	
TOTAL UNITS	160	UNITS	
DENSITY	25.00	du/ac	

BUILDING SUMMARY										
	A1	A2	A3	B1	B1 alt1	B1-alt2	C1	C1-alt	Total	
Building A -3-story Building 20-plex with 11 garages										
Total	4	2	1	4	6	0	1	2	20	
Percentage per each unit	20%	10%	5%	20%	30%	0%	5%	10%	100%	
Percentage per unit type		35%			50%		15%		100%	

TOTAL										
	# of Bldg									
Building A	8	16	8	32	48	0	8	16	160	
Total	20%	10%	5%	20%	30%	0%	5%	10%	100%	
		35%			50%		15%		100%	



CV-0.1
MEDLEY APARTMENTS
Sacramento, CA



FIRE TRUCK TURNING TEMPLATE
 - 35' INSIDE RADIUS
 - 55' OUTSIDE RADIUS

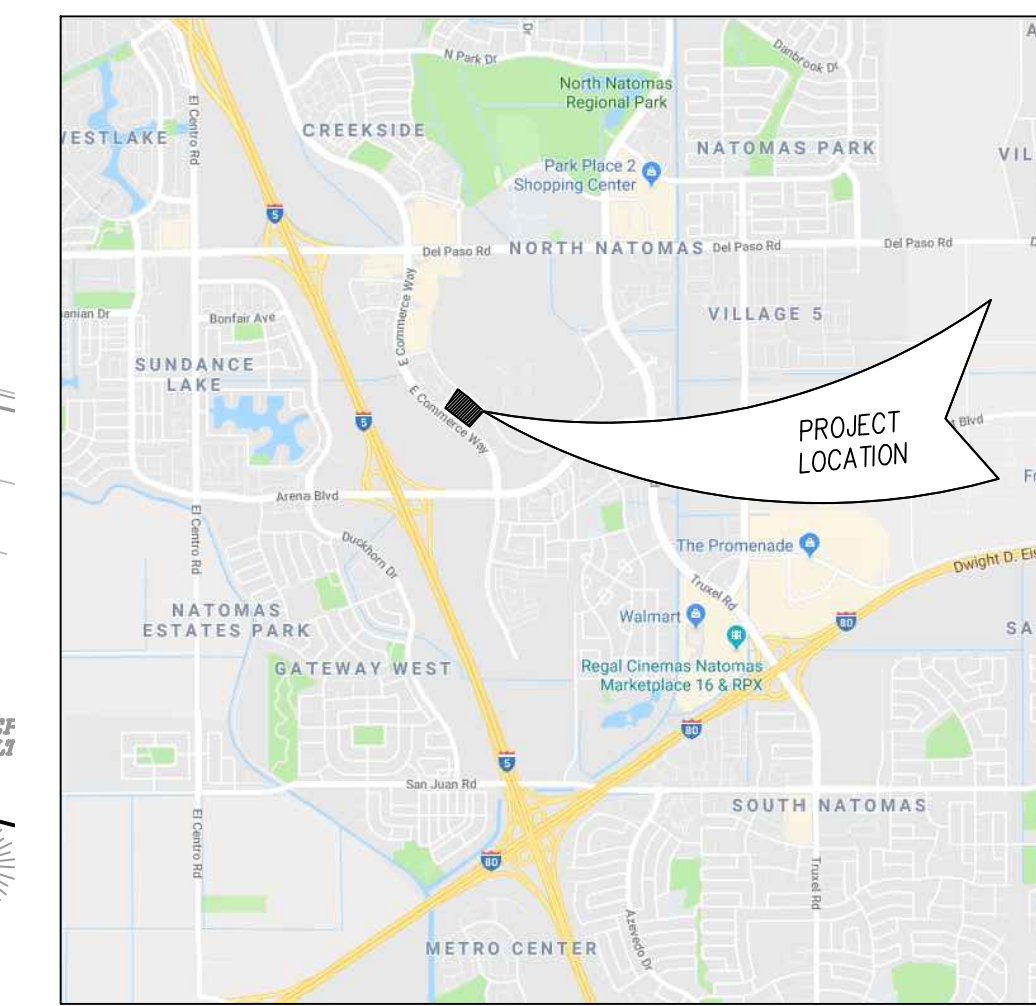
TYPICAL BUILDING
 - 3 STORY
 - 20-PLEX W/ 11 GARAGES
 - 8 BUILDINGS
 - LONG-TERM BICYCLE PARKING

CLUBHOUSE
 - LEASING OFFICE
 - CHANGING ROOM
 - POOL
 - BBQ AREA

COMMUNITY GARDEN

SPORTS PARKWAY

EAST COMMERCE WAY



VICINITY MAP
NTS

LEGEND:

— ACCESSIBLE PATH OF TRAVEL

NOTE:

1. SEE LANDSCAPE PLANS FOR PROPOSED FENCE HEIGHT AND MATERIAL.

PROJECT INFORMATION:

APN: 225-2210-012-0000 (PARCEL 1), 225-2210-011-0000 (PARCEL 2)

EXISTING PARCEL 1 = 150,718 SF
 EXISTING PARCEL 2 = 128,938 SF
 TOTAL GROSS AREA: 6.42 AC (±279,656 SF)

TOTAL BUILDING AREA = 79,827 SF
 PATIO/COVERED AREA = 12,502 SF
 TOTAL BUILDING COVERAGE AREA = 92,329 SF
 TOTAL LOT COVERAGE PERCENTAGE = 33%

ZONING: EC-40-PUD

PROPOSED USE: MULTIFAMILY RESIDENTIAL

TOTAL UNITS = 160 UNITS
 UNIT DENSITY = 25.0 DU/AC

MINIMUM SPACING BETWEEN BUILDINGS: 31.3'
 MAXIMUM SPACING BETWEEN BUILDINGS: 106.6'

VEHICLE PARKING SUMMARY

REQUIRED PARKING UNIT TYPE	NO. UNITS
1 BDRM	56 (35%)
2 BDRM	80 (50%)
3 BDRM	24 (15%)
TOTAL UNITS	160 (100%)

REQUIRED PARKING RATIO: 1.5
 TOTAL REQUIRED PARKING 240

PROVIDED PARKING PARKING TYPE	NO. SPACES
GARAGE	94
TANDEM	94
CARPORT	66
VISITOR	25
TOTAL PROVIDED PARKING	279

SITE PARKING RATIO 1.74

ACCESSIBLE PARKING SUMMARY

PARKING TYPE	REQD SPACE CALC.	PROVIDED	CBC SECTION
GARAGE	94 x 0.02 = 1.88	2	1109A.3
TANDEM + CARPORT	160 x 0.02 = 3.20	2 TANDEM, 2 CARPORT	1109A.4
VISITOR	25 x 0.05 = 1.25	4	1109A.5

BICYCLE PARKING SUMMARY (URBAN DISTRICT)

REQUIRED BICYCLE PARKING PARKING TYPE	LONG-TERM	SHORT-TERM	CODE SECTION
W/ PRIVATE GARAGE	0	96 x 0.1 = 10	TABLE 17.64.030C
W/O PRIVATE GARAGE	66 x 0.5 = 33	66 x 0.1 = 7	TABLE 17.64.030C
TOTAL REQUIRED	33	17	

PROVIDED BICYCLE PARKING PARKING TYPE	PROVIDED	LOCATION
LONG-TERM	33	BLDG'S 1-7, 4 SP EA = 28, BLDG 8, 5 SP
SHORT-TERM	24	DOG PARK, CLUBHOUSE, BLDG 2/3, BLDG 4, BLDG 8

EMERGENCY VEHICLE ACCESS

COMMUNITY DOG PARK

DECORATIVE ENTRY SIGN

COMMUNITY WALKING PATH



PRELIMINARY SITE PLAN

BLUE MOUNTAIN COMMUNITIES

MEDLEY APARTMENTS
 SACRAMENTO, CA

C1.10

5/10/2019
 SCALE: 1" = 30'
 DRAWN BY: WY/HK



FRONT ELEVATION



PERSPECTIVE VIEW



RIGHT ELEVATION

20 PLEX
CONCEPTUAL BUILDING ELEVATION



A-3.0
MEDLEY APARTMENTS
Sacramento, CA





REAR ELEVATION



PERSPECTIVE VIEW



LEFT ELEVATION

20 PLEX
CONCEPTUAL BUILDING ELEVATION



A-3.1
MEDLEY APARTMENTS
Sacramento, CA





FRONT ELEVATION



VIGNETTES



LEFT ELEVATION

CLUBHOUSE
CONCEPTUAL ELEVATIONS

A-4.1
MEDLEY APARTMENTS
Sacramento, CA





REAR ELEVATION



VIGNETTES



RIGHT ELEVATION

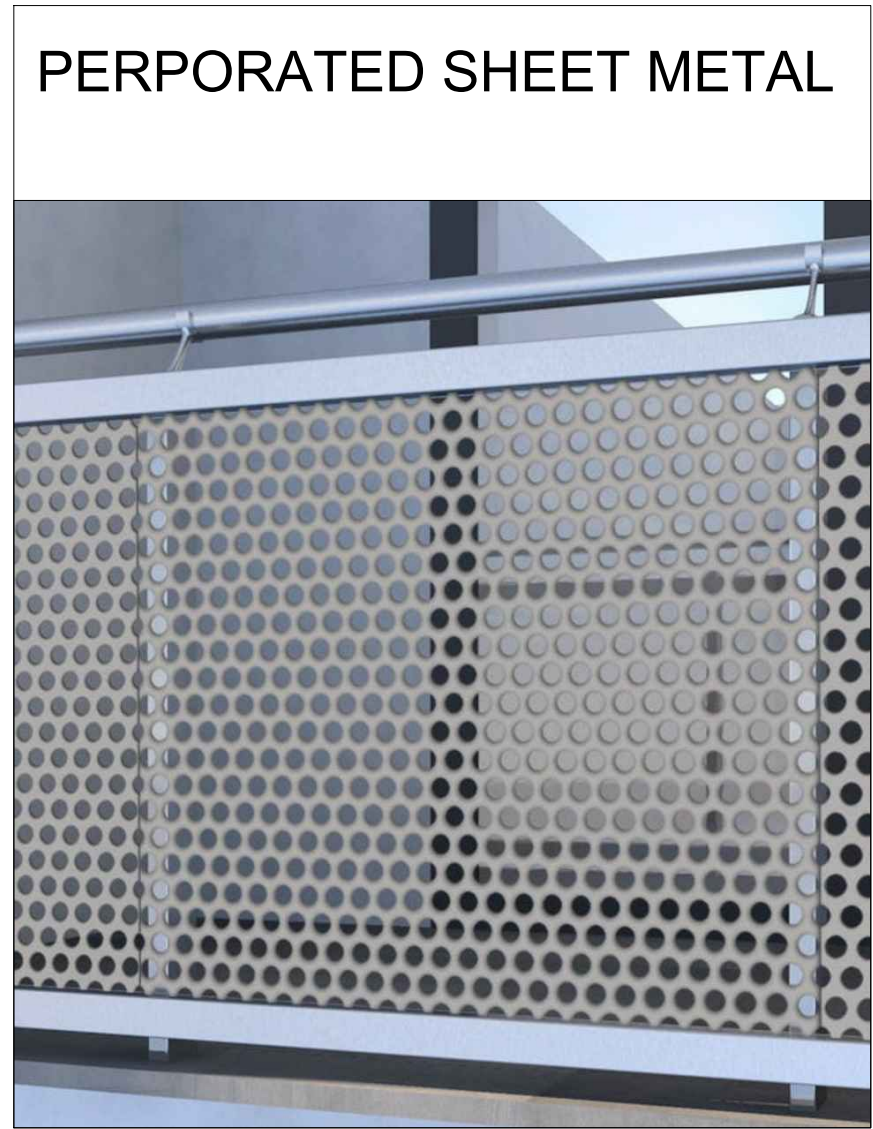
CLUBHOUSE
CONCEPTUAL ELEVATIONS

A-4.2
MEDLEY APARTMENTS
Sacramento, CA

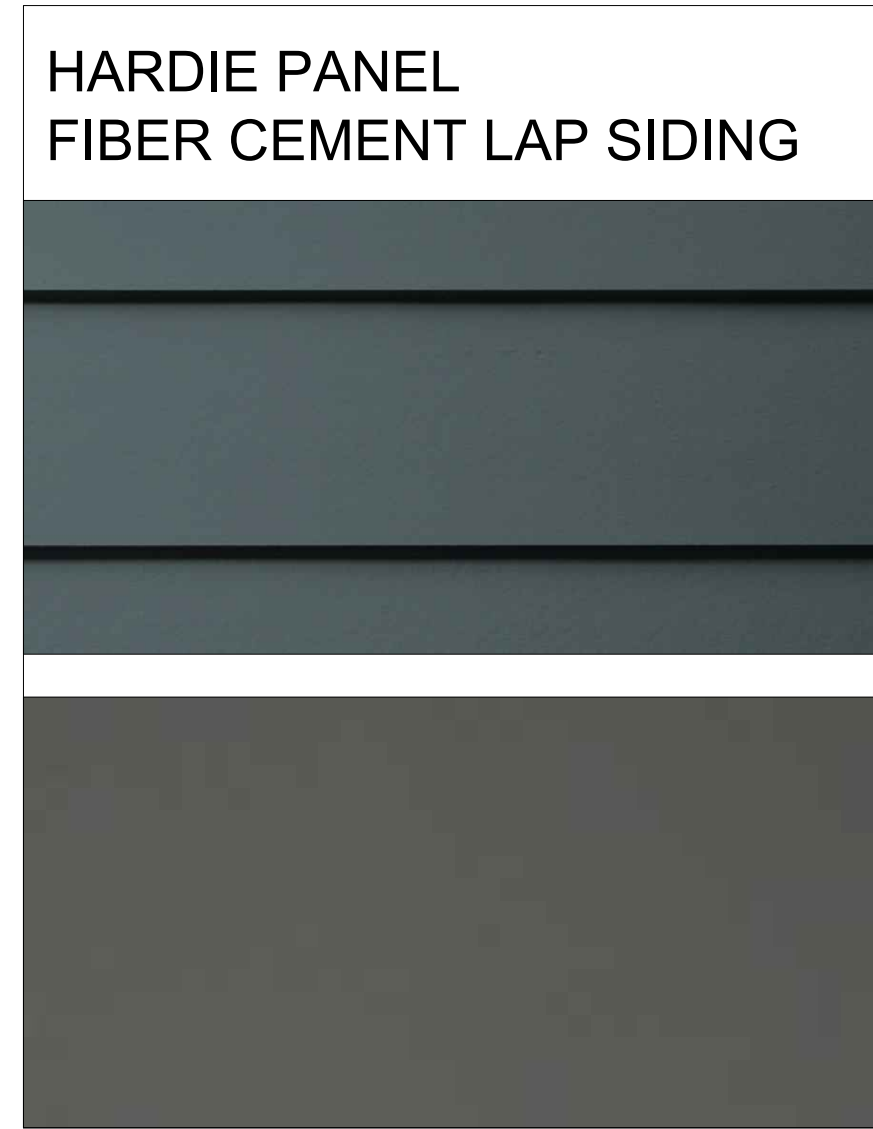




FRONT ELEVATION



7 PATIO/BALCONY RAILING



6 COLOR ACCENT



5 GARAGE DOOR METAL LOUVER



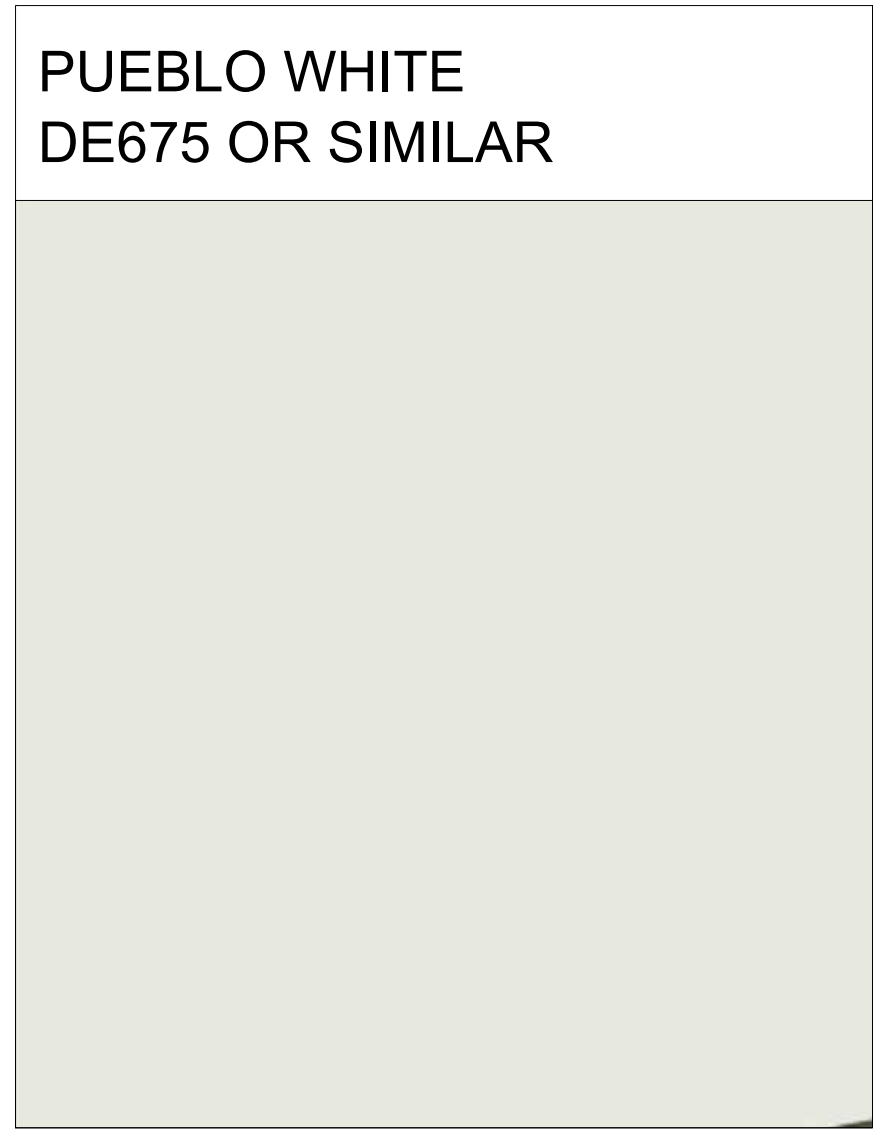
4 STUCCO WALL ACCENT-3



3 STUCCO WALL ACCENT-2



2 STUCCO WALL ACCENT-1



1 STUCCO WALL-MAIN

APARTMENTS MATERIALS & COLOR BOARD

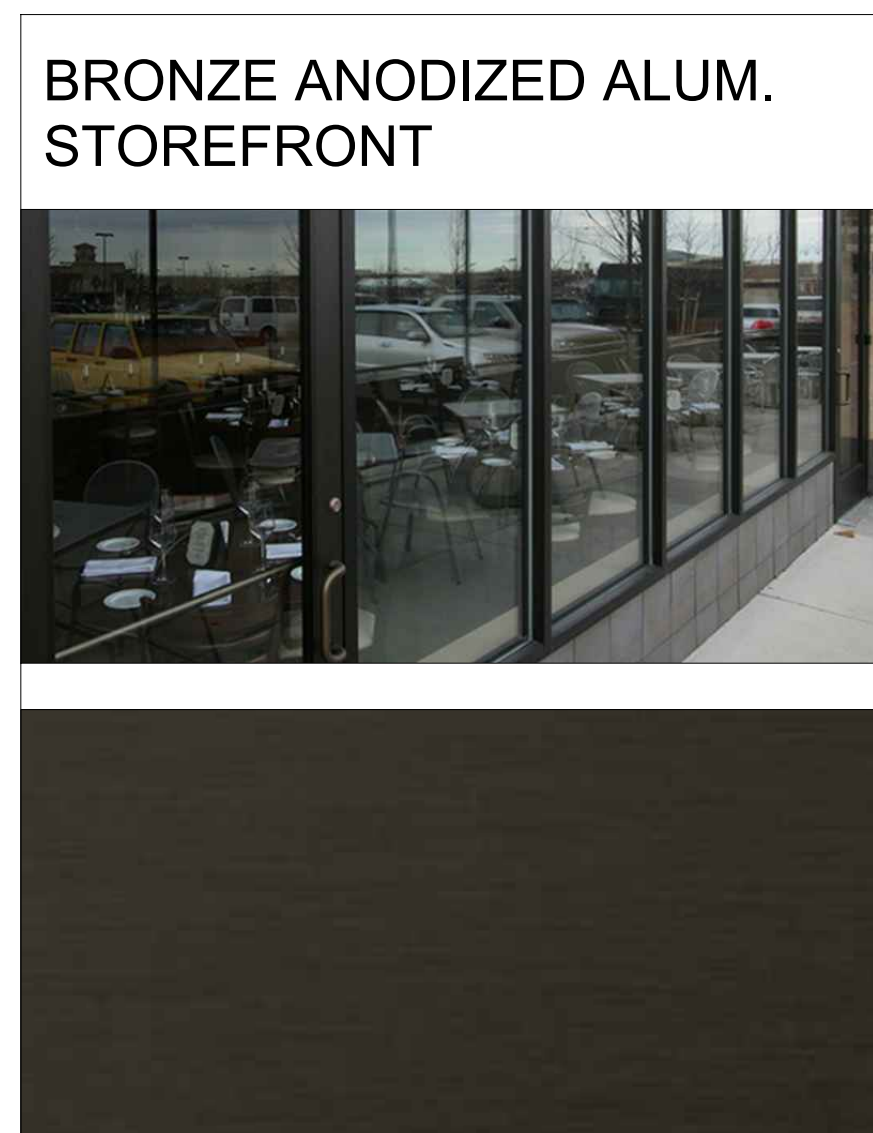


A-7.0
MEDLEY APARTMENTS
Sacramento, CA





FRONT ELEVATION



7 DOORS & WINDOWS



6 COLOR ACCENT



5 UTILITY DOOR
METAL LOUVER



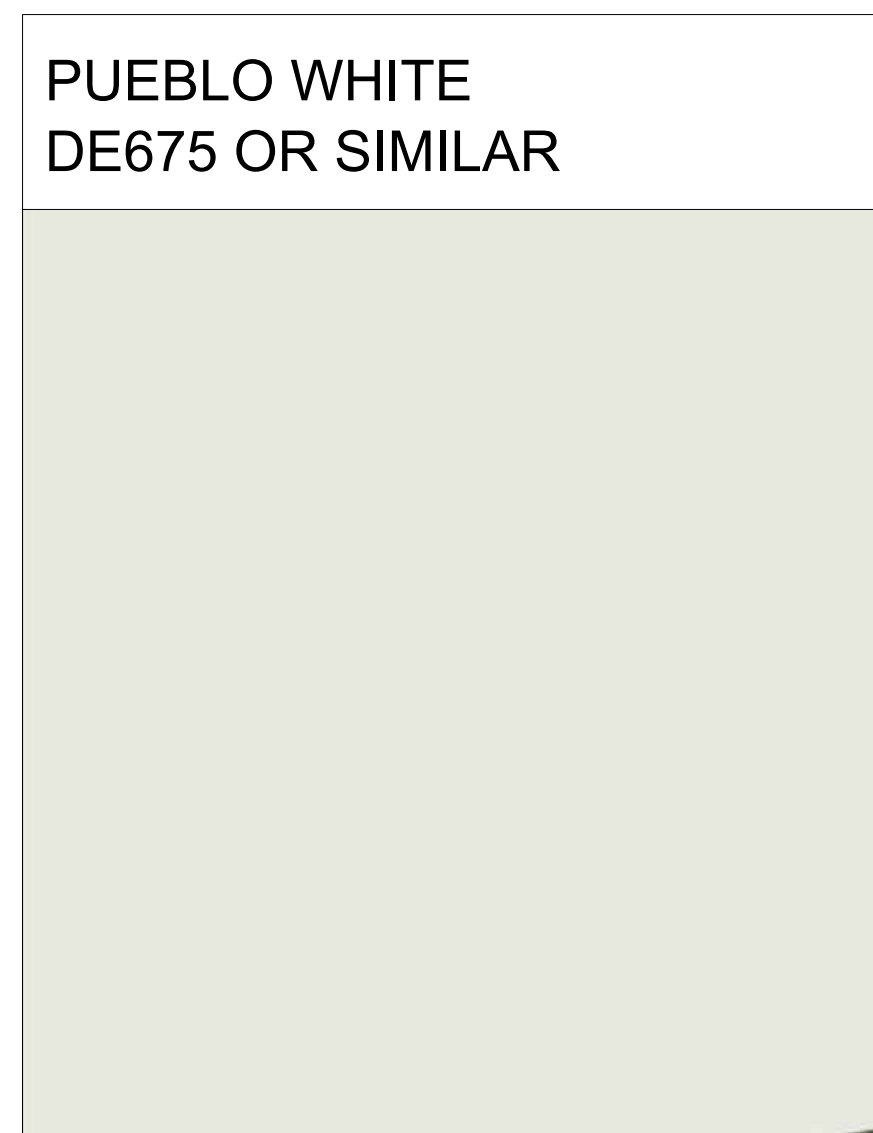
4 STUCCO WALL ACCENT-3



3 STUCCO WALL ACCENT-2



2 STUCCO WALL ACCENT-1



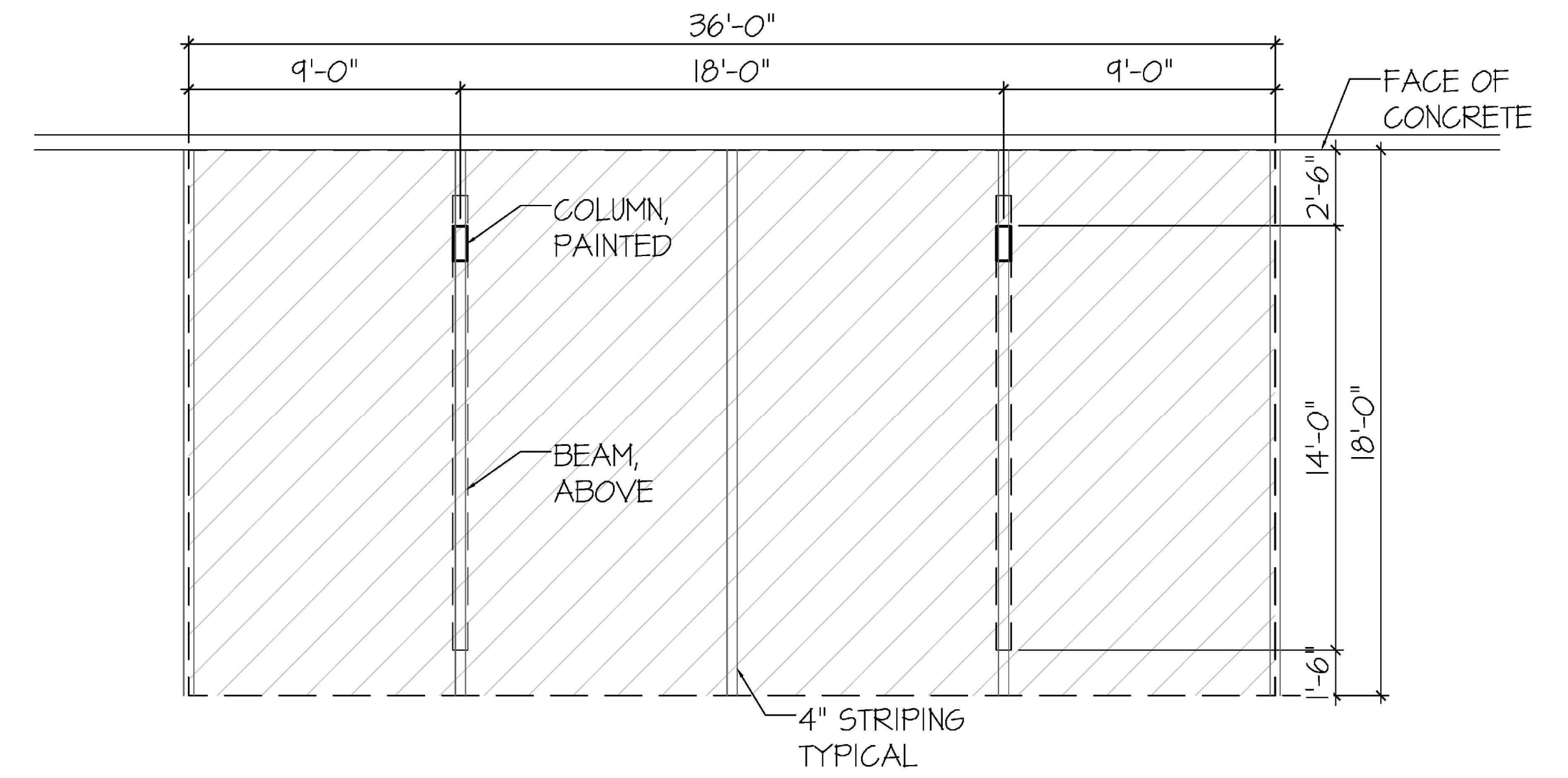
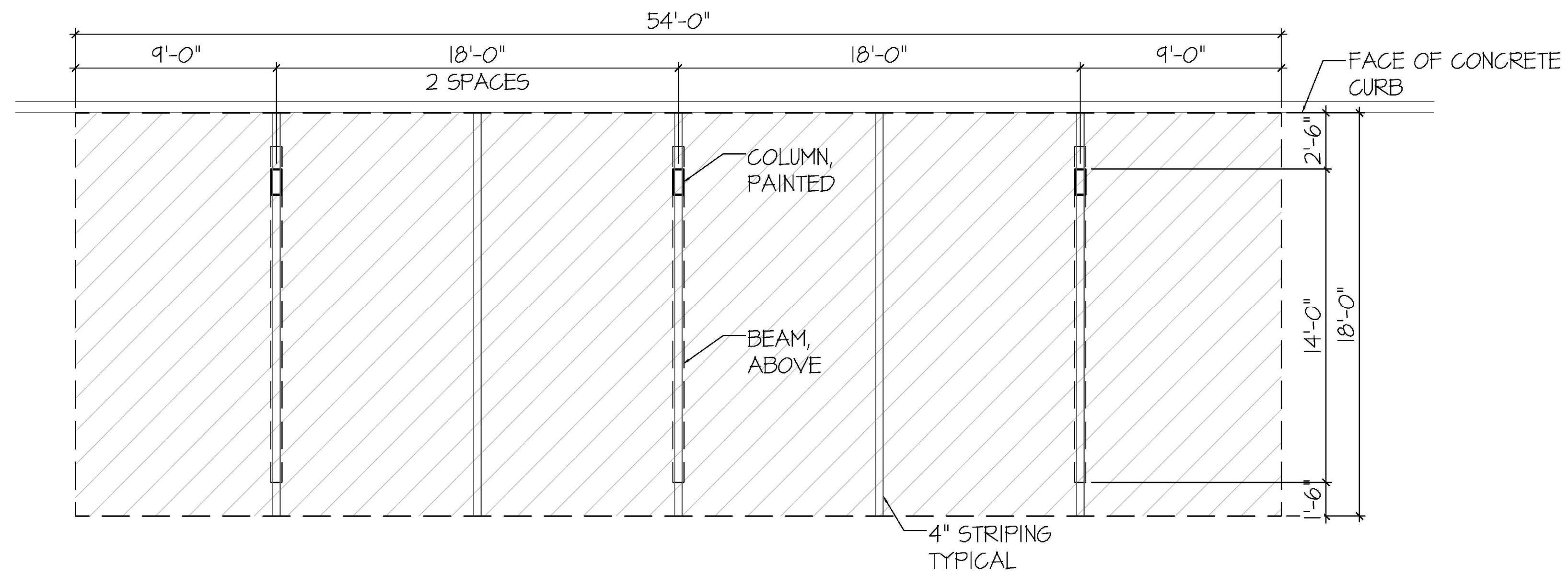
1 STUCCO WALL-MAIN

CLUBHOUSE MATERIALS & COLOR BOARD



A-7.1
MEDLEY APARTMENTS
Sacramento, CA





6 - Carport



DESIGN CRITERIA

Wind Load: 90 MPH minimum
 Ground Snow Load: 30 psf minimum
 All Federal, State and Local codes reviewed.

COLUMNS

HSS ASTM A-500 Grade B
 Coating Options: Primed or Hot Dip Galvanized

BEAMS

Wide Flange A-992 Grade 50 Steel.
 Coating Options: Primed or Hot Dip Galvanized

PURLINS

16 GA. Cold Rolled G-90 Galvanized Steel

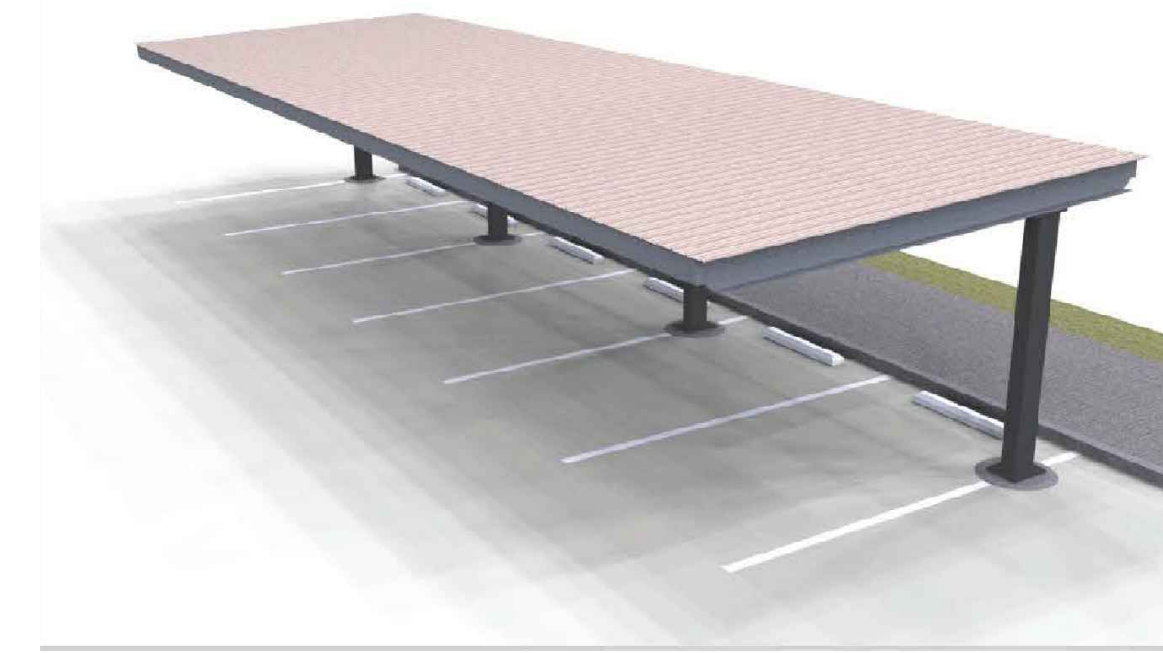
ROOFING

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 Slope
 Hot Dip Galvanizing
 Site Specific Layout and Configuration
 Standing Seam Roof Sheeting
 Soffit Under Sheeting
 Metal End Panels
 End Overhangs 1'
 Solar Racking

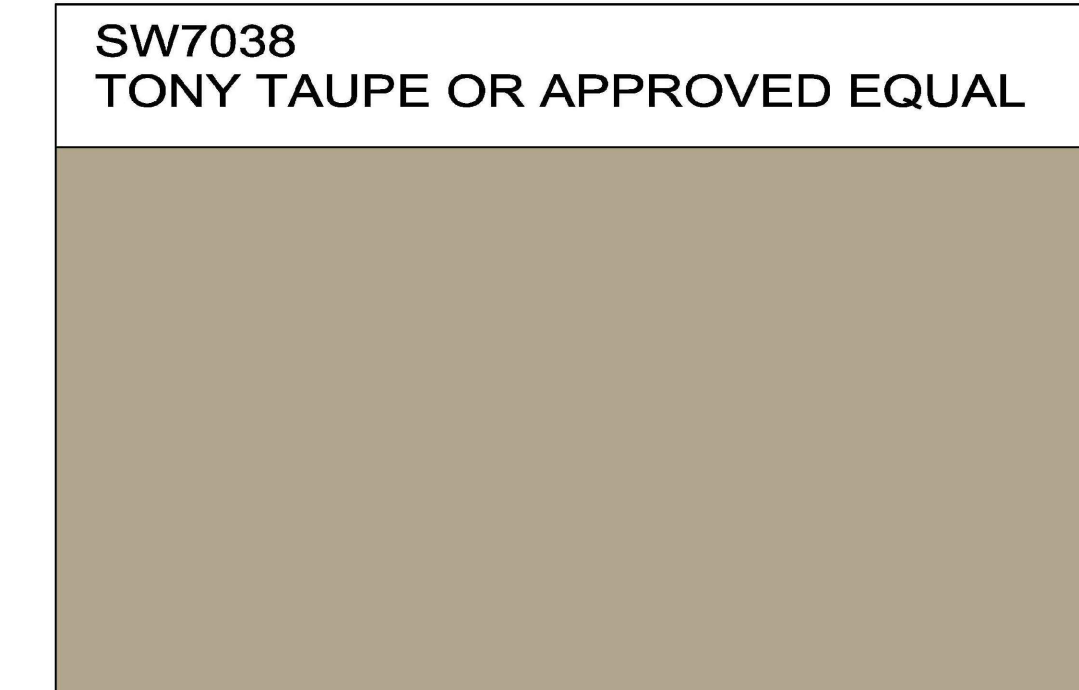
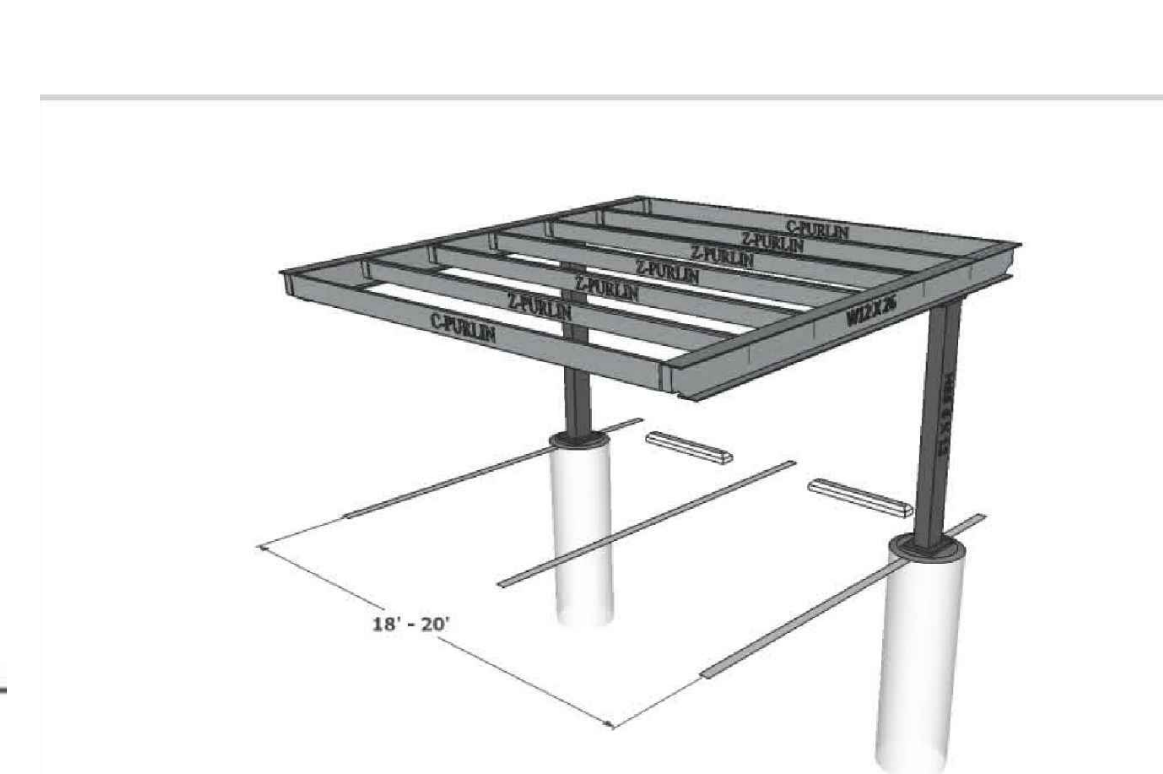
4 - Carport



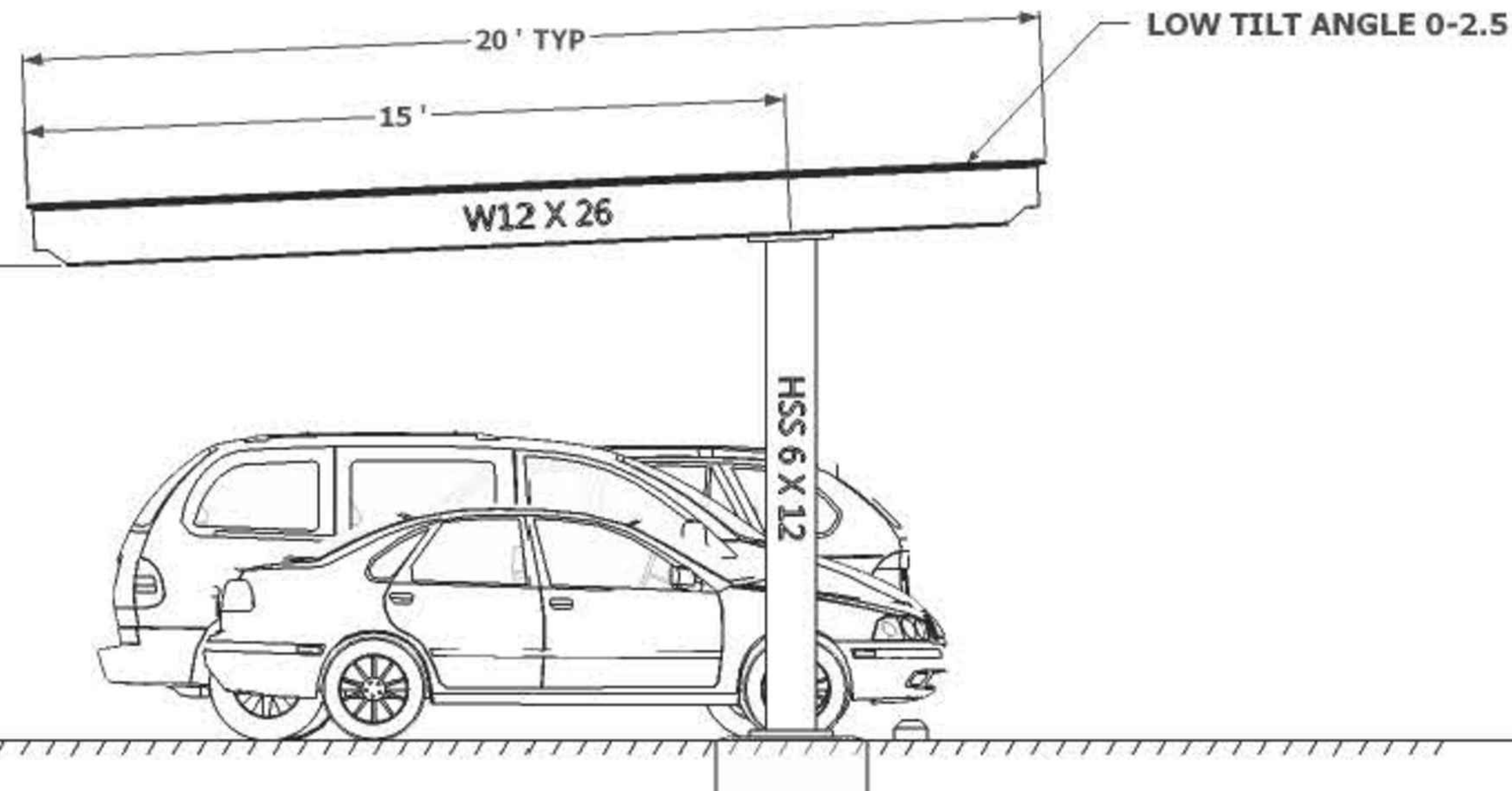
1 CORRUGATED METAL ROOF



2 CORRUGATED METAL ROOF



3 FRAMING



CARPORT

A-5.0

MEDLEY APARTMENTS

Sacramento, CA

BLUE MOUNTAIN
COMMUNITIES





SITE VIGNETTES



A-1.3
MEDLEY APARTMENTS
 Sacramento, CA





SITE VIGNETTES



A-1.4
MEDLEY APARTMENTS
Sacramento, CA





CLUBHOUSE
VIGNETTES



A-4.3
MEDLEY APARTMENTS
Sacramento, CA



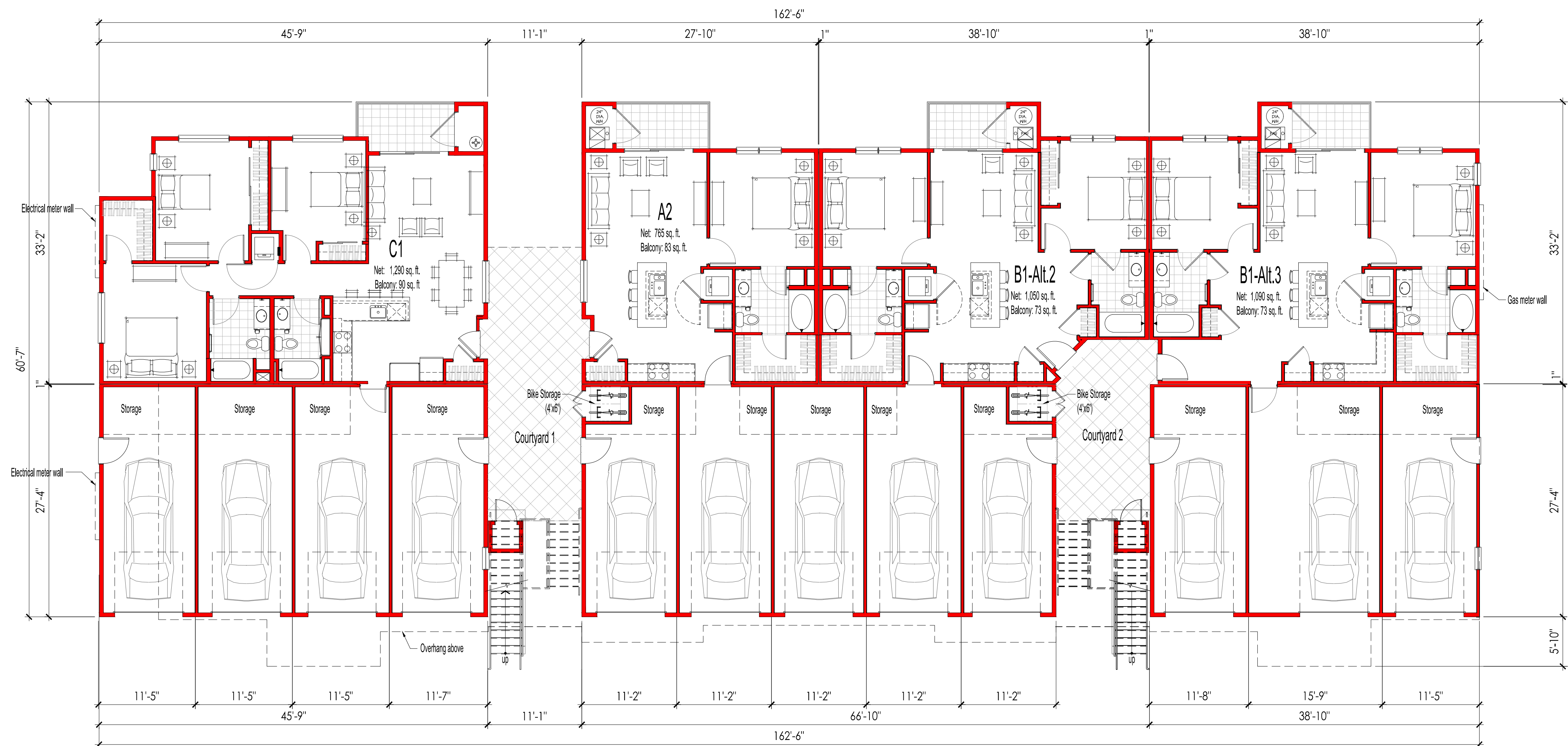


CLUBHOUSE
VIGNETTES

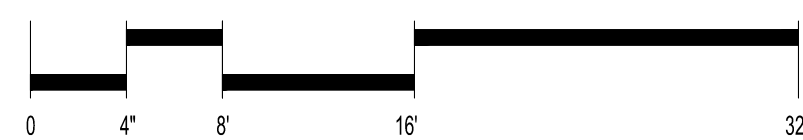


A-4.4
MEDLEY APARTMENTS
Sacramento, CA





FIRST FLOOR



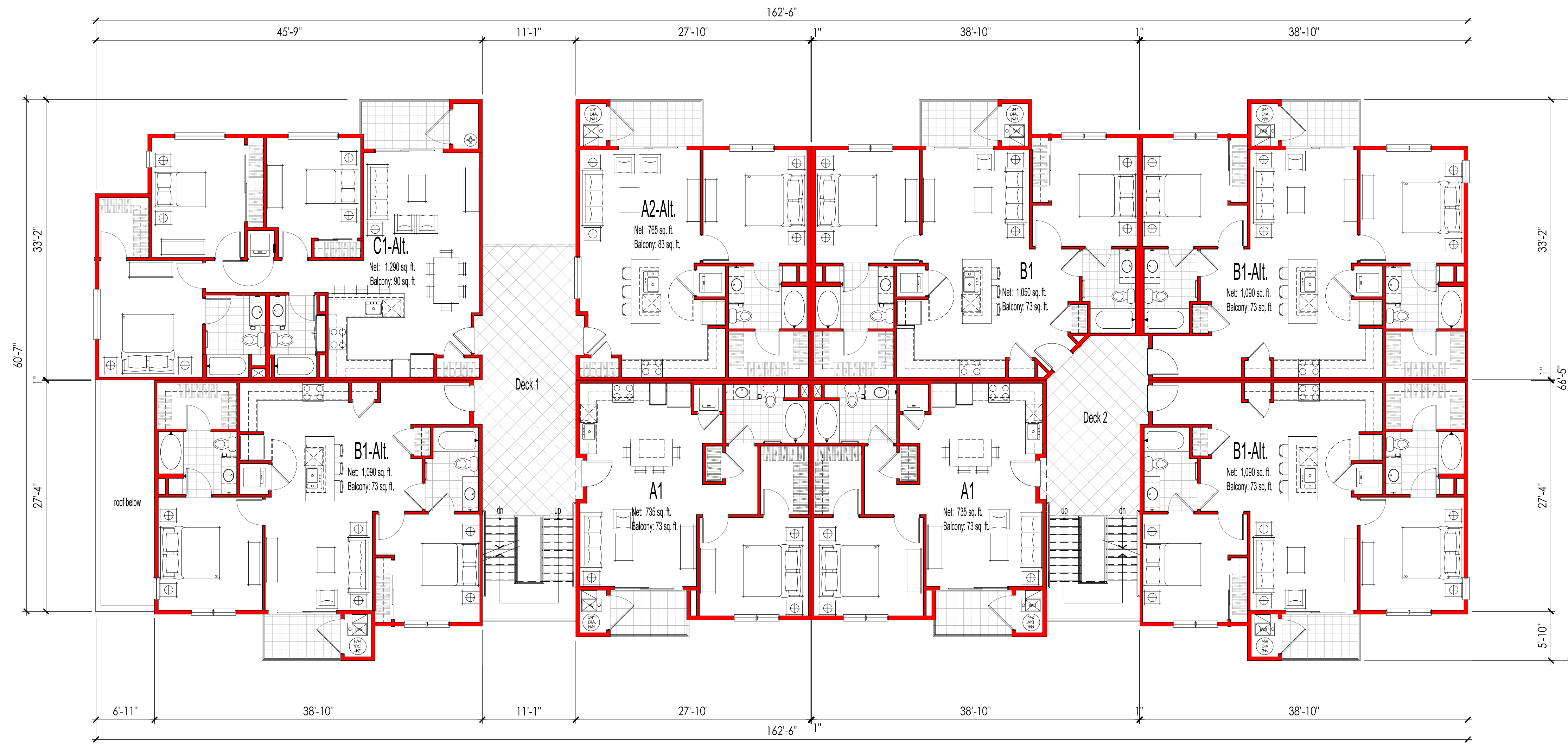
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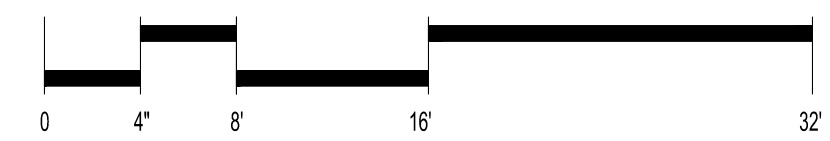
20 PLEX
CONCEPTUAL BUILDING PLAN

A-2.0
MEDLEY APARTMENTS
Sacramento, CA





SECOND FLOOR



scale: 1/8"=1'-0" (on 24"x36" sheet)



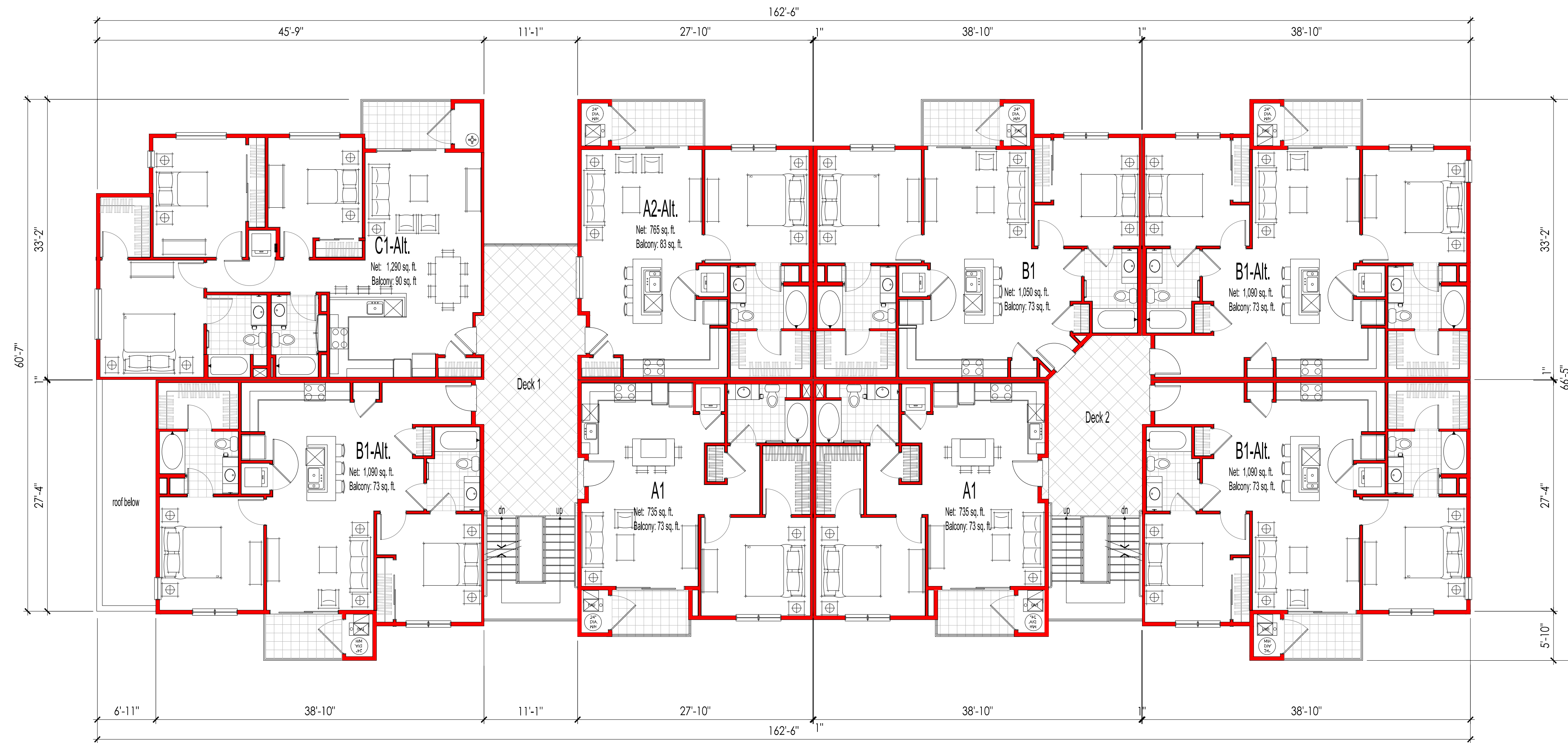
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CONCEPTUAL BUILDING PLAN

A-2.1
MEDLEY APARTMENTS
Sacramento, CA

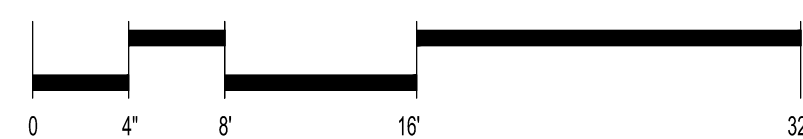


The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2018 BSB Design, Inc.

MARCH 15, 2019 /MR180252.00



THIRD FLOOR



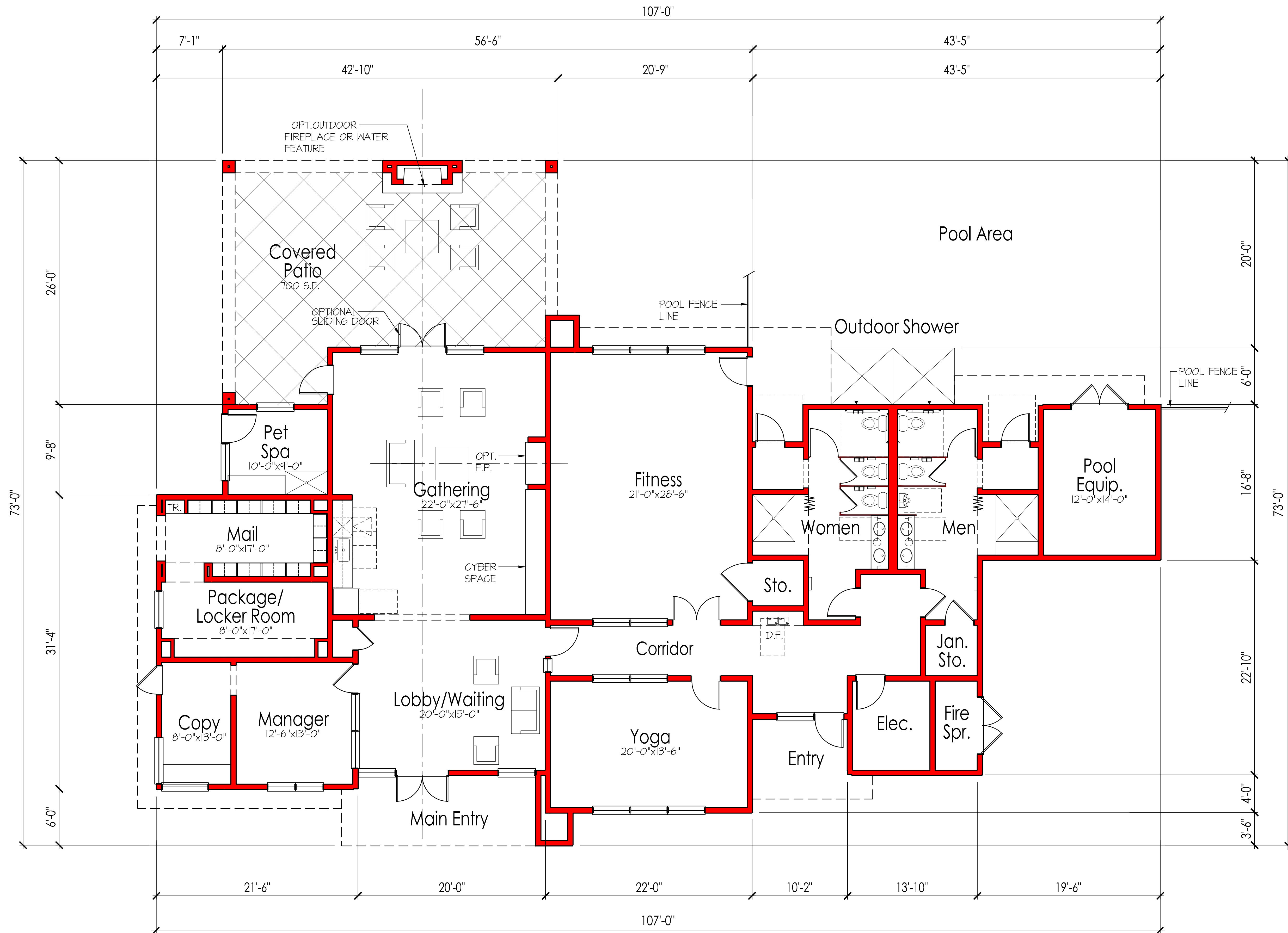
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20 PLEX CONCEPTUAL BUILDING PLAN

A-2.2
MEDLEY APARTMENTS
Sacramento, CA





SCALE: 3/16" = 1'-0"

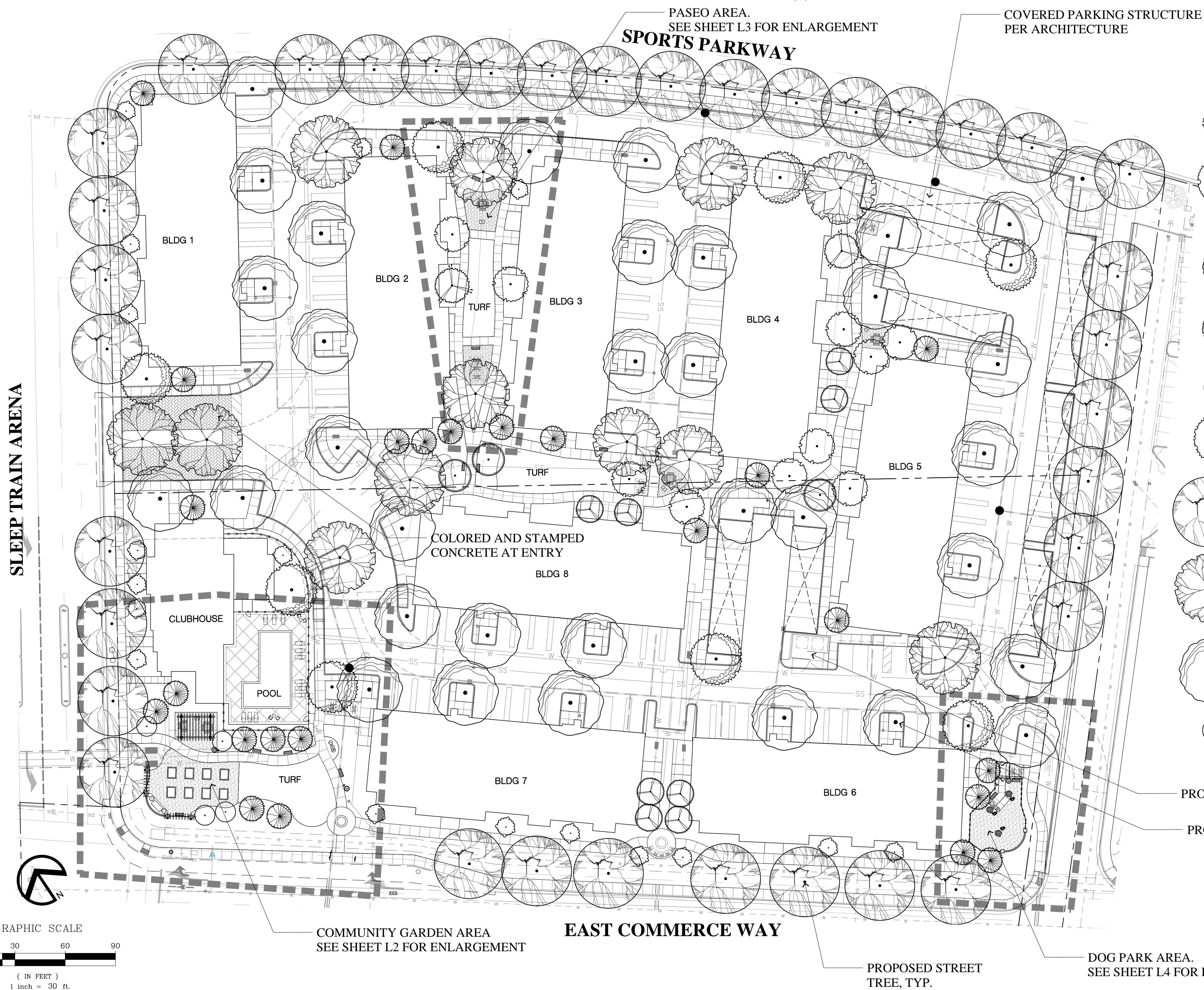
A-4.0

CLUBHOUSE
CONCEPTUAL FLOOR PLAN
+/-3,950 S.F.

MEDLEY APARTMENTS

Sacramento, CA





TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WIDTH/ HEIGHT	WATER USE
	ACE 'ARM' ACER RUBRUM 'ARMSTRONG'	RED MAPLE	24" BOX	15'/40'	MEDIUM
	ACE 'DWF' ACER PALMATUM 'DWARF'	JAPANESE MAPLE	15 GAL	10'/10'	MEDIUM
	ACE 'BUE' ACER BUERGERIANUM	TRIDENT MAPLE	24" BOX	20'/20'	MEDIUM
	CER 'F.P.' CERCIS C. 'FOREST PANSY'	EASTERN REDBUD	24" BOX	20'/20'	MEDIUM
	JAC MIM JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	20'/30'	MEDIUM
	ARB 'MAR' ARBUTUS 'MARINA'	MARINA MADRONE	24" BOX	30'/30'	LOW
	CED 'AUR' CEDRUS DEODARA 'AUREA'	GOLDEN CEDAR	24" BOX	15'/30'	LOW
	LAG 'NAT' LAGERSTROEMIA I. 'NATCHEZ'	GRAPE MYRTLE	24" BOX	20'/20'	LOW
	MAG 'L.G.' MAGNOLIA G. 'LITTLE GEM'	SOUTHERN MAGNOLIA	24" BOX	15'/25'	MEDIUM
	SYR RET SYRINGA RETICULATA 'IVORY SILK'	JAPANESE LILAC	24" BOX	15'/20'	MEDIUM
	OLE 'S.H.' OLEA E. 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	15'/20'	LOW
	PIS CHI PISTACHE CHINESE 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX	25'/25'	LOW
	GIN 'A.G.' GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	24" BOX	25'/35'	LOW
	FRA 'A.P.' FRAXINUS AM. 'AUTUMN PURPLE'	AMERICAN ASH	24" BOX	40'/40'	MED
	ULM 'PAT' ULMUS 'PATRIOT'	PATRIOT ELM	24" BOX	45'/40'	LOW
	FRA 'A.P.' FRAXINUS AM. 'AUTUMN PURPLE'	AMERICAN ASH	24" BOX	40'/40'	MEDIUM
	ULM PAR ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	50'/40'	MEDIUM
	SEMI-DWARF FRUIT TREES	APPLE CHERRY	15 GAL	12'/12'	MEDIUM

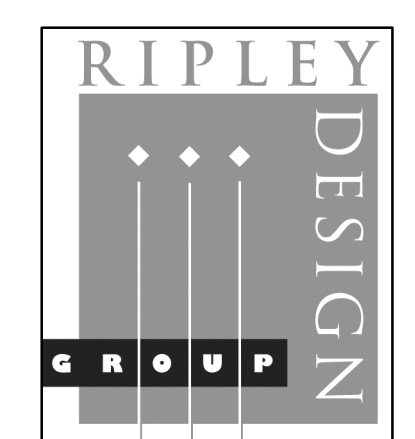
PROPOSED TRASH AREA BY OTHERS, TYPICAL

PROPOSED SHADE TREE, TYPICAL.

GRAPHIC SCALE



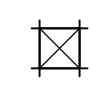
(IN FEET)
1 inch = 30 ft.



**LANDSCAPE ARCHITECTURE
LAND PLANNING**
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BLUE MOUNTAIN COMMUNITIES



Medley Apartments
Sacramento, California

Preliminary Site Plan

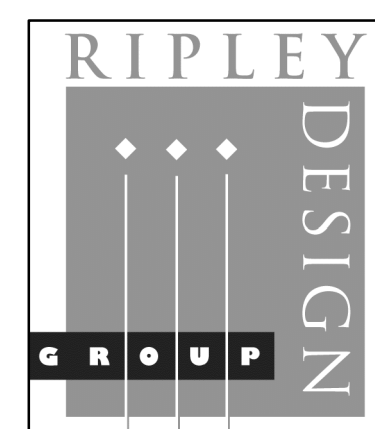
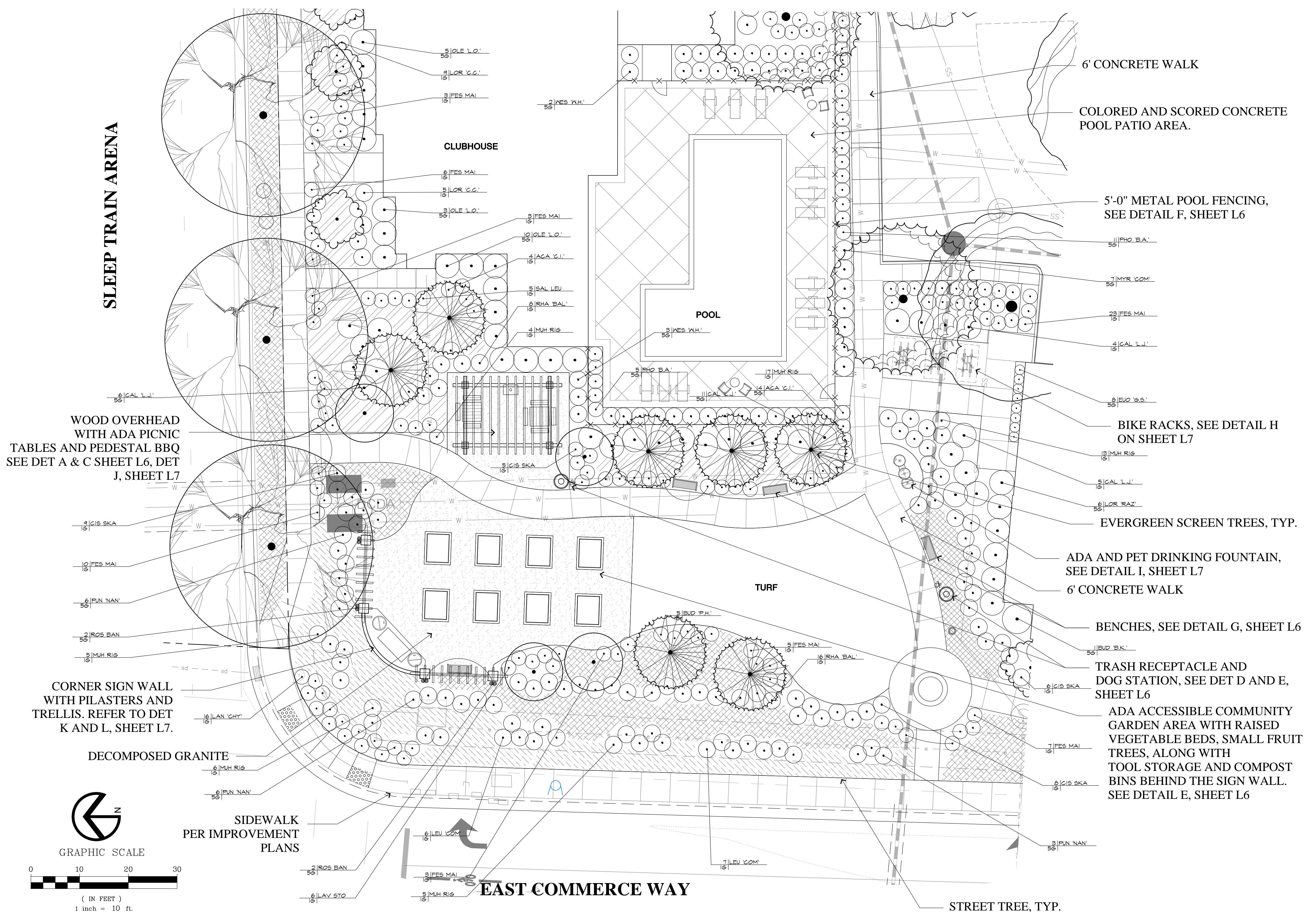
May 10, 2019



PROPOSED PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
SHRUBS			
ACA 'C.I.'	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	LOW
AGA 'B.G.'	AGAVE 'BLUE GLOW'	AGAVE	LOW
AGA 'VAR'	AGAVE DESMETTIANA 'VARIEGATA'	VAR. DWARF AGAVE	LOW
ALY 'MON'	ALYOGONE HUEGELII 'MONLE'	PURPLE LILAC HIBISCUS	LOW
BUD 'B.K.'	BUDDLEIA DAVIDII 'BLACK KNIGHT'	BUTTERFLY BUSH	LOW
BUD 'P.H.'	BUDDLEIA DAVIDII 'PURPLE HAZE'	DWARF BUTTERFLY BUSH	LOW
CAL 'L.J.'	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	LOW
CAR TUM	CAREX TUMULICOLA	FOOTHILL SEDGE	LOW
CIS 'SKA'	CISTUS X 'SKANBERGII'	PINK ROCKROSE	LOW
COR 'D.B.'	CORREA 'DUSKY BELLS'	RED AUSTRALIAN FUCHSIA	LOW
DAP 'AUR'	DAPHNE ODORA 'AUREOMARGINATA'	WINTER DAPHNE	LOW
ELA 'G.E.'	ELAEAGNUS X EBINGHII 'SILT EDGE'	G.E. SILVERBERRY	LOW
EVO 'G.S.'	EUONYMUS J. 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	LOW
EVO 'SIE'	EUONYMUS J. 'SIEBE'	GOLDEN FLAIR EUONYMUS	LOW
FES MAI	FESTUCA MAIORI	ATLAS FESCUE	LOW
GRE 'NOE'	GREVILLEA 'NOELI'	WOOLLY GREVILLEA	LOW
JUN 'MED'	JUNIPERUS S. 'MEDORA'	COLUMNAR JUNIPER	LOW
LAV 'CHY'	LANTANA 'CHapel Hill Yellow'	C.H.Y. LANTANA	LOW
LAV 'MUN'	LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVENDER	LOW
LAV 'STO'	LAVANDULA A. 'STOCHES'	SPANISH LAVENDER	LOW
LAV MAR	LAVATERA MARITIMA	SEA MALLOW	LOW
LEU 'COM'	LEUCOPHYLLUM F. 'COMPACTUM'	DWARF TEXAS RANGER	LOW
LOR 'C.C.'	LOROPETALUM C. 'CERISE CHARM'	DWARF FRINGE FLOWER	MED
LOR 'RAZ'	LOROPETALUM C. 'RAZZLEBERRI'	CHINESE FRINGE FLOWER	MED
MIM 'JBW'	MIMULUS 'JELLY BEAN WHITE'	MONKEY FLOWER	LOW
MIM 'VAL'	MIMULUS 'VALENTINE'	MONKEY FLOWER	LOW
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	LOW
MYR 'COM'	MYRTUS COMMUNIS 'COMPACTA'	MYRTLE	LOW
MYR AFR	MYRSINE AFRICANA	AFRICAN BOXWOOD	LOW
NAN 'G.S.'	NANDINA D. 'GULF STREAM'	HEAVENLY BAMBOO	LOW
NAN 'H.D.'	NANDINA D. 'HARBOR DWARF'	DWARF HEAVENLY BAMBOO	LOW
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW
PEN 'M.B.'	PENSTEMON HET. 'MARGARITA BOP'	FOOTHILL PENSTEMON	LOW
PHO 'B.A.'	PHORMIUM T. 'BLACK ADDER'	NEW ZEALAND FLAX	MED
PHO 'D.D.'	PHORMIUM T. 'DARK DELIGHT'	NEW ZEALAND FLAX	MED
PHO 'J.S.'	PHORMIUM T. 'JACK SPRATT'	DWARF NEW ZEALAND FLAX	MED
PUN 'NAN'	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE	LOW
RHA 'L.S.'	RHAMNUS CAL. 'LITTLE SUR'	DWARF COFFEEBERRY	LOW
RHA 'BAL'	RHAPHOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	LOW
RHA 'W.E.'	RHAPHOLEPIS I. 'WHITE ENCHANTRESS'	INDIA HAWTHORN	LOW
ROS OFF	ROSMARINUS OFFICINALIS	ROSEMARY	LOW
ROS 'T.B.'	ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	LOW
SAL LEU	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN SAGE	LOW
SAL 'IGN'	SALVIA X J. 'VIBE IGNITION PURPLE'	IGNITION PURPLE SAGE	LOW
STA BYZ	STACHYS BYZANTINA	LAMB'S EARS	LOW
TEU CHA	TEUCRIUM CHAMAEDRYS	GERMANDER	LOW
WESTW	WESTRINGIA F. 'COAST ROSEMARY'	COAST ROSEMARY	LOW
WES 'W.H.'	WESTRINGIA F. 'WYNABBIE HIGHLIGHT'	COAST ROSEMARY	LOW
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW
VINES			
ROS BAN	ROSA BANKSAI	LADY BANKS ROSE	LOW
GROUNDCOVERS			
	APTENA 'RED APPLE'	APTENA	LOW
1 GALLON @ 36" O.C.			
	BACCHARIS PILLULARIS 'PIGEON POINT'	COYOTE BUSH	LOW
1 GALLON @ 36" O.C.			
	ROSMARINUS 'PROSTRATUS'	ROSEMARY	LOW
1 GALLON @ 36" O.C.			
	SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER	LOW
1 GALLON @ 36" O.C.			
	BOLERO SODDED	TALL FESCUE	HIGH
AVAILABLE FROM DELTA BLUE GRASS			

CONCEPTUAL LANDSCAPE STATEMENT			
REGIONAL AND MICRO-CLIMATE CONDITIONS, SOLAR ORIENTATION AND SOIL CONDITIONS WILL BE TAKEN INTO ACCOUNT WITH REGARDS TO PLANT SELECTION AND PLACEMENT. THE PLANT PALETTE PROVIDES MANY PLANTS WITH VARYING GROWTH HABITS, PREFERENCES AND TOLERANCES. SO SELECTION OF JUST THE RIGHT PLANT SHOULD NOT BE DIFFICULT. A HIGH PERCENTAGE OF PLANTS SELECTED WILL BE BROUGHT TOLEANT AND APPROPRIATE FOR THE CLIMATE. THIS PALETTE, ALONG WITH A DRIP IRRIGATION SYSTEM WILL CONSERVE WATER WITHIN THE PROJECT.			
BY SPECIFYING PLANTS WHICH REQUIRE LITTLE TO NO PRUNING, THE GREEN WASTE WILL BE REDUCED. PLANTS SELECTED WILL COMPLEMENT THE ARCHITECTURE.			
ENTRANCES AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS SHALL BE USED. A DIVERSE USE OF PLANT SPECIES WILL DISPLAY VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS; WILL CREATE A BEAUTIFUL LANDSCAPE TO CONTRIBUTE AESTHETICALLY TO THE SURROUNDING NEIGHBORHOODS.			
THE TREES HAVE BEEN SELECTED TO HAVE NON-INVASIVE ROOT SYSTEMS, AND PLACED WITH ADEQUATE SETBACKS TO ENSURE NO CONFLICT WITH UTILITIES AND HARDSCAPE, OR CONFLICT WITH ANY SITE LINE DISTANCES. ROOT BARRIERS WILL BE INSTALLED ON ALL TREES NEAR PAVING AND UTILITIES. WHERE FEASIBLE, TREES HAVE BEEN PLACED TO MITIGATE SOLID BUILDING SURFACES AND FENCES. TALLER SHRUBS WILL ALSO BE LOCATED AT SOLID BUILDING SURFACES AND FENCES, WHILE LOWER SHRUBS WILL BE LOCATED WHERE GROUND LEVEL WINDOWS AND ARCHITECTURAL FEATURES OCCUR, AND AT CORNERS TO MAINTAIN SITE LINE DISTANCES.			
THIS PROJECT FEATURES A CLUBHOUSE WITH POOL AREA, COMMUNITY GARDEN AND OPEN SPACE, DOG PARK AND OPEN SPACES EQUIPPED WITH BBQ GRILLS, PICNIC TABLES, AND DOG STATIONS. BIKE RACKS HAVE BEEN PLACED THROUGHOUT THE SITE TO ALLOW FOR GUEST BIKE PARKING.			
THE IRRIGATION SYSTEM WILL USE WEATHER-BASED CONTROLLERS TO CONSERVE THE USE OF WATER. SPRAY IRRIGATION WILL ONLY OCCUR AT TURF AREAS, AND SPRAY HEADS WITH LOW PRECIPITATION RATES WILL BE USED TO MINIMIZE RUNOFF, EROSION AND OVERSPRAY. THE BALANCE OF THE PLANTING AREAS WILL BE IRRIGATED USING DRIP IRRIGATION METHODS. THE TREES WILL BE ON SEPARATE VALVES AND WILL BE IRRIGATED WITH BUBBLERS. SHRUBS WILL BE HYDROZONED ACCORDING TO THEIR WATER REQUIREMENTS AND MICROCLIMATES.			
IT IS OUR INTENT TO SPECIFY IN THE LANDSCAPE CONSTRUCTION DOCUMENTS THE USE OF RECYCLED MATERIALS SUCH AS RECYCLED WOOD MULCH, INGREDIENTS WITHIN THE CONCRETE, FORMWORK, SITE FURNITURE, ETC. IT IS OUR INTENT TO STOCKPILE THE TOPSOIL FOR RE-USE, UNLESS SOIL TESTS DEEM THE SOIL INADEQUATE AND RECOMMEND IMPORTED SOIL. WE INTEND TO RECYCLE A MINIMUM OF 50% OF THE LANDSCAPE CONSTRUCTION AND GREEN WASTES.			



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BLUE MOUNTAIN COMMUNITIES



Preliminary Community Garden Plan

Medley Apartments

Sacramento, California

March 15, 2019



PROPOSED PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
SHRUBS			
ACA 'C.I.'	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	LOW
AGA 'B.G.'	AGAVE 'BLUE GLOW'	AGAVE	LOW
AGA 'VAR'	AGAVE DESMETIANA 'VARIEGATA'	VAR. DWARF AGAVE	LOW
ALY 'MON'	ALYOGYNE 'HUEGLI' 'MONLE'	PURPLE LILAC HIBISCUS	LOW
BUD 'B.K.'	BUDDLEIA DAVIDII 'BLACK KNIGHT'	BUTTERFLY BUSH	LOW
BUD 'P.H.'	BUDDLEIA DAVIDII 'PURPLE HAZE'	DWARF BUTTERFLY BUSH	LOW
CAL 'L.J.'	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	LOW
CAR TUM	CAREX TUMULICOLA	FOOTHILL SEDGE	LOW
CIS 'SKA'	CISTUS X 'SKANBERGI'	PINK ROCKROSE	LOW
COR 'D.B.'	CORREA 'DUSKY BELLS'	RED AUSTRALIAN FUCHSIA	LOW
DAP 'AUR'	DAPHNE ODOREA 'AUREOMARGINATA'	WINTER DAPHNE	LOW
ELA 'G.E.I.'	ELAEAGNUS X 'EBBINI' 'SILT EDGE'	C.E. SILVERBERRY	LOW
EUD 'G.S.'	EUONYMUS J. 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	LOW
EUD 'SIE'	EUONYMUS J. 'SIEBE'	GOLDEN FLAIR EUONYMUS	LOW
FES MAI	FESTUCA MAIORI	ATLAS FESCUE	LOW
GRE 'NOE'	GREVILLEA 'NOELLI'	WOOLY GREVILLEA	LOW
JUN 'MED'	JUNIPERUS S. 'MEDORA'	COLUMNAR JUNIPER	LOW
LAV 'CHY'	LANTANA 'CHAPEL HILL' 'YELLOW'	C.H.Y. LANTANA	LOW
LAV 'MUN'	LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVENDER	LOW
LAV 'STO'	LAVANDULA A. 'STOECHES'	SPANISH LAVENDER	LOW
LAV MAR	LAVATERA MARITIMA	SEA MALLOW	LOW
LEU 'COM'	LEUCOPHYLLUM F. 'COMPACTUM'	DWARF TEXAS RANGER	LOW
LOR 'C.C.'	LOROPETALUM C. 'CERISE CHARM'	DWARF FRINGE FLOWER	MED
LOR 'RAZ'	LOROPETALUM C. 'RAZZLEBERRY'	CHINESE FRINGE FLOWER	MED
MIM 'JBW'	MIMULUS 'JELLY BEAN WHITE'	MONKEY FLOWER	LOW
MIM 'VAL'	MIMULUS 'VALENTINE'	MONKEY FLOWER	LOW
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	LOW
MYR 'COM'	MYRTUS COMMUNIS 'COMPACTA'	MYRTLE	LOW
MYR AFR	MYRSINE AFRICANA	AFRICAN BOXWOOD	LOW
NAN 'G.S.'	NANDINA D. 'GULF STREAM'	HEAVENLY BAMBOO	LOW
NAN 'H.D.'	NANDINA D. 'HARBOR DWARF'	DWARF HEAVENLY BAMBOO	LOW
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW
PEN 'M.B.'	PENSTEMON HET. 'MARGARITA BOP'	FOOTHILL PENSTEMON	LOW
PHO 'B.A.'	PHORMIUM T. 'BLACK ADDER'	NEW ZEALAND FLAX	MED
PHO 'D.D.'	PHORMIUM T. 'DARK DELIGHT'	NEW ZEALAND FLAX	MED
PHO 'J.S.'	PHORMIUM T. 'JACK SPRATT'	DWARF NEW ZEALAND FLAX	MED
PUN 'NAN'	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE	LOW
RHA 'L.S.'	RHAMNUS CAL. 'LITTLE SUR'	DWARF COFFEEBERRY	LOW
RHA 'BAL'	RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	LOW
RHA 'W.E.'	RHAPHIOLEPIS I. 'WHITE ENCHANTRESS'	INDIA HAWTHORN	LOW
ROS OFF	ROSMARINUS OFFICINALIS	ROSEMARY	LOW
ROS 'T.B.'	ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	LOW
SALV 'LEU'	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN SAGE	LOW
SAL 'IGN'	SALVIA X J. 'VIBE IGNITION PURPLE'	IGNITION PURPLE SAGE	LOW
STA BYZ	STACHYS BYZANTINA	LAMB'S EARS	LOW
TEU CHA	TEUCRIUM CHAMAEDRYS	GERMANDER	LOW
WES 'G.B.'	WESTRINGIA F. 'GREY BOX'	DWARF COAST ROSEMARY	LOW
WES 'W.H.'	WESTRINGIA F. 'WHYABBIE HIGHLIGHT'	COAST ROSEMARY	LOW
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW
VINES			
ROS BAN	ROSA BANKSAI	LADY BANKS ROSE	LOW
GROUNDCOVERS			
	APTENA 'RED APPLE' 1 GALLON @ 36" O.C.	APTENA	LOW
	BACCHARIS PILULARIS 'PIGEON POINT' 1 GALLON @ 36" O.C.	COYOTE BUSH	LOW
	ROSMARINUS 'PROSTRATUS' 1 GALLON @ 36" O.C.	ROSEMARY	LOW
	SCAEVOLA 'MAUVE CLUSTERS' 1 GALLON @ 36" O.C.	FAN FLOWER	LOW
	TURF BOLEERO SODDED AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE	HIGH

PRELIMINARY IRRIGATION CALCULATIONS:

Sleep Train - Natomas Apartments Preliminary Irrigation Calculations
PAGE 1 of 3
Water Efficient Landscape Worksheet for projects in Sacramento, CA

This worksheet is filled out for each Point of Connection.
This form determines the specific water budget.
This form demonstrates that the Estimated Total Water Use is less than the Maximum Applied Water Allowance.

MWA=(Eto)(0.62)/[(PFxHA)/IE]+SLA
ETWU=(Eto)(0.62)/[(PFxHA)/IE]+SLA

Where:
MWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
0.62 = Conversion Factor (to gallons)
0.55 = ET Adjustment Factor (ETAF)
IA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)
ETWU = Estimated Total Water Use (gallons per year)
PF = Plant Factor from WUCOLS
HA = Hydrozone Area (high, medium and low water use areas) (square feet)
IE = Irrigation Efficiency (minimum 0.71)

Net Evapotranspiration (inches per year)

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total Annual Eto
Net Eto	1	1.8	3.2	4.7	6.4	7.7	8.4	7.2	5.4	3.7	1.7	0.9	51.9

Maximum Applied Water Allowance Calculation
MWA=(Eto)(0.62)/[(0.55xIA)+SLA]

Total Landscaped Area	x	0.55	=	33,730				
Special Landscaped Area	0	x	0.45	=	0			
MWA =	51.9	x	0.62	x	33,730	=	1,085,377	gallons per year

PAGE 2 of 3
Water Efficient Landscape Worksheet

Estimated Total Water Use Calculation
ETWU=(Eto)(0.62)/[(PFxHA)/IE]+SLA

HYDROZONE INFORMATION TABLE

Hydrozone	Plant Water Use Type (low, medium or high)	Plant Factor (PF) (0-1.0, see below)	Hydrozone Area (HA) (sq ft)	% of Total Area	Type of Irrigation (rotors, spray, drip, bubblers, etc.)	Irrigation Efficiency (IE) (71-100%, see below)	PFxIA/IE	
Trees	MEDIUM	0.40	1,200	2%	bubblers	81%	593	
Turf	HIGH	0.70	4,751	8%	spray	75%	4,434	
Shrubs	LOW	0.20	44,270	72%	drip	81%	10,931	
Shrubs	MEDIUM	0.40	11,107	18%	drip	81%	5,485	
			0	0%			0	
			SUM	61,328	100%		21,443	
ETWUs	51.9	x	0.62	x	21,443	=	689,982	gallons per year

Estimated Total Adjustment Factor Calculations

Total ETAF(PF/IE) x Area	Total Area
21443	61328
Average ETAF*	0.35

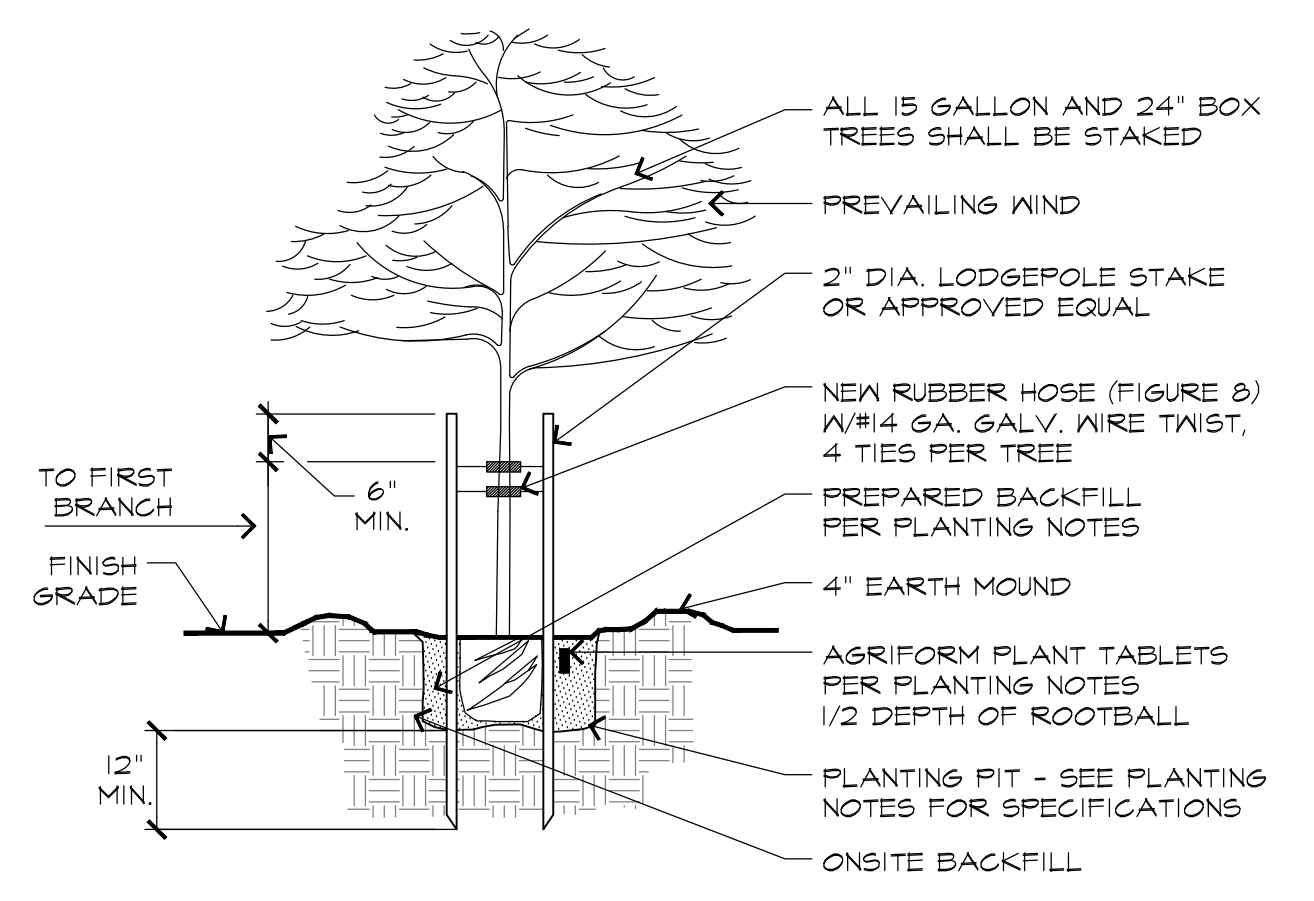
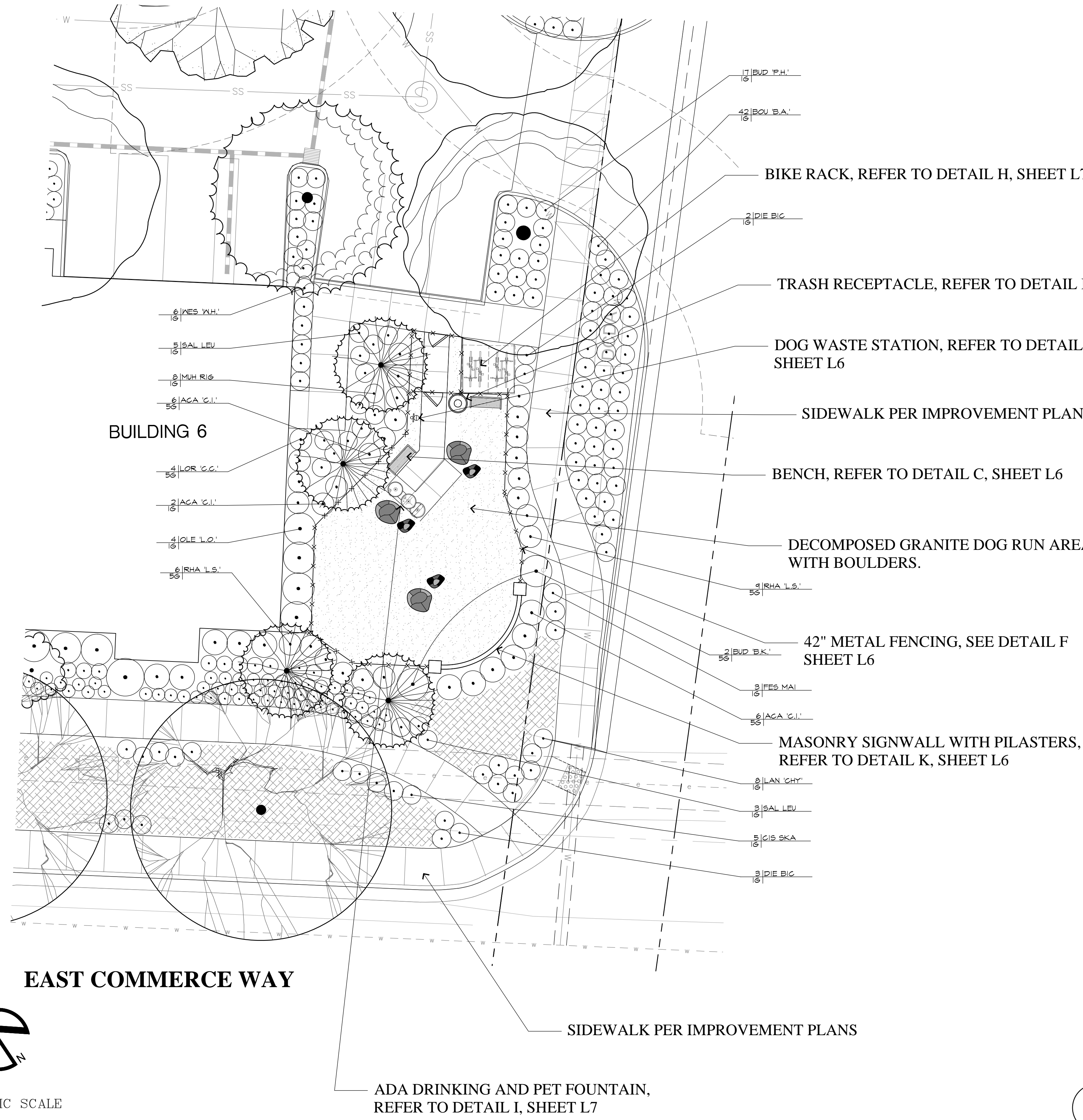
*Average ETAF must be less than 0.55 for residential
*Average ETAF must be less than 0.45 for non-residential

Plant Factor Typical Ranges (PF)
To calculate plant factor see "Guide to Estimating Irrigation Water Needs of Landscape Plantings in California and WUCOLS" www.csewater.ca.gov/bscs/wucols00.pdf

Water Use	Plant Factor (PF) Range	Plant Factor Formula
Low Water Use	0.0-0.3	Plant Factor (PF) = K ₁ x K ₂ x K ₃
Medium Water Use	0.4-0.6	K ₁ = Species Factor (range 0.1-0.9, see WUCOLS list)
High Water Use	0.7-1.0	K ₂ = Density Factor (range 0.5-1.3, see WUCOLS list) K ₃ = Microclimate Factor (range 0.5-1.4, see WUCOLS list)

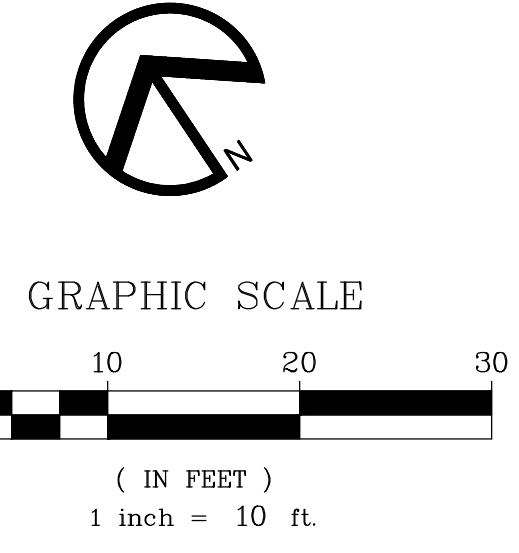
Irrigation Efficiency Ranges (IE)
Irrigation efficiency will vary by soil type, weather conditions, design, head type, construction quality, maintenance, etc. Please estimate irrigation efficiency somewhere in the ranges listed below.

Irrigation Method	Efficiency Range
Stream Rotor Heads	71-75%
Spray Heads	71-75%
Bubblers	75-85%
Drip Emitters	80-90%
Subsurface Irrigation	80-90%



NOTE:
1. ROOT CONTROL BARRIER PANELS SHALL BE REQUIRED WHERE TREES IS WITHIN 10' FROM PAVING. ROOT SOLUTIONS ROOT BARRIER OR EQUAL MAY BE USED. LENGTH OF BARRIER TO BE CENTERED ON TREE.

A TREE PLANTING AND STAKING DETAIL SCALE: 1/2" = 1'-0"
024 - TreesPlanting



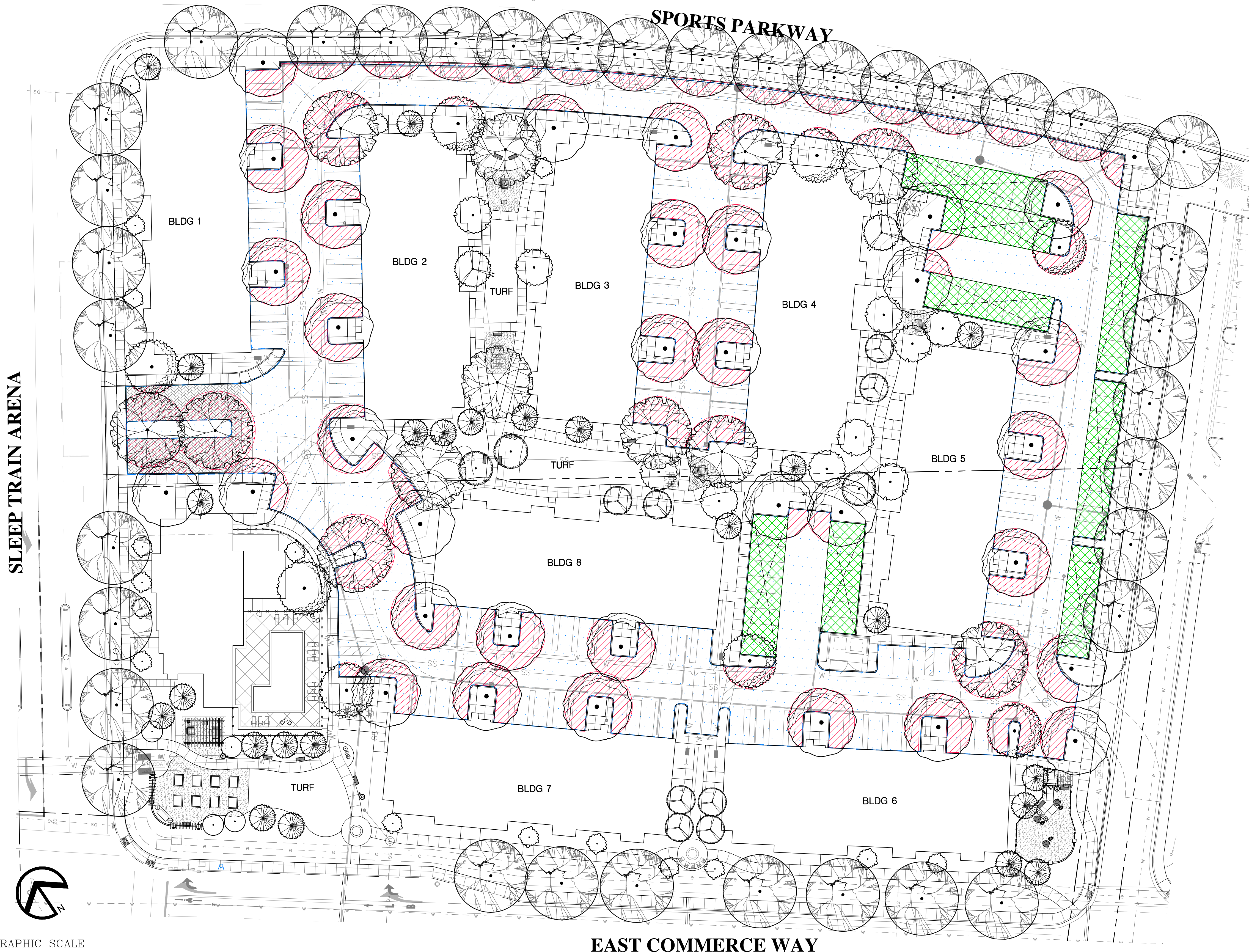
RIPLY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.938.7436

BLUE MOUNTAIN COMMUNITIES
Preliminary Dog Park Plan

Medley Apartments
Sacramento, California

March 15, 2019

L4

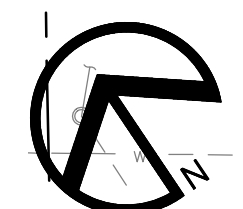


SLEEP TRAIN ARENA

SPORTS PARKWAY

EAST COMMERCE WAY

REQUIRED CANOPY TREE COVERAGE TO PARKING AREA RATIO (50%):
 TOTAL SHADING AREA OF TREES = 31,182 SF
 TOTAL COVERED PARKING = 11,405 SF
 TOTAL PARKING AREA = 85,168
 TOTAL PARKING AREA REQUIRED TO BE SHADED = 42,584 SF (50%)
 PERCENT OF PARKING AREA TO BE SHADED = 50.0%
 $31,182 + 11,405 = 42,587$ (TOTAL SHADED AREA)
 $42,587 / 85,168 = 50.0\%$



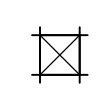
GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.



BLUE MOUNTAIN COMMUNITIES



Medley Apartments

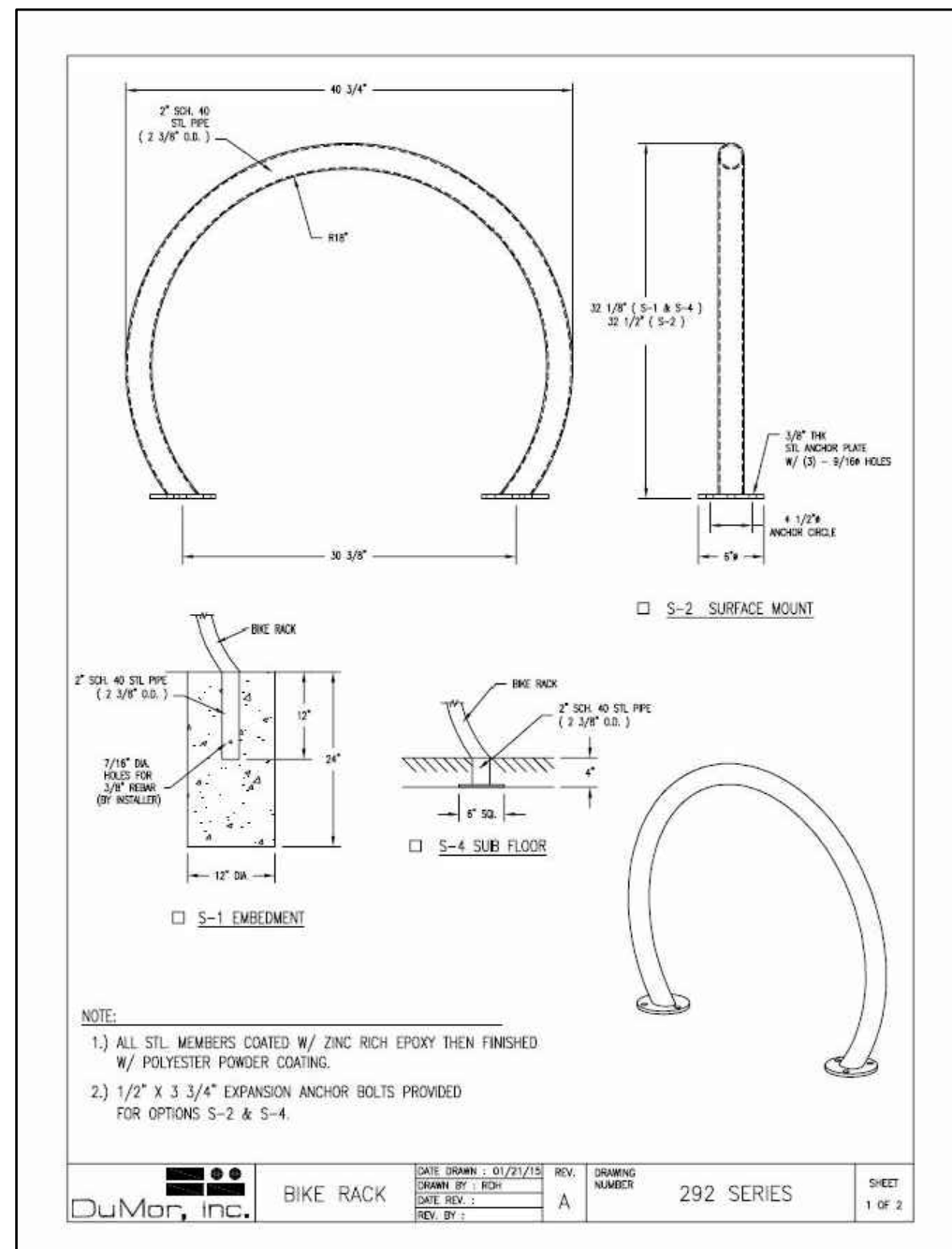
Sacramento, California

Preliminary Shading Plan

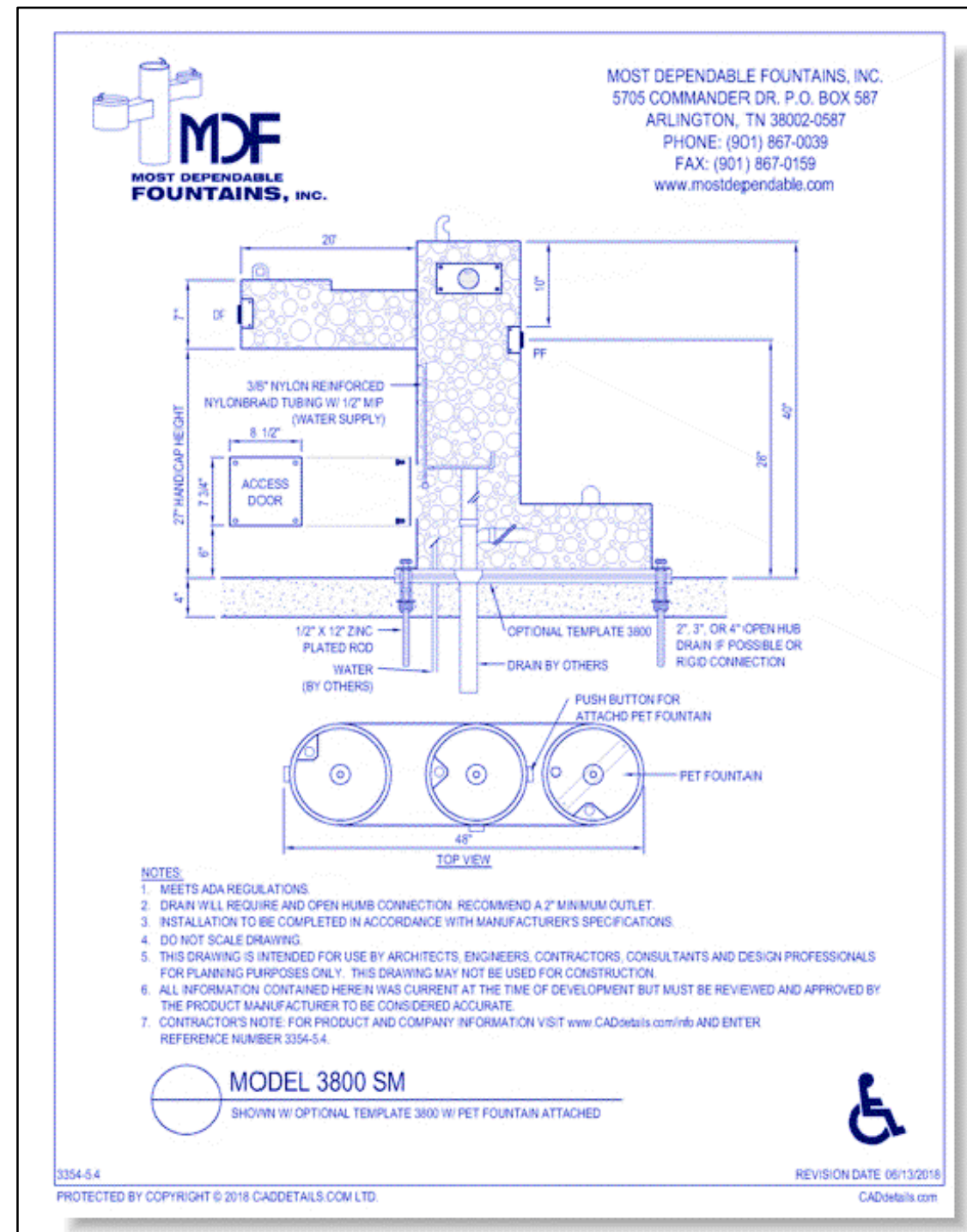
March 15, 2019

L5

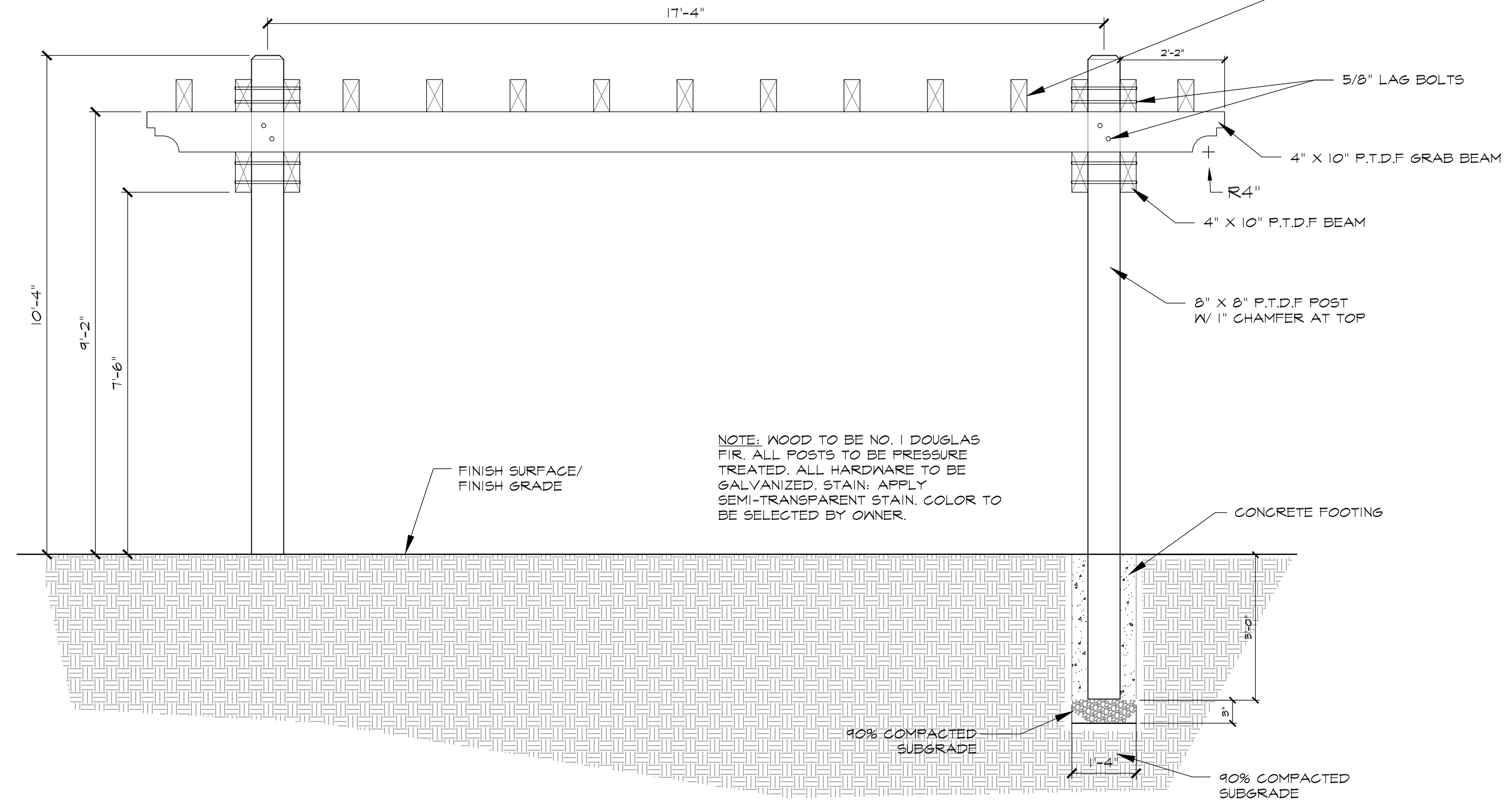
RIPLEY DESIGN GROUP
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 1615 BONANZA STREET
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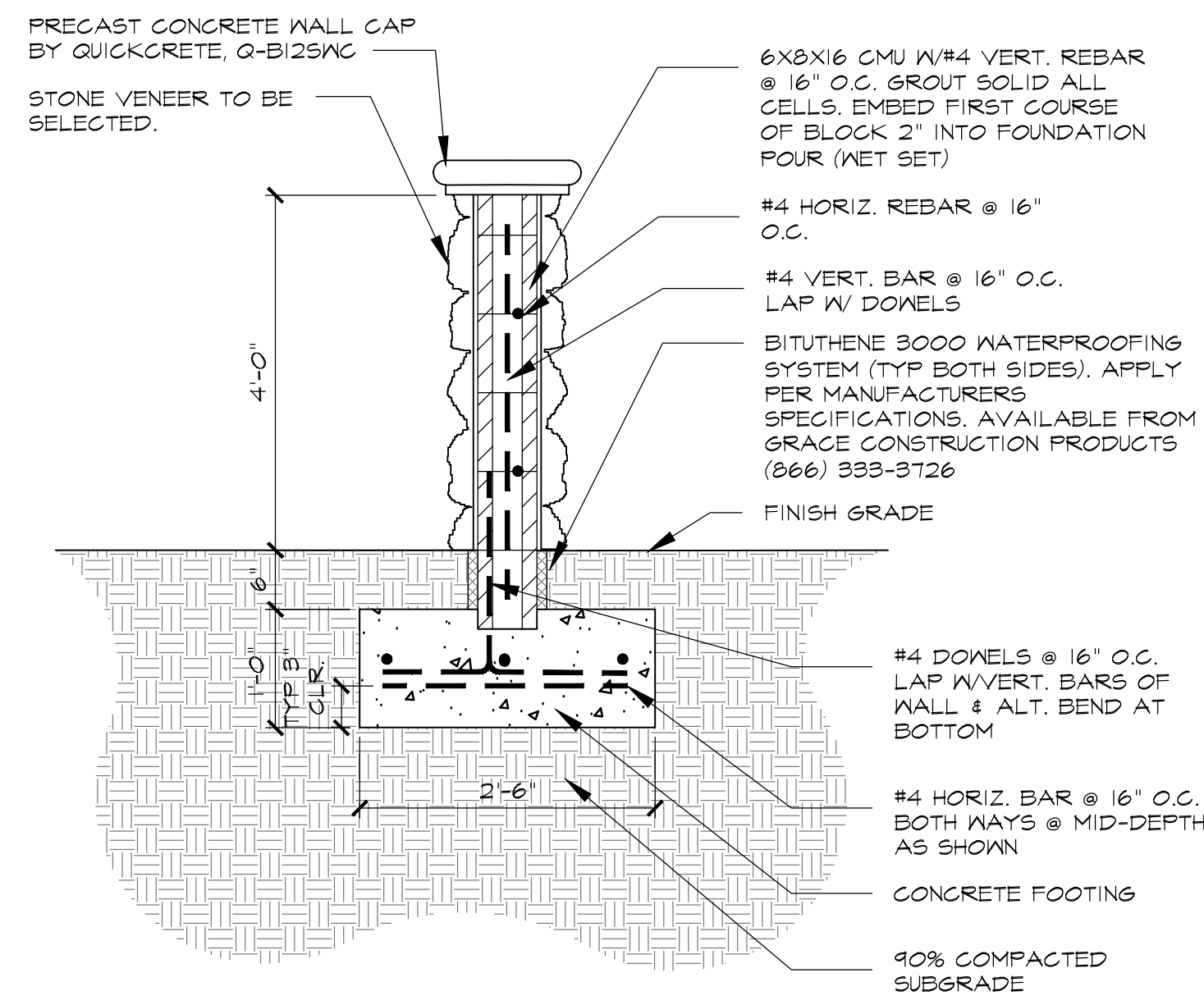
H BIKE RACK



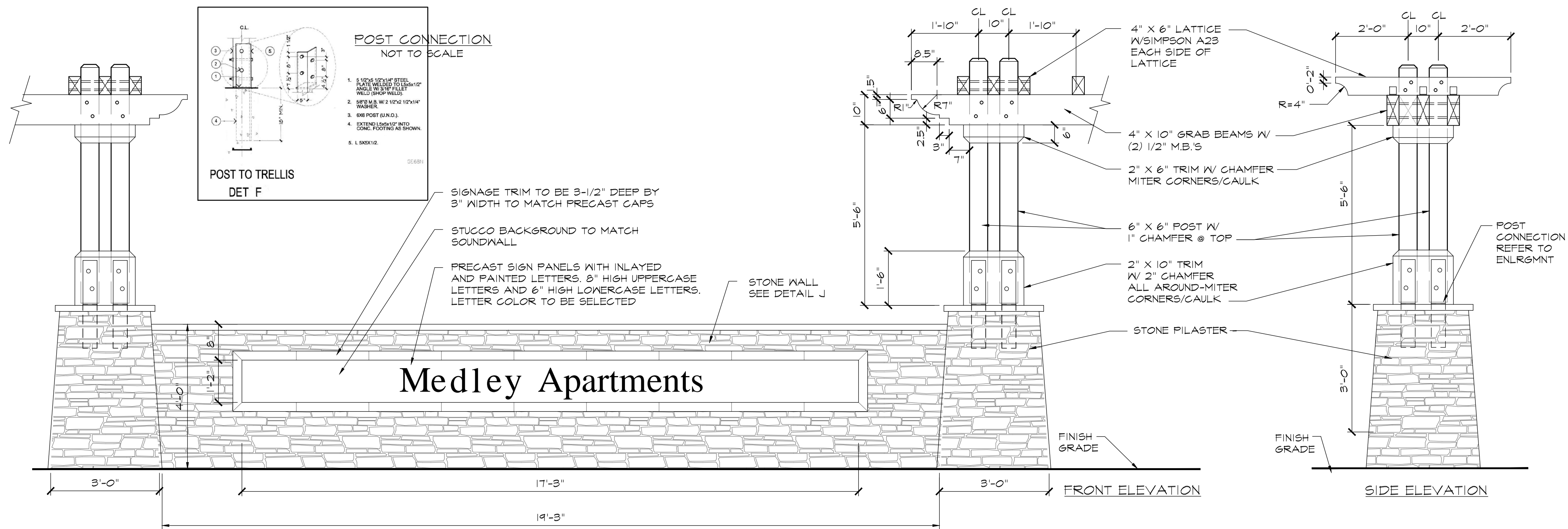
I ADA AND PET DRINKING FOUNTAIN



WOOD OVERHEAD AT PARK

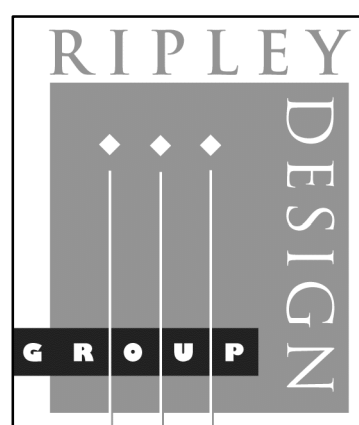


K STONE VENEER WALL



L SIGNWALL WITH TRELLIS

NOTES: ALL WOOD TO BE S4S DOUG FIR, NO. 1 EXT. WOOD STAIN TO BE SELECTED/MATCH ARCHITECTURE. INSTALL ANTI-GRAFFITI COATING TO STONE VENEER & CONCRETE CAPS.



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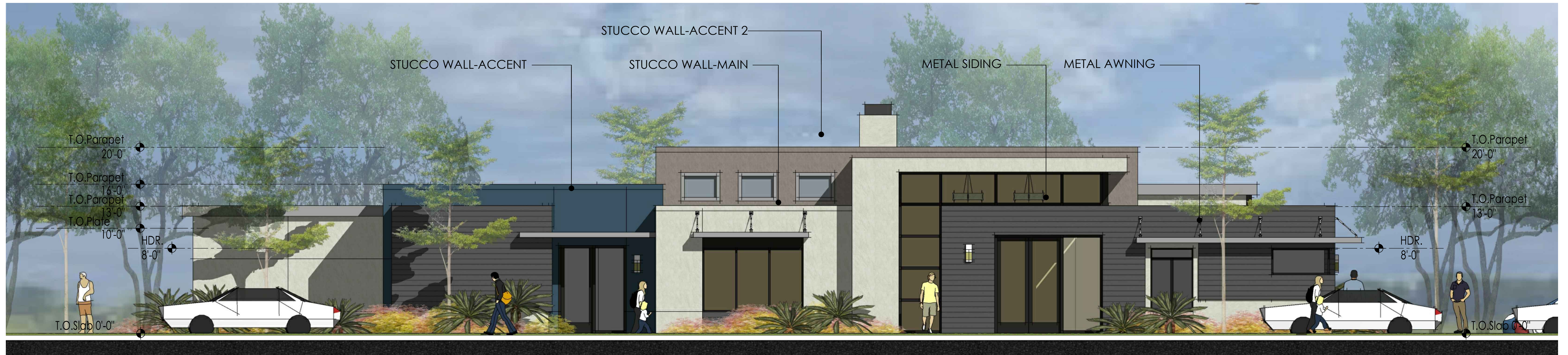
BLUE MOUNTAIN COMMUNITIES

Preliminary Details

Medley Apartments
Sacramento, California

March 15, 2019

L7



FRONT ELEVATION



VIGNETTES



RIGHT ELEVATION

NOT TO SCALE

CLUBHOUSE
EXTERIOR ELEVATIONS



MEDLEY APARTMENTS
Sacramento, CA





REAR ELEVATION



VIGNETTES



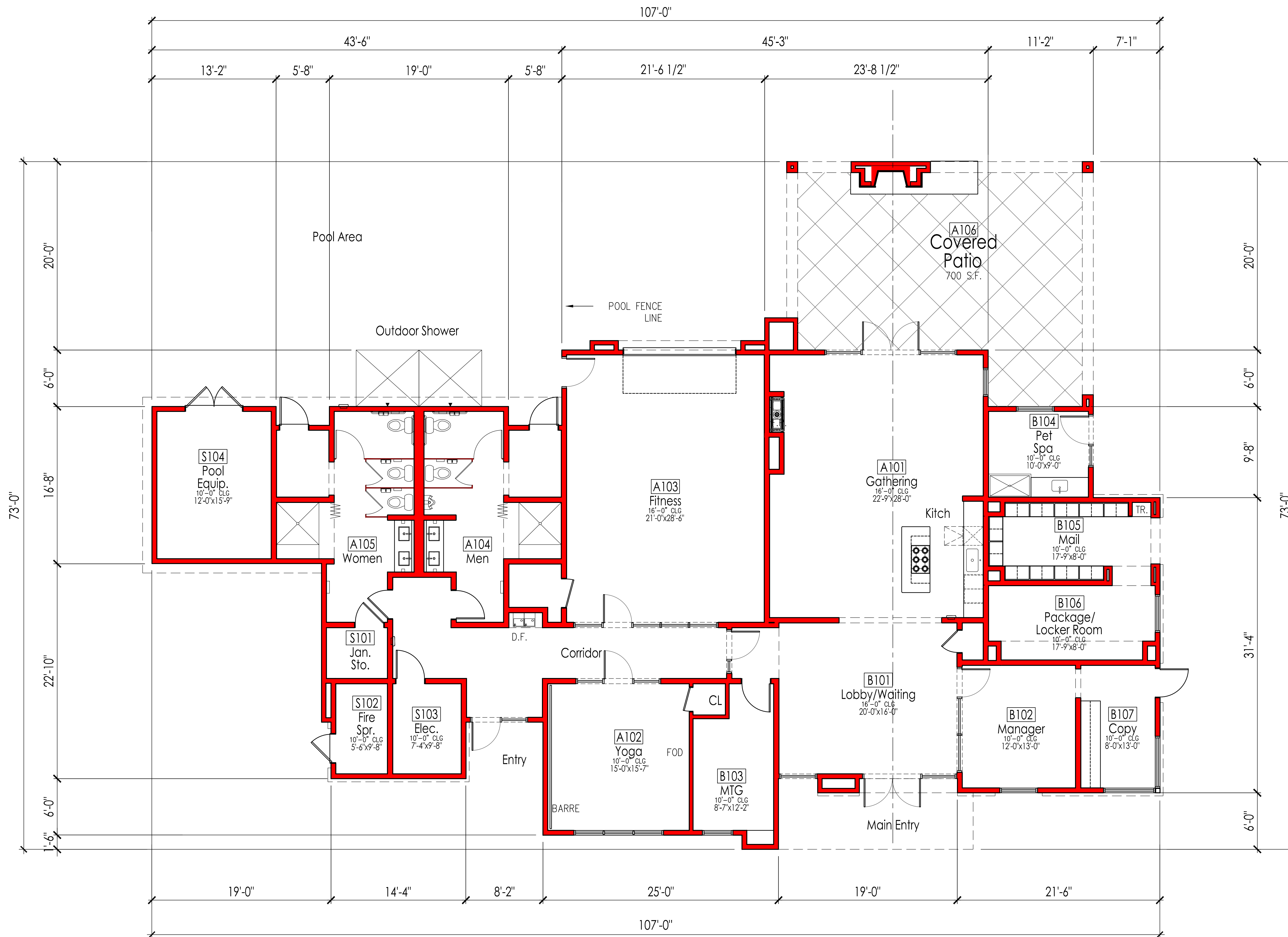
LEFT ELEVATION

CLUBHOUSE
EXTERIOR ELEVATIONS



MEDLEY APARTMENTS
Sacramento, CA





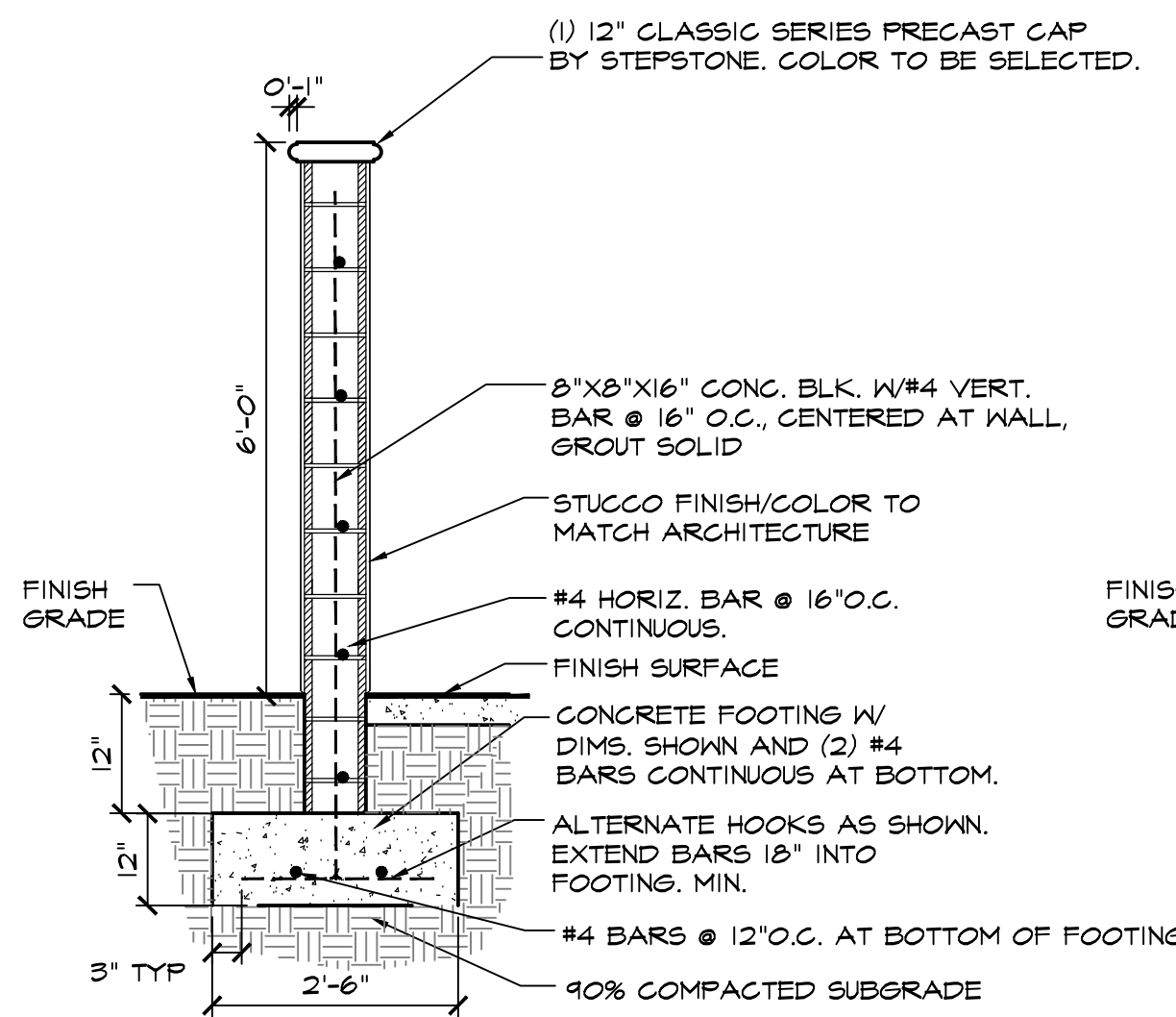
SCALE: 3/16" = 1'-0"

**CLUBHOUSE
CONCEPTUAL FLOOR PLAN
+/-3,950 S.F.**

MEDLEY APARTMENTS
Sacramento, CA



CONCRETE STRENGTH
 F_c = 2500 psi MINIMUM
 AT 28 DAYS

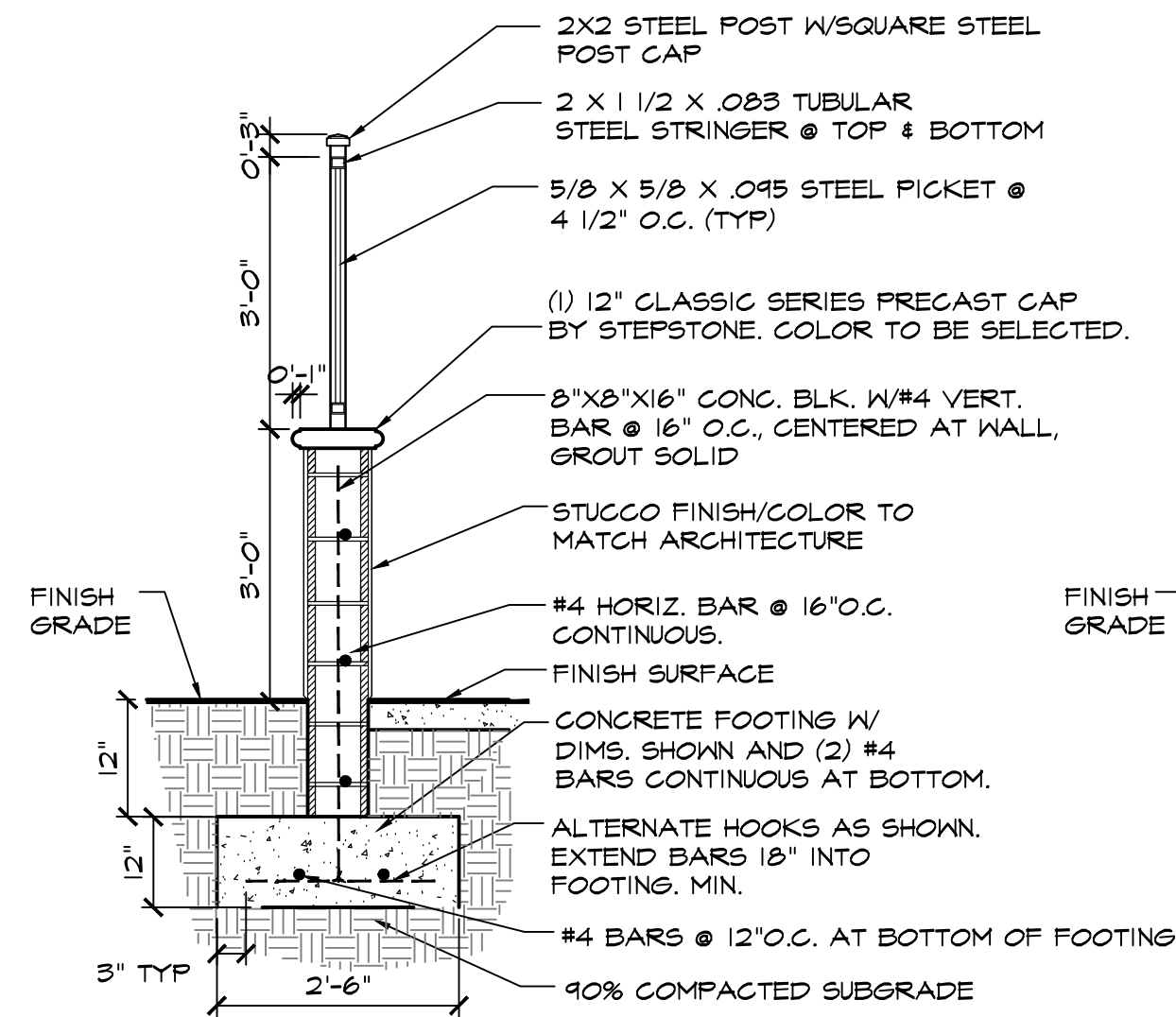


ELEVATION

A STUCCO WALL W/ CAP

SCALE: 1/2" = 1'-0"
 024 - XXXXX

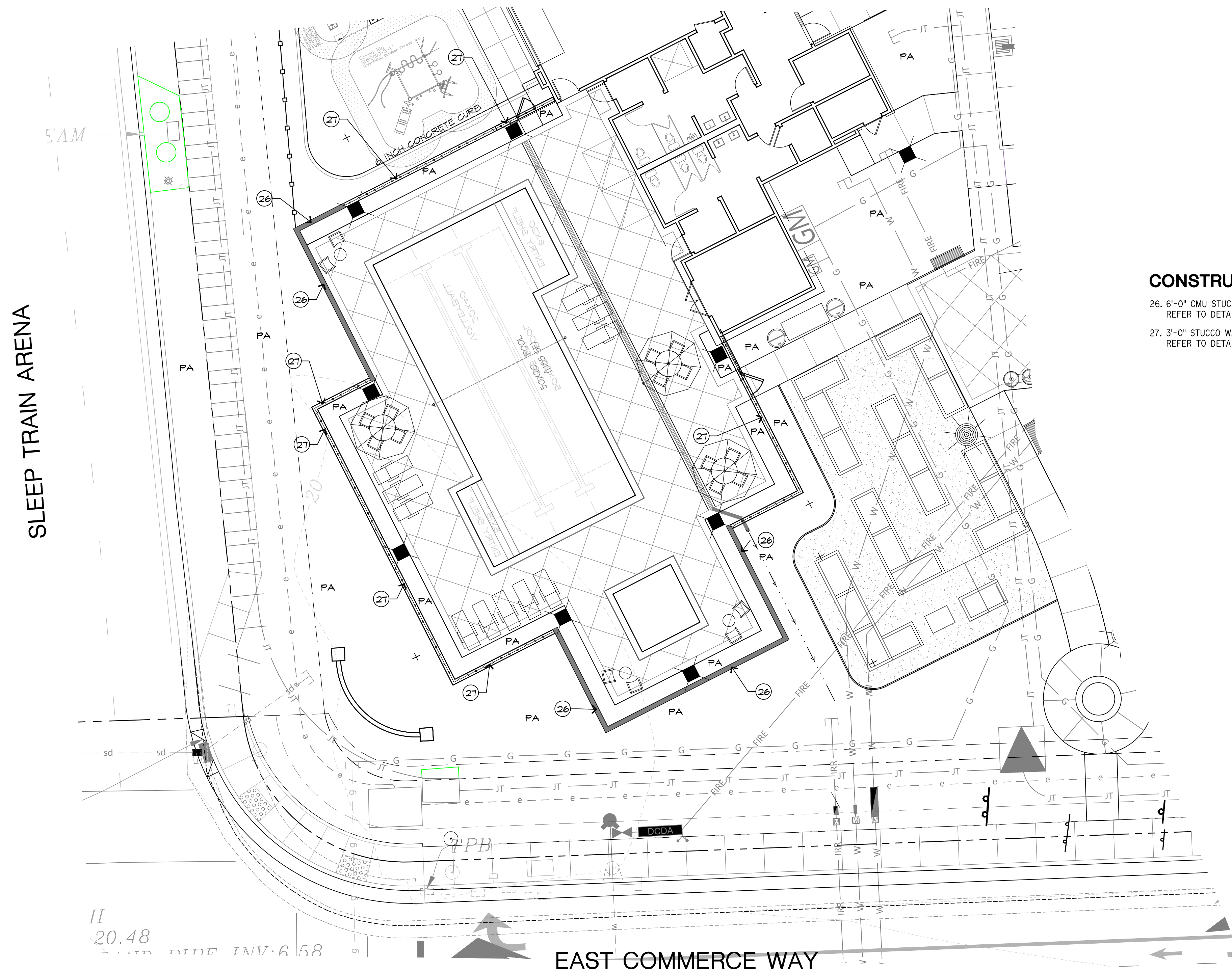
CONCRETE STRENGTH
 F_c = 2500 psi MINIMUM
 AT 28 DAYS



ELEVATION

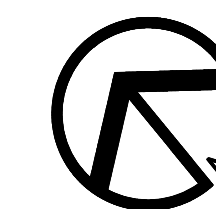
B STUCCO WALL W/ CAP & METAL FENCE

SCALE: 1/2" = 1'-0"
 024 - XXXXX

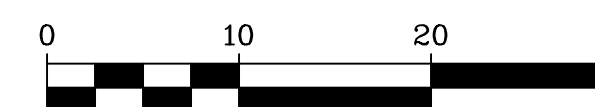


CONSTRUCTION LEGEND

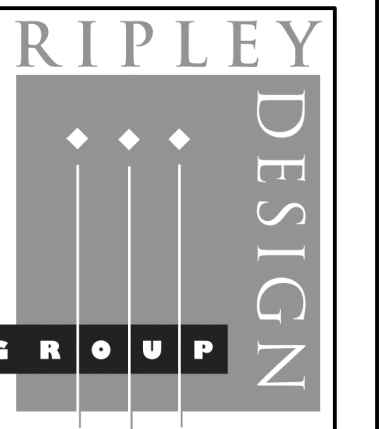
- 26. 6'-0" CMU STUCCO FINISH WALL WITH CAP. REFER TO DETAIL A, THIS SHEET.
- 27. 3'-0" STUCCO WALL W/ 3'-0" METAL FENCE: REFER TO DETAIL B, THIS SHEET.



GRAPHIC SCALE



(IN FEET)
 1 inch = 10 ft.



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DEVELOPER:

BLUE MOUNTAIN COMMUNITIES

707 ALDRIDGE ROAD
 SUITE B
 VACAVILLE, CA
 95688

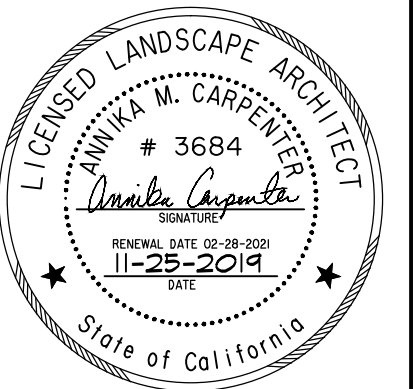
TEL. 707.451.8111

PROJECT:

MEDLEY APARTMENTS

SACRAMENTO,
 CALIFORNIA

POOL FENCING EXHIBIT



PROJECT #:
 DATE: NOV. 25, 2019
 SCALE: 1"=10'
 DRAWN BY: WPG
 CHECKED BY: AMC

REVISIONS:

SHEET

LC8

OF 53 SHEETS