Appendix 7: Additional Information and Supporting Documentation

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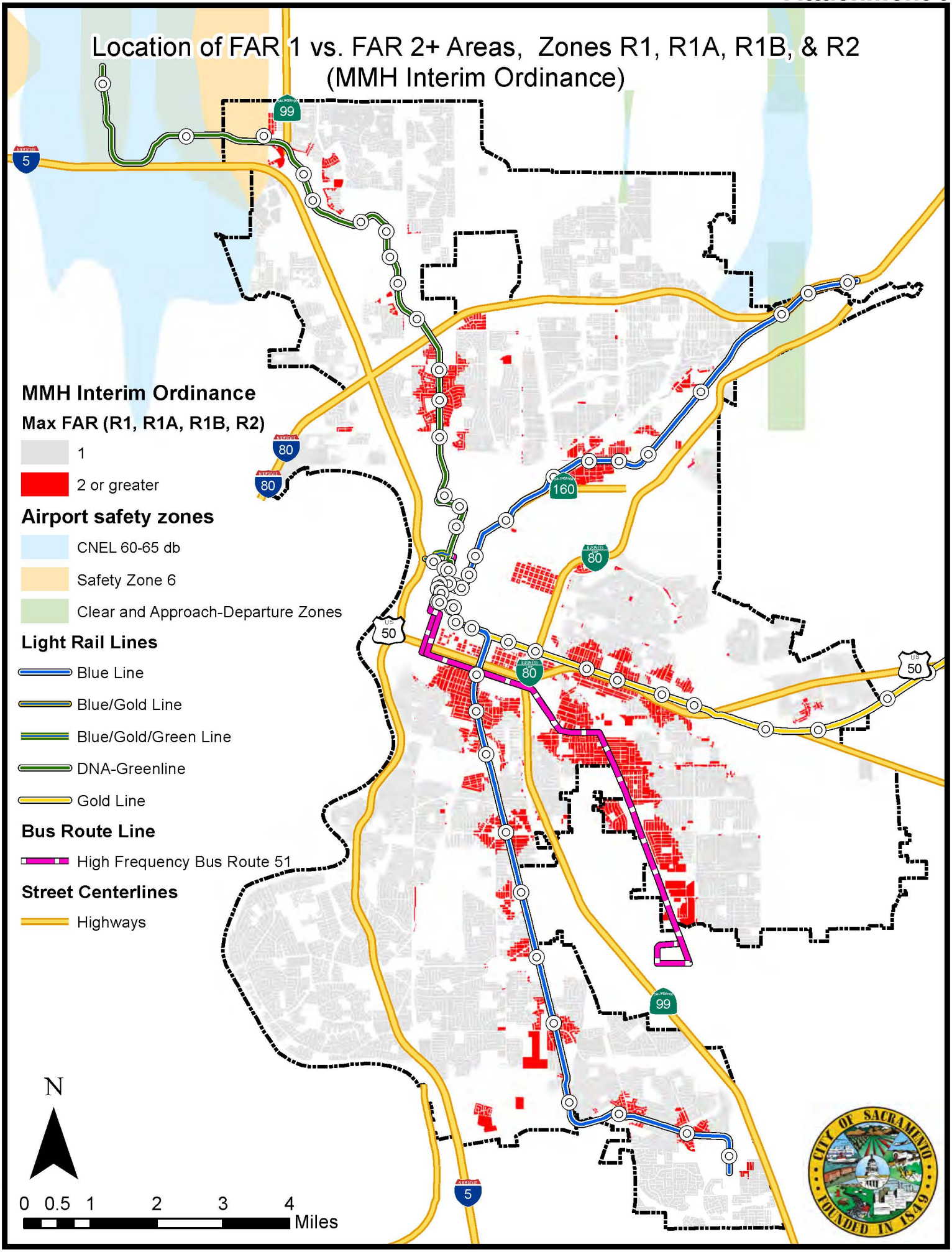
Location of FAR 1 vs. FAR 2+ Areas, Zones R1, R1A, R1B, & R2 (MMH Interim Ordinance)



Created by KMD | 8.12.2024

ORDINANCE 2024-0027

Adopted by the Sacramento City Council

September 17, 2024

An Interim Ordinance Broadening the Range of Housing Types Permitted by Right Within the Single-Unit and Duplex Dwelling Residential Zones (Missing Middle Housing Interim Ordinance)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1. Background.

The purpose of this ordinance is to allow neighborhood-scale multi-unit dwellings and encourage small-lot development, commonly referred to as missing-middle housing, in the R-1, R-1A, R-1B, and R-2 zones consistent with the 2040 General Plan. The development standards included in this ordinance broaden the range of housing types permitted by right under the Planning and Development Code (title 17 of the Sacramento City Code) within the single-unit and duplex dwelling residential zones, while encouraging human-scale building design, preservation of existing trees, and the provision of urban tree canopy and open space areas to meet climate goals and for residents to recreate.

Permitting a greater array of housing types allows for more efficient use of land, increases housing choice, provides a broader range of accessible and attainable housing options, promotes energy-efficient housing, and can help reduce racial and socio-economic disparities that have been reinforced by single-unit zoning. Additionally, these housing types offer economic opportunities and provide a means for residents— particularly older adults, single- parent households, and multi-generational households— to afford to remain in their homes and neighborhoods.

Under the 2040 General Plan, floor area ratio (FAR) has replaced maximum density limits as the standard used to regulate development intensity. Additionally, the sliding FAR scale (General Plan Figure LUP-5) now allows neighborhood-scale multi-unit dwellings in the R-1, R-1A, R-1B, and R-2 zones. A longer-term effort to comprehensively amend the Planning and Development Code will be needed to update the other zones as directed by 2040 General Plan Implementing Action LUP-A.10. As an intermediate step to ensure general plan consistency and to implement the sliding FAR scale, the city council is adopting this interim ordinance, in accordance with Sacramento City Code section 17.916.030.A, to update the R-1, R-1A, R-1B, and R-2 zones to remove density limits and allow neighborhood-scale multi-unit dwellings.

This ordinance operates with the Planning and Development Code to provide the substantive and procedural requirements for the development of missing-middle housing.

SECTION 2. Findings.

The city council finds the following:

A. The statements in section 1 are correct.

B. Together with this ordinance, the Planning and Development Code complements, supports, and facilitates the implementation of the goals, policies, and other provisions of the general plan and the city's specific plans and transit village plans.

C. This ordinance promotes the public health, safety, convenience, and welfare of the city.

D. This ordinance is an intermediate step while the city undertakes a longer-term effort to comprehensively amend the Planning and Development Code as directed by 2040 General Plan Implementing Action LUP-A.10.

SECTION 3. Applicability; rules of construction.

A. "Missing-middle housing" means development that meets the following conditions:

1. It involves—

a. Development of a single-unit dwelling on a lot that is between 1,200 and 2,899 square feet;

b. Development of a single-unit dwelling on a lot that is 2,900 or greater square feet, if the applicant elects to proceed under this ordinance; or

c. Development of two or more primary dwelling units on the lot;

and

2. It occurs on a site located in the R-1, R-1A, R-1B, or R-2 zone, but not on sites located within:

a. The Clear Zone or Approach-Departure Zone as depicted in the Rio Linda Airport and McClellan Air Force Base Comprehensive Land Use Plans; or

b. The CNEL 60 dB noise zone or Safety Zone 6 as depicted in the Sacramento International Airport Land Use Compatibility Plan.

B. The provisions of this ordinance prevail over any conflicting provision of title 17 and any planned unit development schematic plan or development guidelines, except that the following provisions of title 17 prevail over any conflicting provision in this ordinance:

1. Chapter 17.312 (Executive Airport Overlay Zone);

2. Chapter 17.322 (Parkway Corridor (PC) Overlay Zone);

3. Chapter 17.412 (McClellan Heights and Parker Homes Special Planning District); and

4. Section 17.444.050 (Central City Special Planning District - open space requirements for multi-unit dwellings).

C. The following provisions of title 17 do not apply to missing-middle housing:

1. Chapter 17.404 (Broadway-Stockton Special Planning District);

2. Chapter 17.428 (Del Paso Nuevo Special Planning District);

3. Section 17.600.110, subsection C (open space in the R-1B zone);

4. Section 17.600.135 (open space for multi-unit dwellings)

5. Section 17.612.020, subsections A and C (paving requirements); and

6. Section 17.860.030 (other infill housing projects).

D. Subject to subsections B and C, above, the provisions of title 17 apply to missing- middle housing.

SECTION 4. Additional permitted uses.

The following uses are permitted by right in the R-1, R-1A, R-1B, or R-2 zones, subject to the requirements of this ordinance:

A. Dwelling, duplex; and

B. Dwelling, multi-unit.

SECTION 5. Review of missing-middle housing.

A. The city will review a missing-middle housing project through site plan and design review.

B. Site plan and design review for a missing-middle housing project is conducted as follows—

1. If the missing-middle housing project includes a deviation, site plan and design review is conducted at the director level under Sacramento City Code section 17.808.140.

2. If the missing-middle housing project does not include a deviation, site plan and design review is conducted at the staff level under Sacramento City Code section 17.808.150.

C. The decision-maker may approve a site plan and design review permit for a missing-middle housing project if, in addition to making the findings required by Sacramento City Code section 17.808.180, the decision-maker finds that the development will not result in any of the following on the site:

1. Fewer dwelling units than existed at the time the permit is approved;

2. Demolition of a dwelling unit that was covered by a rental or lease agreement that was in effect within 365 days before the permit is approved; or

3. Demolition of one or more dwelling units covered by an affordable- housing regulatory agreement.

D. The decision-maker may approve or require deviations as part of site plan and design review only if—

1. Site plan and design review is conducted at the director level under Sacramento City Code section 17.808.140; and

2. In addition to making the findings required by Sacramento City Code section 17.808.180, the decision-maker makes all of the following findings:

a. The development of the site or lot is impeded by exceptional or extraordinary circumstances or conditions, such as the location, shape, size, topography, orientation, or property encumbrances, that do not generally exist in other properties in the vicinity with the same zoning classification;

b. Due to the exceptional or extraordinary circumstances or conditions that do not generally exist in other properties in the vicinity with the same zoning classification, the strict enforcement of the regulations of this ordinance would have an unduly harsh result upon the utilization of the site;

c. The deviation will not result in a special privilege to one individual property owner and that the deviation would be appropriate for any property owner facing similar circumstances; and

d. The deviation will not materially and adversely affect the health and safety of persons residing in the neighborhood and will not be materially detrimental to the public welfare of the neighborhood.

SECTION 6. Development standards.

The following development standards apply to missing-middle housing:

A. Lot sizes, width, and depth.

1. Lot size. The minimum lot size is 1,200 square feet.

2. Lot width.

a. Except as provided in subsection A.2.b or c, below, the minimum lot width is 16 feet.

b. The minimum lot width of an interior lot is 16 feet plus an additional 4 feet on each side that abuts a lot containing a detached single-unit dwelling;

c. The minimum lot width of corner lots is 31 feet.

3. Lot depth. The maximum lot depth is 160 feet.

B. Height. The maximum height is 35 feet.

C. Density. The minimum density is established in the general plan. There is no maximum density.

D. Floor area ratio. The minimum and maximum floor area ratios are established in the general plan.

E. Lot coverage. There is no maximum lot coverage.

F. Setbacks.

1. Front-yard setback. The minimum front-yard setback is determined as follows:

a. If the lot is designated in the general plan with a maximum FAR of less than 2 and there are at least two other buildings with front-yard setbacks on the same side of the street on the same block as the lot for which the setback is being determined, the front-yard setback is equal to either of the two nearest buildings' setbacks or in between the two nearest buildings' setbacks.

b. If the lot is designated in the general plan with a maximum FAR of 2 or greater and there are at least two other buildings with front-yard setbacks on the same side of the street on the same block as the lot for which the setback is being determined, the front-yard setback is equal to—

i. Either of the two nearest buildings' setbacks or in between the two nearest buildings' setbacks, or 12.5 feet, whichever is the least; or

ii. Either of the two nearest buildings' setbacks or in between the two nearest buildings' setbacks, or 8 feet, whichever is the least, if the lot is located in the Central City Special Planning District.

c. If the lot is designated in the general plan with a maximum FAR of less than 2 and there is only one other building with a front-yard setback on the same side of the street on the same block as the lot for which the setback is being determined, the front- yard setback is the front-yard setback of that building.

d. If the lot is designated in the general plan with a maximum FAR of 2 or greater and there is only one other building with a front-yard setback on the same side of the street on the same block as the lot for which the setback is being determined, the front- yard setback is the front-yard setback of that building, or 12.5 feet, whichever is less.

e. If there is no other building with a front-yard setback on the same side of the street on the same block as the lot for which the setback is being determined, the front-yard setback is—

i. 12.5 feet; or

ii. 8 feet if the lot is located in the Central City Special Planning District.

2. Projections into front-yard setback (and street side-yard setback for corner lots). The first and second floor of a building may project into the front-yard setback area (and the street side-yard setback area for a corner lot) up to 40% of the required depth of the setback or 5 feet, whichever is greater, if—

a. The building contains a front porch that includes an area measuring at least 6 feet deep and 8 feet wide that is free from any posts, columns, railings, door landings, platforms, and door swings; and

b. The projection, which may include the front porch, conforms to the following requirements:

i. The projection must not encroach into any easement held by a public agency;

ii. Each street-facing wall of the projection must contain at least one window, door, or other type of opening per floor;

iii. The projection must be covered by a roof;

iv. The projection must not contain a garage or carport;

v. The width of the projection in the front-yard setback must not be more than 50% of the width of the building's front façade; and

vi. The width of the projection in the street side-yard setback must not be more than 50% of the width of the building's façade that faces the street side yard.

3. Interior side-yard setback.

a. Except as provided in subsection F.3.b and c, below, no interior side-yard setback is required.

b. If the interior side lot line abuts a lot containing a detached single- unit dwelling, a minimum interior side-yard setback of 5 feet is required unless the lot for which the setback is being determined has a width of less than 52 feet, in which case a minimum interior side-yard setback of 3 feet is required.

c. If the interior side lot line of a corner lot abuts a lot containing a detached single-unit dwelling, a minimum interior side-yard setback of 5 feet is required unless the lot for which the setback is being determined has a width of less than 62 feet, in which case a minimum interior side-yard setback of 3 feet is required.

4. Street side-yard setback.

a. Except as provided in subsections F.4.b or c, below, the minimum street side-yard setback is 12.5 feet.

b. If the lot is designated in the general plan with a maximum FAR of 2 or greater, the minimum street side-yard setback is 5 feet.

c. In the Central City Special Planning District, the minimum street side-yard setback is 3 feet, regardless of the FAR established by the general plan.

5. Rear-yard setback.

a. Except as provided in subsection F.5.b or c, below, the minimum rear-yard setback is 15 feet.

b. If the lot is less than 2,900 square feet, or if the rear lot line abuts a public alley, the minimum rear-yard setback is 4 feet, regardless of the FAR established by the general plan.

c. If the lot is designated in the general plan with a maximum FAR of 2 or greater, the minimum rear-yard setback is 10 feet.

6. Levee setback. A minimum 20-foot setback from the landside toe of any flood control levee is required for development less than five acres in size. A minimum 50-foot setback is required from the landside toe of any flood control levee for development five acres or greater in size. No primary or accessory structures may encroach into the levee setback.

G. Tree planting and preservation.

1. Tree-planting requirements.

a. Except as provided in subsection G.1.b, below, the tree-planting requirements are as follows:

i. At least one 15-gallon tree must be planted in the front- yard setback area; on a corner lot, at least one 15-gallon tree must also be planted in the street side-yard setback area.

ii. If approved by the city, one new or existing tree for every 40 feet of street frontage in an adjacent street planter or in the parkway as defined in Sacramento City Code section 15.92.040, may count toward the requirement in subsection G.1.a.i., above.

iii. If approved by the city, existing private protected trees, as defined in Sacramento City Code section 12.56.020, located in the front-yard and street side- yard setback areas may count toward the requirement in subsection G.1.a.i, above.

iv. The species and location of new trees planted pursuant to this section must—

(A) Be reviewed and approved by the city during site plan and design review; and

(B) To the extent possible, maximize the shade potential of the adjacent sidewalk and public right-of-way.

b. The tree-planting requirement does not apply if—

i. The city determines that the development is accessible only from an alley and does not abut a sidewalk or other public right-of-way, other than the alley that provides access;

ii. The development proposes to preserve at least one existing private protected tree outside of the front-yard and street side-yard setback areas as a design element of the site plan to the satisfaction of the city; or

iii. The city determines that the sidewalk and street adjacent to the lot are adequately shaded by at least one existing city street tree that is in good structural condition and health.

2. Allowed building encroachment into setback related to tree preservation.

a. If the development contains at least one existing tree that will be preserved, the decision-maker may allow a building to encroach up to 5 feet into the rear-yard, front-yard, or street side-yard setbacks based on all of the following findings:

i. The tree is a private protected tree as defined in Sacramento City Code section 12.56.020;

ii. The encroachment into the setback will assist with the preservation and long-term survival of the tree by reducing or eliminating the need for significant pruning or removal to accommodate the development; and

iii. The building will not encroach into any easement held by a public agency.

b. If the development contains at least one existing tree with a 32- inch or greater diameter at standard height, as defined in Sacramento City Code section 12.56.020, that will be preserved, the decision-maker may allow a building to encroach up to 10 feet into the rear-yard, front-yard, or street side-yard setbacks based on all of the findings in subsection G.2.a, above.

c. Nothing in this subsection G.2 relieves any person from complying with the requirements of chapter 12.56 of the Sacramento City Code.

3. Allowed building encroachment into rear setback related to increasing urban tree canopy.

a. If the development proposal includes planting a large shade tree to satisfy the tree-planting requirement in subsection G.1.a, above, the decision-maker may allow a building to encroach up to 5 feet into the rear-yard setback area based on all of the following findings:

i. The tree is a city-approved tree species with a mature canopy diameter of 40 feet or greater;

ii. The tree will be planted in the front-yard or street side- yard setback area of the property to maximize the shading potential of the sidewalk and street; and

iii. The building will not encroach into any easement held by a public agency.

b. If the development proposal includes planting a large shade tree to satisfy the tree-planting requirement in subsection G.1.a, above, the decision-maker may allow a building to encroach up to 10 feet into the rear-yard setback area based on all of the following findings:

i. The tree is a city-approved tree species with a mature canopy diameter of 45 feet or greater;

ii. The tree will be planted in the front-yard or street side- yard setback area of the property to maximize the shading potential of the sidewalk and street; and

iii. The building will not encroach into any easement held by a public agency.

4. No private protected tree, as defined in Sacramento City Code section 12.56.020, may be removed without first obtaining a tree-removal permit under Sacramento City Code section 12.56.050.

SECTION 7. Design standards.

A. Missing-middle housing must comply with the Citywide Single-Unit Dwelling and Duplex Dwelling Design Guidelines, as adopted by resolution of the city council.

B. Bulk control.

1. Except as provided in subsection B.2, below, the bulk control guidelines in section 2-11 of the Citywide Single-Unit Dwelling and Duplex Dwelling Design Guidelines, as adopted by the city council, apply to development of single-unit and duplex dwellings.

2. The bulk control requirements in subsection B.3, below, apply to missing- middle housing that is either—

a. A single-unit dwelling with a gross building area of 1,000 square feet or less proposed on a lot between 1,200 and 1,600 square feet in area; or

b. A duplex dwelling proposed on:

i. A lot with an area of less than or equal to 2,600 square feet;

ii. An interior lot with a width less than 52 feet; or

iii. A corner lot with a width less than 62 feet.

3. Except as provided in subsection B.3.c or d, below, when three or more primary dwelling units or missing-middle housing described in subsection B.2., above, is proposed on a lot, all primary dwelling units must be contained within the base building envelope. The base building envelope is the three-dimensional air space contained between the front-yard, side-yard, and rear-yard setbacks of a lot and conforming to the following planes:

a. Side planes and roofline planes.

i. Except as provided in subsection B.3.a.ii, below, the side planes of the envelope begin at the side property lines at the average elevation of the finished lot grade at the front setback line and rise directly vertical and perpendicular to each side property line to a height of 16 feet; at this point, the envelope slopes inward from each side at a 45 degree angle to form the roofline planes that continue inward until the roofline planes intersect or until these planes reach a height of 35 feet, whichever is shorter.

ii. A side plane or roofline plane is not established on the side of a property if either—

(A) There is a common wall on the side property line; or

(B) The side wall of the building is built on the side property line.

b. Front plane. The front plane of the base building envelope starts at a line equal to the front primary façade of the building closest to the front property line, and rises directly vertical and perpendicular to the front property line to a height of 20 feet; at this point, the envelope slopes towards the rear property line at a 45-degree angle to a height no greater than 35 feet above the average elevation of the finished lot grade at the front setback.

c. Extensions beyond the base building envelope.

i. Gable end or wall. The gable end or wall may extend beyond the vertical plane of the front plane.

ii. Side dormers and other extensions. Side dormers and extensions may extend beyond the roofline planes as follows:

(A) Except as provided in subsection B.3.c.ii(B), below, the aggregate length of all dormers and other extensions that extend beyond a roofline plane must not exceed 60% of the width of the building façade below that roofline plane.

(B) If the lot is designated in the general plan with a maximum FAR of 2 or greater, there is no restriction on the aggregate length of dormers and other extensions.

(C) The face of the dormers and other extensions must be set back at least one foot from the building's main wall below.

(D) The roof pitch of dormers and other extensions must be at a 3:12 pitch minimum.

(E) The aggregate area of all windows, including trim, on a dormer or other extension must be at least 50% of the area of the front wall of the dormer or other extension.

(F) Each side wall of a dormer or other extension must be set back at least 4 feet from the edge of the building's nearest main wall below that runs parallel to that side wall.

d. If there are no single-unit or duplex dwellings on the same side of the street on the same block as the lot on which missing-middle housing development is proposed, the bulk control requirements in subsection B.3.a - c, above, do not apply.

e. For all missing-middle housing that includes a street-facing building, no part of the street-facing building located within 40 feet of the front property line may be wider than the greatest width of the buildings on the adjacent lots, or 55 feet, whichever is greater.

C. Open-space requirements.

1. A development with two or more primary dwelling units on a lot must provide common open space as follows:

a. In the Central City Special Planning District, both duplex dwellings and multi-unit dwellings, according to the ratios in Sacramento City Code section 17.444.050.B.

b. If the lot is designated in the general plan with a maximum FAR of less than 2, at a ratio of 125 square feet per dwelling unit, or 400 square feet, whichever results in the greater amount of open space.

c. If the lot is designated in the general plan with a maximum FAR of 2 or greater, at a ratio of 75 square feet per dwelling unit, or 400 square feet, whichever results in the greater amount of open space.

2. No common open space located in the minimum required front-yard, side-yard, or rear-yard setback areas counts toward satisfying the open space requirements in subsection C.1, above, unless—

a. The common open space area measures at least 15 feet in width and 15 feet in length;

b. The common open space is shaded by either an existing tree in good health or by at least one new city-approved tree that aims to maximize the shade canopy at maturity; and

c. The design of the common open space area complies with the requirements of subsection C.4, below.

3. A tree used to satisfy the requirement in subsection C.2.b, above, may also count toward the tree-planting requirement in section 6.G.1, above, if—

a. The common open space area is located in the front-yard or street side-yard setback area; and

b. The tree meets all the requirements in section 6.G.1, above.

4. Common open space must be—

a. At minimum, 10 feet in width and length;

b. At ground level and cannot include any part of a driveway or other area dedicated to vehicle parking;

c. Adjacent to, and connected with, a pedestrian walkway to an entrance of one or more dwellings to ensure regular foot traffic;

d. Clearly visible from the entrances and windows of the adjacent dwelling units in the development;

e. Provided in the form of decks, patios, courtyards, or other types of outdoor gathering space;

f. Designed as a functional, visually-appealing, and well-integrated outdoor space that includes amenities that invite use;

g. Improved with drought-tolerant and climate-appropriate trees, shrubs, and living ground cover; seating and other resident-serving amenities; and, if conditioned by the city, pedestrian-oriented lighting;

h. Located outdoors and open to the sky, though accessory structures or other architectural features such as eaves, pergolas, gazebos, arcades, and other shade structures are allowed; and

i. Designed with landscaping and structures arranged to avoid creating areas where a person could hide.

5. Common open space may be located on a lot held in common ownership, provided adequate provisions have been made for the permanent maintenance of the open space areas by a homeowner's association or similar mechanism approved by the director.

6. Private open space provided on upper floors must not be located within 10 feet of an interior side lot line, unless the side lot line abuts a nonresidential use or approved private street.

7. Private open-space area will count toward the common open space requirement in subsection C.1, above, if—

a. The open-space area is located at the ground level and has a minimum depth of 3 feet;

b. Interior yard fencing is not higher than 4 feet;

c. It does not include any part of a driveway or other area dedicated to vehicle parking; and

d. The open-space area is designed as a functional, visually- appealing, and well-integrated outdoor space that includes amenities that invite use, such as seating, low-water landscaping, and shade.

Adopted by the City of Sacramento City Council on September 17, 2024, by the following vote:

Ayes: Members Guerra, Jennings, Kaplan, Maple, Talamantes, Thao, Valenzuela, Vang, and Mayor Steinberg

Noes: None

Abstain: None

Absent: None

Attest: 10/15/2024

Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.

Passed for Publication: September 10, 2024
Published: September 13, 2024
Effective: October 17, 2024

ORDINANCE NO. 2021-0023

Adopted by the Sacramento City Council

June 29, 2021

An Ordinance Amending Various Sections of Titles 13, 17, and 18 of the Sacramento City Code, Relating to Accessory Dwelling Units

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The city council finds the following:

1. This ordinance complements, supports, and facilitates the implementation of the goals, policies, and other provisions of the general plan and the city's specific plans and transit village plans; and

2. This ordinance promotes the public health, safety, convenience, and welfare of the city by promoting additional affordable housing opportunities and conserving land by constructing housing on existing developed housing sites.

SECTION 2.

Ordinances 2019-0049 and 2020-0045 are hereby repealed.

SECTION 3.

A. Subsection A.1 of section 13.10.220 of the Sacramento City Code is hereby amended to read as follows:

1. Each dwelling unit, excluding an accessory dwelling unit as defined in section 17.108.050, shall have one 32-gallon automatic lift container or equivalent, as determined by the solid waste manager.

B. Except as amended by subsection A above, all provisions of section 13.10.220 remain unchanged and in full effect.

SECTION 4.

A. Subsection A.1 of section 13.10.320 of the Sacramento City Code is hereby amended to read as follows:

1. Each dwelling unit, excluding an accessory dwelling unit as defined in section 17.108.050, shall have one 32-gallon automatic lift container or equivalent, as determined by the solid waste manager.

B. Except as amended by subsection A above, all provisions of section 13.10.320 remain unchanged and in full effect.

SECTION 5.

A. Section 17.108.050 of the Sacramento City Code is hereby amended as follows:

1. The definition of "dwelling unit, secondary" is hereby deleted.

2. The definition of "dwelling unit, accessory" is hereby added to read as follows:

"Dwelling unit, accessory" means an accessory dwelling unit as defined in California Government Code section 65852.2. An accessory dwelling unit includes an efficiency unit as defined in California Health and Safety Code section 17958.1, a manufactured home as defined in California Health and Safety Code section 18007, and a junior accessory dwelling unit.

3. The definition of "dwelling unit, junior accessory" is hereby added to read as follows:

"Dwelling unit, junior accessory" means a junior accessory dwelling unit that is defined in and complies with California Government Code section 65852.22.

B. Except as amended by subsection A above, all provisions of section 17.108.050 remain unchanged and in full effect.

SECTION 6.

A. The definition of "passageway" in section 17.108.170 of the Sacramento City Code is hereby amended to read as follows:

"Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

B. Except as amended by subsection A above, all provisions of section 17.108.170 remain unchanged and in full effect.

SECTION 7.

A. A row is hereby added to the table set forth in section 17.200.110.C of the Sacramento City Code (A zone; accessory uses) to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.200.110 remain unchanged and in full effect.

SECTION 8.

A. A row is hereby added to the table set forth in section 17.200.210.C of the Sacramento City Code (A-OS zone; accessory uses) to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.200.210 remain unchanged and in full effect.

SECTION 9.

A. The "dwelling unit, secondary" row in the table set forth in section 17.204.110.C of the Sacramento City Code (RE zone; accessory uses) is hereby amended to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.204.110 remain unchanged and in full effect.

SECTION 10.

A. The "dwelling unit, secondary" row in the table set forth in section 17.204.210.C of the Sacramento City Code (R-1 zone; accessory uses) is hereby amended to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.204.210 remain unchanged and in full effect.

SECTION 11.

A. The "dwelling unit, secondary" row in the table set forth in section 17.204.310.C of the Sacramento City Code (R-1A zone; accessory uses) is hereby amended to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.204.310 remain unchanged and in full effect.

SECTION 12.

A. The "dwelling unit, secondary" row in the table set forth in section 17.204.410.C of the Sacramento City Code (R-1B zone; accessory uses) is hereby amended to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.204.410 remain unchanged and in full effect.

SECTION 13.

A. The "dwelling unit, secondary" row in the table set forth in section 17.204.510.C of the Sacramento City Code (R-2 zone; accessory uses) is hereby amended to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.204.510 remain unchanged and in full effect.

SECTION 14.

A. The "dwelling unit, secondary" row in the table set forth in section 17.208.110.C of the Sacramento City Code (R-2A zone; accessory uses) is hereby amended to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.208.110 remain unchanged and in full effect.

SECTION 15.

A. The "dwelling unit, secondary" row in the table set forth in section 17.208.210.C of the Sacramento City Code (R-2B zone; accessory uses) is hereby amended to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.208.210 remain unchanged and in full effect.

SECTION 16.

A. The "dwelling unit, secondary" row in the table set forth in section 17.208.310.C of the Sacramento City Code (R-3 zone; accessory uses) is hereby amended to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.208.310 remain unchanged and in full effect.

SECTION 17.

A. The "dwelling unit, secondary" row in the table set forth in section 17.208.410.C of the Sacramento City Code (R-3A zone; accessory uses) is hereby amended to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.208.410 remain unchanged and in full effect.

SECTION 18.

A. The "dwelling unit, secondary" row in the table set forth in section 17.208.510.C of the Sacramento City Code (R-4 zone; accessory uses) is hereby amended to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.208.510 remain unchanged and in full effect.

SECTION 19.

A. The "dwelling unit, secondary" row in the table set forth in section 17.208.610.C of the Sacramento City Code (R-4A zone; accessory uses) is hereby amended to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.208.610 remain unchanged and in full effect.

SECTION 20.

A. The “dwelling unit, secondary” row in the table set forth in section 17.208.710.C of the Sacramento City Code (R-5 zone; accessory uses) is hereby amended to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.208.710 remain unchanged and in full effect.

SECTION 21.

A. The “dwelling unit, secondary” row in the table set forth in section 17.212.110.C of the Sacramento City Code (RMX zone; accessory uses) is hereby amended to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.212.110 remain unchanged and in full effect.

SECTION 22.

A. The “dwelling unit, secondary” row in the table set forth in section 17.212.210.C of the Sacramento City Code (RO zone; accessory uses) is hereby amended to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.212.210 remain unchanged and in full effect.

SECTION 23.

A. A row is hereby added to the table set forth in section 17.216.110.C of the Sacramento City Code (OB zone; accessory uses) to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.216.110 remain unchanged and in full effect.

SECTION 24.

A. A row is hereby added to the table set forth in section 17.216.210.C of the Sacramento City Code (OB-2 zone; accessory uses) to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.216.210 remain unchanged and in full effect.

SECTION 25.

A. A row is hereby added to the table set forth in section 17.216.310.C of the Sacramento City Code (OB-3 zone; accessory uses) to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.216.310 remain unchanged and in full effect.

SECTION 26.

A. The "residential" row in the table set forth in section 17.216.420.B of the Sacramento City Code (EC zone; permitted uses) is hereby amended to read as follows:

Residential	Multi-unit dwelling Dormitory Accessory dwelling unit, subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.216.420 remain unchanged and in full effect.

SECTION 27.

A. The "dwelling unit, secondary" row in the table set forth in section 17.216.510.C of the Sacramento City Code (SC zone; accessory uses) is hereby amended to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.216.510 remain unchanged and in full effect.

SECTION 28.

A. The "dwelling unit, secondary" row in the table set forth in section 17.216.610.C of the Sacramento City Code (C-1 zone; accessory uses) is hereby amended to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.216.610 remain unchanged and in full effect.

SECTION 29.

A. The "dwelling unit, secondary" row in the table set forth in section 17.216.710.C of the Sacramento City Code (C-2 zone; accessory uses) is hereby amended to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.216.710 remain unchanged and in full effect.

SECTION 30.

A. The "dwelling unit, secondary" row in the table set forth in section 17.216.810.C of the Sacramento City Code (C-3 zone; accessory uses) is hereby amended to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.216.810 remain unchanged and in full effect.

SECTION 31.

A. A row is hereby added to the table set forth in section 17.216.910.C of the Sacramento City Code (C-4 zone; accessory uses) to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.216.910 remain unchanged and in full effect.

SECTION 32.

A. A row is hereby added to the table set forth in section 17.220.110.C of the Sacramento City Code (M-1 zone; accessory uses) to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.220.110 remain unchanged and in full effect.

SECTION 33.

A. A row is hereby added to the table set forth in section 17.220.210.C of the Sacramento City Code (M-1(S) zone; accessory uses) to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.220.210 remain unchanged and in full effect.

SECTION 34.

A. A row is hereby added to the table set forth in section 17.220.310.C of the Sacramento City Code (M-2 zone; accessory uses) to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.220.310 remain unchanged and in full effect.

SECTION 35.

A. A row is hereby added to the table set forth in section 17.220.410.C of the Sacramento City Code (M-2(S) zone; accessory uses) to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.220.410 remain unchanged and in full effect.

SECTION 36.

A. A row is hereby added to the table set forth in section 17.220.610.C of the Sacramento City Code (MRD zone; accessory uses) to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.220.610 remain unchanged and in full effect.

SECTION 37.

A. A row is hereby added to the table set forth in section 17.220.710.C of the Sacramento City Code (M-T zone; accessory uses) to read as follows:

Dwelling unit, accessory	Subject to special use regulations in section 17.228.105

B. Except as amended by subsection A above, all provisions of section 17.220.710 remain unchanged and in full effect.

SECTION 38.

Section 17.228.105 of the Sacramento City Code is hereby amended to read as follows:

17.228.105 Accessory dwelling units.

A. General requirements.

1. The lot on which an accessory dwelling unit is located shall be improved with a single-unit, duplex, or multi-unit dwelling prior to or at the same time as the construction of the accessory dwelling unit.

2. A maximum of two accessory dwelling units are permitted on a lot developed with a single-unit, duplex, or multi-unit dwelling.

3. An accessory dwelling unit shall not be included in the calculation of the density of the lot on which the accessory dwelling unit is located. An accessory dwelling unit is a residential use that is consistent with the general plan and zoning designation for the lot on which the accessory dwelling unit is located.

4. An accessory dwelling unit may not be sold or otherwise conveyed separate from the primary residence, except as provided in California Government Code section 65852.26.

5. No passageway is required in conjunction with the construction of an accessory dwelling unit.

B. Maximum area.

1. Calculation. The calculation of floor area for an accessory dwelling unit includes all floor area within the accessory dwelling unit building envelope, excluding garages and accessory structures.

2. Attached accessory dwelling units. The total floor area for all attached accessory dwelling units on a lot shall not exceed the greater of the following:

a. 50% of the existing floor area of the primary dwelling; or

b. 850 square feet if the accessory dwelling unit has one bedroom or less, or 1,000 square feet if the accessory dwelling unit has more than one bedroom.

3. Detached accessory dwelling units. The floor area of one detached accessory dwelling unit may not exceed 1,200 square feet. In the case of two detached accessory dwelling units on one lot, the combined floor area of both detached accessory dwelling units may not exceed 1,200 square feet.

C. Development standards.

1. The minimum distance between the primary dwelling and a detached accessory dwelling unit is 4 feet. The minimum distance between two detached accessory dwelling units is 4 feet.

2. Height, lot coverage, and open space.

a. General rule. Except as provided below, the height, lot coverage, and minimum open-space requirements applicable to the lot on which the accessory dwelling unit is located apply to the accessory dwelling unit.

b. Exception. Accessory dwelling units that occupy less than 800 square feet total in lot coverage are exempt from maximum lot coverage and minimum open-space requirements.

3. Setbacks. All accessory dwelling units must comply with the street side-yard setbacks applicable to the lot on which the accessory dwelling unit is located. The other setback requirements are as follows:

a. If any portion of an accessory dwelling unit is within 60 feet of the front property line, the accessory dwelling unit must comply with the front-yard setback requirements applicable to the lot on which the accessory dwelling unit is located and maintain minimum interior side-yard and rear-yard setbacks of 3 feet each.

b. For an accessory dwelling unit that is further than 60 feet from the front property line, the unit must comply with the following:

i. First floor. No setback is required for a single-story accessory dwelling unit or the first floor of a multistory accessory dwelling unit.

ii. Second floor and above. The second floor and above of a multistory accessory dwelling unit must have minimum interior side-yard and rear-yard setbacks of 3 feet each.

c. Notwithstanding subsections C.3.a and C.3.b above—

i. No setback is required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.

ii. An accessory dwelling unit may not project into the required setback from the landside toe of a levee.

D. Design standards.

1. The design of the accessory dwelling unit must conform to the objective design guidelines applicable to the lot on which the accessory dwelling unit is located.

2. New accessory dwelling units should use universal access design features, including “no step” entrances, where topography and site constraints allow.

3. No portion of an accessory dwelling unit balcony, deck, or open-stair landing within 10 feet of the rear lot line or side lot line may be higher than three feet from the ground unless the rear lot line or side lot line abuts a nonresidential use, alley, public street, or approved private street.

E. Ministerial review.

1. Unless subsection F, below, applies, the city shall ministerially review all applications for accessory dwelling units submitted under this section.

2. The city shall act on an application to create an accessory dwelling unit under this section within 60 days of receipt of a complete application if there is an existing residential use on the lot.

3. If the permit application to create an accessory dwelling unit is submitted with a permit application to create a new residential development on the lot, the city may delay acting on the permit application for the accessory dwelling unit until the permit application to create the residential development is approved. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the

delay. If the city has not acted upon the completed application within 60 days, the application shall be deemed approved.

F. Deviations from development and design standards. A request to deviate from the development standards contained in subsection C and the design standards contained in subsection D may be made by application for site plan and design review under chapter 17.808.

G. Accessory dwelling units eligible for ministerial review under California Government Code section 65852.2.

1. Notwithstanding subsections A through D, above, the city shall ministerially approve an application for a building permit within a residential or mixed-use zone to create any of the following, as set forth in California Government Code section 65852.2:

a. One accessory dwelling unit and one junior accessory dwelling unit per lot with a proposed or existing single-unit dwelling if all the following are met:

i. The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-unit dwelling or existing space of a single-unit dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

ii. The space has exterior access from the proposed or existing single-family dwelling.

iii. The side-yard and rear-yard setbacks are sufficient for fire and safety.

iv. The junior accessory dwelling unit complies with California Government Code section 65852.22.

b. One detached, new construction, accessory dwelling unit that does not exceed 4-foot side-yard and rear-yard setbacks for a lot with a proposed or existing single-unit dwelling. The accessory dwelling unit may be combined with a junior accessory dwelling unit that meets the requirements set forth in subsection G.1.a, above. The accessory dwelling unit may not exceed a floor area of 800 square feet and a height of 16 feet.

c. Multiple accessory dwelling units within the portions of existing multi-unit dwellings that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings. The number of accessory dwelling units shall not exceed one or 25% of the existing multi-unit dwellings, whichever is greater.

d. Not more than two accessory dwelling units that are located on a lot that has an existing multi-unit dwelling, but are detached from that multi-unit dwelling and do not exceed 16 feet in height and maintain 4-foot rear-yard and side-yard setbacks.

2. An accessory dwelling unit or junior accessory dwelling unit approved under this subsection G may not be rented for a term less than 30 days.

SECTION 39.

A. The "Residential" section of the table set forth in section 17.312.060 of the Sacramento City Code (Sacramento Executive Airport Land Use Compatibility Guidelines for Safety) is hereby amended to read as follows:

Land Use Category (Standard Industrial Classification Code)	**Clear Zone (EA-1)**	**Approach-Departure Zone 1 (EA-2)**	**Approach-Departure Zone 2 (EA-3)**	**Overflight Zone (EA-4)**
Residential[1]				
Single-unit dwelling	No	Yes[1]	Yes[1]	Yes
Accessory dwelling (1 unit)	No	Yes	Yes	Yes
Accessory dwellings (2 units)	No	No	No	Yes
Duplex dwelling	No	No	No	Yes
Multi-unit dwelling (3+ units)	No	No	No	Yes
Group quarters and rooming houses (702, 704)	No	No	No	Yes
Mobilehome parks or courts (6515)	No	No	No	Yes

B. Except as amended by subsection A above, all provisions of section 17.312.060 remain unchanged and in full effect.

SECTION 40.

A. Section 17.608.020 of the Sacramento City Code is hereby amended as follows:

1. Subsection L is hereby amended to read as follows:

L. Exemptions for accessory dwelling units. When parking is removed in conjunction with the construction of an accessory dwelling unit, no replacement parking is required for the accessory dwelling unit or other dwelling units on the same lot.

2. Subsection M is hereby added to read as follows:

M. Authority to require additional parking. The zoning administrator, planning director, planning and design commission, or city council may require greater or fewer off-street parking spaces than required by this chapter, or may impose other parking-related requirements, as a condition of a conditional use permit, variance, or site plan and design review.

B. Except as amended by subsection A above, all provisions of section 17.312.060 remain unchanged and in full effect.

SECTION 41.

A. The "secondary dwelling unit" row in section 1 of Table 17.608.030B of the Sacramento City Code (Vehicle Parking Requirements by Parking Districts; Residential uses) is hereby amended to read as follows:

Accessory dwelling unit	No minimum requirements	No minimum requirements	No minimum requirements	No minimum requirements

B. Except as amended by subsection A above, all provisions of section 17.608.030B remain unchanged and in full effect.

SECTION 42.

A. The "secondary dwelling unit" row in section 1 of Table 17.608.030C (Bicycle Parking Requirements by Parking Districts; Residential uses) of the Sacramento City Code is hereby amended to read as follows:

Accessory dwelling unit	No minimum requirements	No minimum requirements	No minimum requirements	No minimum requirements

B. Except as amended by subsection A above, all provisions of section 17.608.030C remain unchanged and in full effect.

SECTION 43.

A. Subsection D of section 17.712.040 of the Sacramento City Code is hereby amended to read as follows:

D. Accessory dwelling units.

B. Except as amended by subsection A above, all provisions of section 17.712.040 remain unchanged and in full effect.

SECTION 44.

A. The definition of "dwelling unit, secondary" in section 18.56.810 of the Sacramento City Code is hereby amended to read as follows:

"Dwelling unit, accessory" has the same meaning as in section 17.108.050.

B. Except as amended by subsection A above, all provisions of section 18.56.810 remain unchanged and in full effect.

SECTION 45.

Section 18.56.830 of the Sacramento City Code is hereby amended to read as follows:

18.56.830 Exemption for accessory dwelling units.

In addition to the exemptions set forth in section 18.56.125.C, accessory dwelling unit projects are exempt from the provisions of this article.

Adopted by the City of Sacramento City Council on June 29, 2021, by the following vote:

Ayes: Members Ashby, Guerra, Harris, Jennings, Schenirer, Valenzuela, Vang, and Mayor Steinberg

Noes: Member Loloee

Abstain: None

Absent: None

Attest:

_____

Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.

Passed for Publication: June 15, 2021
Published: June 18, 2021
Effective: July 29, 2021

ORDINANCE 2025-0007

Adopted by the Sacramento City Council

April 8, 2025

An Ordinance Amending Various Provisions of Title 17 of the Sacramento City Code, Relating to Off-Street Vehicle Parking Requirements

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The city council finds the following:

1. As amended by this ordinance, the Planning and Development Code complements, supports, and facilitates the implementation of the goals, policies, and other provisions of the general plan and the city's specific plans and transit village plans; and

2. The amendments in this ordinance promote the public health, safety, convenience, and welfare of the city.

SECTION 2.

A. Subsection D of section 17.200.310 of the Sacramento City Code is hereby amended to read as follows:

D. Special developments in the F zone. Notwithstanding any other provision of this title, the planning and design commission may issue a conditional use permit for any use or combination of uses within the flood zone along the Sacramento River if the commission finds that the design, location, and nature of the uses are such that:

1. Development will enhance the appearance and public use of the river, and is consistent with adopted specific plans;

2. Development will not adversely affect any natural resource;

3. Development will not adversely affect the use of adjacent property;

4. Development will have direct access to a major or collector street;

5. Development is fully served by all necessary utility services;

6. Development is consistent with the purposes of the flood zone, the general plan, master plans for waterways, flood management plans, and adopted specific plans.

B. Except as amended by subsection A above, all provisions of section 17.200.310 remain unchanged and in full effect.

SECTION 3.

A. The "outdoor market" row in the table in section 17.212.110.B.2 of the Sacramento City Code (RMX zone; conditional uses; commercial and institutional uses) is hereby amended to read as follows:

Outdoor market	In granting a conditional use permit, the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market	ZA

B. Except as amended by subsection A above, all provisions of section 17.212.110 remain unchanged and in full effect.

SECTION 4.

A. The "outdoor market" row in the table in section 17.212.210.B.2 of the Sacramento City Code (RO zone; conditional uses; commercial and institutional uses) is hereby amended to read as follows:

Outdoor market	In granting a conditional use permit, the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market	ZA

B. Except as amended by subsection A above, all provisions of section 17.212.210 remain unchanged and in full effect.

SECTION 5.

A. The "outdoor market" row in the table in section 17.216.110.B.2 of the Sacramento City Code (OB zone; conditional uses; commercial and institutional uses) is hereby amended to read as follows:

Outdoor market	In granting a conditional use permit, the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market	ZA

B. Except as amended by subsection A above, all provisions of section 17.216.110 remain unchanged and in full effect.

SECTION 6.

A. The "outdoor market" row in the table in section 17.216.210.B.2 of the Sacramento City Code (OB-2 zone; conditional uses) is hereby amended to read as follows:

Outdoor market	In granting a conditional use permit, the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market	ZA

B. Except as amended by subsection A above, all provisions of section 17.216.210 remain unchanged and in full effect.

SECTION 7.

A. The "outdoor market" row in the table in section 17.216.310.B.2 of the Sacramento City Code (OB-3 zone; conditional uses; commercial and institutional uses) is hereby amended to read as follows:

Outdoor market	In granting a conditional use permit, the zoning administrator may consider the safety of vehicular and non-vehicular access, adequacy of bicycle parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market	ZA

B. Except as amended by subsection A above, all provisions of section 17.216.310 remain unchanged and in full effect.

SECTION 8.

A. The "outdoor market" row in the table in section 17.216.510.B.2 of the Sacramento City Code (SC zone; conditional uses; commercial and institutional uses) is hereby amended to read as follows:

Outdoor market	In granting a conditional use permit, the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market	ZA

B. Except as amended by subsection A above, all provisions of section 17.216.510 remain unchanged and in full effect.

SECTION 9.

A. The "outdoor market" row in the table in section 17.216.610.B.2 of the Sacramento City Code (C-1 zone; conditional uses; commercial and institutional uses) is hereby amended to read as follows:

Outdoor market	In granting a conditional use permit, the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market	ZA

B. Except as amended by subsection A above, all provisions of section 17.216.610 remain unchanged and in full effect.

SECTION 10.

A. The "outdoor market" row in the table in section 17.216.710.B.2 of the Sacramento City Code (C-2 zone; conditional uses; commercial and institutional uses) is hereby amended to read as follows:

Outdoor market	In granting a conditional use permit, the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market	ZA

B. Except as amended by subsection A above, all provisions of section 17.216.710 remain unchanged and in full effect.

SECTION 11.

A. The "outdoor market" row in the table in section 17.216.810.B.2 of the Sacramento City Code (C-3 zone; conditional uses; commercial and institutional uses) is hereby amended to read as follows:

Outdoor market	In granting a conditional use permit, the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market	ZA

B. Except as amended by subsection A above, all provisions of section 17.216.810 remain unchanged and in full effect.

SECTION 12.

A. Subsection A of section 17.216.860 of the Sacramento City Code is hereby amended to read as follows:

A. Purpose. The state capitol building and the surrounding grounds of Capitol Park provide the city with a unique cultural and open-space resource. This section establishes height restrictions and setback requirements for certain areas of the CBD located near the state capitol building and Capitol Park. These regulations are designed to provide visual protection to and from the state capitol building and Capitol Park.

B. Except as amended by subsection A above, all provisions of section 17.216.860 remain unchanged and in full effect.

SECTION 13.

A. The "outdoor market" row in the table in section 17.216.910.B.2 of the Sacramento City Code (C-4 zone; conditional uses; commercial and institutional uses) is hereby amended to read as follows:

Outdoor market	In granting a conditional use permit, the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market	ZA

B. Except as amended by subsection A above, all provisions of section 17.216.910 remain unchanged and in full effect.

SECTION 14.

A. The "outdoor market" row in the table in section 17.220.110.B.2 of the Sacramento City Code (M-1 zone; conditional uses; commercial and institutional uses) is hereby amended to read as follows:

Outdoor market	In granting a conditional use permit, the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market	ZA

B. Except as amended by subsection A above, all provisions of section 17.220.110 remain unchanged and in full effect.

SECTION 15.

A. The "outdoor market" row in the table in section 17.220.210.B.2 of the Sacramento City Code (M-1(S) zone; conditional uses; commercial and institutional uses) is hereby amended to read as follows:

Outdoor market	In granting a conditional use permit, the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market	ZA

B. Except as amended by subsection A above, all provisions of section 17.220.210 remain unchanged and in full effect.

SECTION 16.

A. The "outdoor market" row in the table in section 17.220.310.B.2 of the Sacramento City Code (M-2 zone; conditional uses; commercial and institutional uses) is hereby amended to read as follows:

Outdoor market	In granting a conditional use permit, the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market	ZA

B. Except as amended by subsection A above, all provisions of section 17.220.310 remain unchanged and in full effect.

SECTION 17.

A. The "outdoor market" row in the table in section 17.220.410.B.2 of the Sacramento City Code (M-2(S) zone; conditional uses; commercial and institutional uses) is hereby amended to read as follows:

Outdoor market	In granting a conditional use permit the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market	ZA

B. Except as amended by subsection A above, all provisions of section 17.220.410 remain unchanged and in full effect.

SECTION 18.

A. The "outdoor market" row in the table in section 17.220.710.B.2 of the Sacramento City Code (M-T zone; conditional uses; commercial and institutional uses) is hereby amended to read as follows:

Outdoor market	In granting a conditional use permit, the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market	ZA

B. Except as amended by subsection A above, all provisions of section 17.220.710 remain unchanged and in full effect.

SECTION 19.

A. The "outdoor market" row in the table in section 17.224.110.B.2 of the Sacramento City Code (H zone; conditional uses; commercial and institutional uses) is hereby amended to read as follows:

Outdoor market	In granting a conditional use permit, the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market	ZA

B. Except as amended by subsection A above, all provisions of section 17.224.110 remain unchanged and in full effect.

SECTION 20.

A. The "outdoor market" row in the table in section 17.224.210.A.2 of the Sacramento City Code (SPX zone; conditional uses; commercial and institutional uses) is hereby amended to read as follows:

Outdoor market	In granting a conditional use permit, the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market	ZA

B. Except as amended by subsection A above, all provisions of section 17.224.210 remain unchanged and in full effect.

SECTION 21.

A. The "outdoor market" row in the table in section 17.224.310.B.2 of the Sacramento City Code (TC zone; conditional uses; commercial and institutional uses) is hereby amended to read as follows:

Outdoor market	In granting a conditional use permit, the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market	ZA

B. Except as amended by subsection A above, all provisions of section 17.224.310 remain unchanged and in full effect.

SECTION 22.

A. The "outdoor market" row in the table in section 17.224.410.B.2 of the Sacramento City Code (HC zone; conditional uses; commercial and institutional uses) is hereby amended to read as follows:

Outdoor market	In granting a conditional use permit, the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market	ZA

B. Except as amended by subsection A above, all provisions of section 17.224.410 remain unchanged and in full effect.

SECTION 23.

A. Section 17.228.300 of the Sacramento City Code is hereby amended as follows:

1. Subsection A.4.c is hereby amended to read as follows:

c. On the ground and outside of any required setback or vehicle maneuvering area on the same parcel as the building or structure on which the antenna is mounted.

2. Subsection D.2.d.iii is hereby amended to read as follows:

iii. On the ground and outside of any required setback or vehicle maneuvering area on the same parcel as the building or structure on which the antenna is mounted.

B. Except as amended by subsection A above, all provisions of section 17.228.300 remain unchanged and in full effect.

SECTION 24.

A. Subsection C.3 of section 17.228.310 of the Sacramento City Code is hereby amended to read as follows:

3. On the ground and outside of any required setback or vehicle maneuvering area on the same parcel as the tower on which the antenna is mounted.

B. Except as amended by subsection A above, all provisions of section 17.228.310 remain unchanged and in full effect.

SECTION 25.

A. Subsection D.1.c of section 17.228.320 of the Sacramento City Code is hereby amended to read as follows:

c. On the ground and outside of any required setback and vehicle maneuvering area on the same parcel as the tower on which the antenna is mounted.

B. Except as amended by subsection A above, all provisions of section 17.228.320 remain unchanged and in full effect.

SECTION 26.

A. Subsection O of section 17.228.430 of the Sacramento City Code is hereby amended to read as follows:

O. No parking spaces are required for a convenience recycling facility located in the established parking lot of a host use.

B. Except as amended by subsection A above, all provisions of section 17.228.430 remain unchanged and in full effect.

SECTION 27.

A. Subsection E.1.f of section 17.228.810 of the Sacramento City Code is hereby deleted.

B. Except as amended by subsection A above, all provisions of section 17.228.810 remain unchanged and in full effect.

SECTION 28.

Section 17.332.050 of the Sacramento City Code is hereby amended to read as follows:

17.332.050 PC overlay zone-Conditions of approval.

In granting a conditional use permit, the planning and design commission may impose conditions it deems necessary to implement the general plan and the American River Parkway Plan and to protect the scenic, recreational, fishery, and wildlife value of the American River Parkway, including the following:

A. Requirement of setbacks and yards greater than the minimum required by this chapter or by the underlying zone;

B. Requirement of screening of any portion of the use from adjoining premises or from any street by walls, fences, planting, or other devices in addition to that required by section 17.332.070;

C. Modification of the exterior features or appearance of any structure to preserve property values;

D. Limitation of size and extent of facilities, machine capacity, number of employees or occupants, and method or times of operation;

E. Regulation of number, design, and location of access drives or other traffic features;

F. Location, design, and capacity of utilities;

G. Control of location, number, color, size, height, lighting, and landscaping of signs in addition to the requirements of section 17.332.070.E and F (but not for the content or graphic design of the message displayed);

H. Maintenance of the grounds, landscaping, and irrigation system;

I. Regulation of noise, vibration, odors, and other similar performance standards;

J. A time period within which the proposed use must be developed, plus any duration of the conditional use permit;

K. Phasing of the development plan; and

L. A bond or deposit of money for the completion of street improvements and other facilities or to guarantee the change or removal of any designated use or structure within a specified period of time to assure faithful performance on the part of the applicant.

SECTION 29.

A. The "outdoor market" row in the table in section 17.442.040.B.2 of the Sacramento City Code (ESC SPD; conditional uses; commercial and institutional uses) is hereby amended to read as follows:

Outdoor market	In granting a conditional use permit, the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market	PD

B. Except as amended by subsection A above, all provisions of section 17.442.040 remain unchanged and in full effect.

SECTION 30.

A. Subsection B.3 of section 17.600.125 of the Sacramento City Code is hereby amended as follows:

3. Not into any vehicle parking, access, or maneuvering areas, unless the bay window is located at or above the second level of the building.

B. Except as amended by subsection A above, all provisions of section 17.600.125 remain unchanged and in full effect.

SECTION 31.

Section 17.608.010 of the Sacramento City Code is hereby amended to read as follows:

17.608.010 Purpose.

The purpose of this chapter is to implement general plan goals and policies by establishing off-street vehicle and bicycle parking requirements that balance the city's goal to encourage walking, bicycling, and transit use with the goal to meet the needs of shoppers, visitors, and employees and other workers. Off-street parking requirements are based on the needs of the community and consider the context of the neighborhood, transit availability, on-street parking availability, density and mix of uses, walkability, and the use of alternative modes of transportation. Parking requirements are designed to accommodate average day-to-day demand, as opposed to peak demand, to reduce

excessive off-street parking and free up land for more economically productive uses. It is also the purpose of this chapter to provide flexibility and allow alternative means of addressing parking demand.

SECTION 32.

Section 17.608.020 of the Sacramento City Code is hereby amended to read as follows:

17.608.020 General provisions.

A. Off-street parking requirement. Off-street vehicle and bicycle parking shall be provided and maintained for all existing and new development at the ratios specified in and in accordance with the standards and requirements of this chapter.

B. Parking to be provided on-site. Required off-street parking shall be provided and maintained on the same parcel or integrated development site as the land use it is intended to serve, except as provided in section 17.608.060. An integrated development site is a site consisting of two or more contiguous parcels sharing parking facilities with reciprocal access and parking easements or similar shared-parking agreements.

C. Calculation of the off-street parking requirement. The maximum number of off-street vehicle and minimum number of bicycle parking spaces shall be rounded in accordance with section 17.104.050.C.

D. Expansion or change in use of existing buildings and structures that do not meet current parking requirements. The following rules apply to buildings and uses that met all applicable parking requirements when initially constructed or established, but that do not meet current parking requirements due to changes to the building or use.

1. Increases in building size.

a. When there is an increase in gross building square footage or, in the case of a residential project, an increase in the number of residential units, additional bicycle parking shall be provided in accordance with chapter 17.608 unless—

i. the increase in building square footage is less than 15% or, in the case of a residential project, the increase in the number of residential units is less than 15%; and

ii. it is physically infeasible to accommodate the additional bicycle spaces.

b. When additional bicycle parking is required by this subsection D.1, it is required only for the additional gross building square footage or residential units.

2. Change in use.

a. When a conditional use permit is required for a new use, parking shall be provided in accordance with chapter 17.608.

b. When a conditional use permit is not required, no additional bicycle parking is required.

E. Restaurant outdoor seating. Square footage allocated to restaurant outdoor seating is not included in calculating the minimum off-street vehicle parking requirement for restaurants.

F. Affordable housing and senior housing.

1. The bicycle parking requirement is reduced by 50% for each senior housing unit.

2. For purposes of this section, an "affordable housing unit" is a housing unit restricted to occupancy by a lower or very low income household as defined in California Health and Safety Code section 50079.5. A "senior housing unit" is a housing unit restricted to occupancy based on age requirements for older persons under California Civil Code section 51.3.

G. Accessibility and electric vehicle charging.

1. If a building permit requires an existing off-street parking facility to comply with any building standards or other requirements in the Sacramento City Building Code related to accessibility, or if accessible parking spaces are otherwise created, the number of parking spaces required by this title may be reduced, redesigned, and restriped as necessary without issuance of a permit under this title.

2. If a building permit requires an existing off-street parking facility to comply with any building standards or other requirements in the Sacramento City Building Code related to electric vehicle charging spaces or if electric vehicle charging spaces are otherwise created, the number of parking spaces required by this title may be reduced, redesigned and restriped, as necessary without issuance of a permit under this title.

H. Exemptions for small lots. Off-street parking is not required for nonresidential uses on lots of 6,400 square feet or less.

I. Exemptions for nonresidential uses in residential mixed use development. Off-street parking is not required for non-residential uses in mixed use buildings in which at least 50% of the building's square footage is devoted to residential uses.

J. Exemptions for adaptive reuse. Bicycle parking is not required for those portions of historic resources that are converted from nonresidential uses to residential uses.

K. Exemptions for accessory dwelling units and junior accessory dwelling units. When parking is removed in conjunction with the construction of an accessory dwelling unit or junior accessory dwelling unit, no replacement parking is required for the accessory dwelling unit or other dwelling units on the same lot.

SECTION 33.

A. Subsection B of section 17.608.030 of the Sacramento City Code is hereby amended to read as follows:

B. Maximum number of off-street vehicle parking spaces. Table 17.608.030B establishes the maximum number of off-street vehicle parking spaces allowed for land uses within each parking district. There are no minimum off-street vehicle parking requirements for any land use.

Table 17.608.030B
Maximum On-site Vehicle Parking Spaces by Parking Districts

Land Use	Central Business and Arts & entertainment District	Urban District	Traditional District	Suburban District
Auto-sales, storage, rental	Maximum 1 space per 400 gross square feet of building	No maximum	No maximum	No maximum
Bar; nightclub	Maximum 1 space per 400 gross square feet of building	No maximum	No maximum	No maximum
Bed and breakfast inn	Maximum 1 space per 400	No maximum	No maximum	No maximum

	gross square feet of building			
Commercial service	Maximum 1 space per 400 gross square feet of building	No maximum	No maximum	No maximum
Hotel; motel	Maximum 1 space per 400 gross square feet of building	No maximum	No maximum	No maximum
Manufacturing, service, and repair	No maximum	Maximum 1 space per 500 gross square feet of building	Maximum 1 space per 500 gross square feet of building	Maximum 1 space per 500 gross square feet of building
Multi-unit dwelling	Maximum 1 space per dwelling unit	No maximum	No maximum	No maximum
Office	Maximum 1 space per 400 gross square feet of building	Maximum 1 space per 250 gross square feet of building	Maximum 1 space per 250 gross square feet of building	Maximum 1 space per 250 gross square feet of building
Restaurant	Maximum 1 space per 400 gross square feet of building	No maximum	No maximum	No maximum
Retail store	Maximum 1 space per 400 gross square feet of building	No maximum	No maximum	No maximum
Superstore	Maximum 1 space per 400 gross square feet of building	No maximum	No maximum	No maximum
Warehouse; distribution center	No maximum	Maximum 1 space per 500 gross square feet of building	Maximum 1 space per 500 gross square feet of building	Maximum 1 space per 500 gross square feet of building

B. Except as amended by subsection A above, all provisions of section 17.608.030 remain unchanged and in full effect.

SECTION 34.

A. Footnote 4 of section 17.624.040 of the Sacramento City Code is hereby amended to read as follows:

4. Minimum dimensions of attached garages and carports.

a. Single-unit and duplex dwellings. The minimum interior dimensions for an attached garage or attached carport are 10 feet wide and 20 feet deep. The width may be reduced to 8 feet if the existing interior side-yard setback between the existing residence and the property line is 8 feet.

b. Multi-unit dwellings. Minimum interior dimensions of an attached garage are 8 feet wide by 18 feet deep. Minimum dimensions of an attached carport are 10 feet wide and 20 feet deep. The width may be reduced to 8 feet if the existing interior side-yard setback between the existing residence and the property line is 8 feet.

B. Except as amended by subsection A above, all provisions of section 17.624.040 remain unchanged and in full effect.

SECTION 35.

A. Footnote 7 of section 17.624.050 of the Sacramento City Code is hereby amended to read as follows:

7. Minimum dimensions of detached garages and carports.

a. Single-unit or duplex dwellings. The minimum interior dimensions of a detached garage or attached carport are 10 feet wide and 20 feet deep. The width may be reduced to 8 feet if the existing interior side-yard setback between the existing residence and the property line is 8 feet.

b. Multi-unit dwellings. The minimum interior dimensions of a detached garage are eight feet wide by 18 feet deep. The minimum dimensions of a detached carport are 10 feet wide and 20 feet deep. The width may be reduced to 8 feet if the existing interior side-yard setback between the existing residence and the property line is 8 feet.

B. Except as amended by subsection A above, all provisions of section 17.624.050 remain unchanged and in full effect.

SECTION 36.

A. Subsection A.3 of section 17.808.110 of the Sacramento City Code is hereby amended as follows:

3. The adequacy of, and any reasonably required improvements to, streets and other public access ways and facilities for pedestrians, bicyclists, and vehicles; parking facilities, if any; and utility and other infrastructure, both on-site and off-site; all as required to serve the development;

B. Except as amended by subsection A above, all provisions of section 17.808.110 remain unchanged and in full effect.

SECTION 37.

A. Subsection A.4.d of section 17.864.020 of the Sacramento City Code is hereby amended to read as follows:

d. Parking. No off-street vehicle parking spaces are required; however, if off-street vehicle parking is provided, the following standards apply:

i. Garages, carports, and parking pads must be at least 10 feet wide and 20 feet deep.

ii. Access to the on-site parking must be provided by a driveway that complies with the following:

(a) The driveway must be at least five feet from the property line.

(b) Driveways must have a width of at least 10 feet and a depth of at least 20 feet measured from the right-of-way line, unless the lot is located within the central city and less than 3,200 square feet, in which case the minimum required depth is 18 feet.

(c) Garages accessed from an alley must be setback at least four feet from the right-of-way line.

(d) All driveways and parking pads must be paved with concrete, decorative pavers, asphaltic concrete, or Portland cement.

(e) All applicable objective standards and other requirements in chapter 17.508.

B. Except as amended by subsection A above, all provisions of section 17.864.020 remain unchanged and in full effect.

Adopted by the City of Sacramento City Council on April 8, 2025, by the following vote:

Ayes: Members Dickinson, Guerra, Jennings, Kaplan, Maple, Pluckebaum, Talamantes, Vang, and Mayor McCarty

Noes: None

Abstain: None

Absent: None

Attest: 04/14/2025

Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.

Passed for Publication: March 25, 2025
Published: March 28, 2025
Effective: May 8, 2025

City of
SACRAMENTO
Community Development

300 Richards Boulevard, Sacramento, CA 95811

RECORD OF DECISION
STAFF LEVEL SITE PLAN AND DESIGN REVIEW

FILE NUMBER: DR24-253

PROJECT ADDRESS: 2018, 2020, & 2022 U St; 2017, 2019, & 2021 Uptown Aly
Sacramento, CA 95818

PROJECT APN: 010-0094-031-0000, 010-0094-032-0000, 010-0094-033-0000, 010-0094-034-0000, 010-0094-035-0000, 010-0094-036-0000

ZONE: General Commercial Zone (C-2-SPD)

SPECIAL PLANNING DISTRICT: Central City Special Planning District

APPLICANT: Andy Kwong
CHD Architects
2120 20th St. Suite One
Sacramento, CA 95818

REQUEST: Site Plan and Design Review to construct two multi-unit dwelling buildings on two parcels totaling 0.26 acres in the General Commercial Zone (C-2-SPD) within the Central City SPD and Central City Design Review Area.

ANALYSIS: The applicant is proposing to construct 40 multi-unit dwellings across two buildings, 23 units on the parcel fronting U Street and 17 on the parcel fronting Uptown Alley, on approx. 0.26 acres within the Central City SPD and Design Review Area. The subject parcels are not located within a historic district, and the proposed dwelling units meet height, setback, and lot coverage requirements for the General Commercial zone. There are no deviations proposed with this development. The proposed Floor Area Ratio (FAR) is 5.16 on the U Street side and 4.13 on the Uptown Alley side. Both proposed FARs are within the maximum FAR of 6 for these parcels. The design will utilize cement plaster siding, metal railings, and stone siding to create a cohesive and well-articulated building design. As designed, the project meets all applicable development standards for the C-2 zone and the architectural Central City design guidelines. Furthermore, the project is deemed consistent with the citywide design standards in relation to massing and scale.

No parking has been provided with this development, consistent with Sacramento 2040 General Plan LUP-4.14. This development is located within one-half mile of a major transit stop which, under AB 2097, prohibits a public agency from imposing any minimum parking requirements.

ENVIRONMENTAL CONSIDERATIONS: The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Public Resource Code 21155.4.

The proposed 2020 U Street Apartments Project (DR24-253) located at 2018, 2020, & 2022 U St; 2017, 2019, & 2021 Uptown Aly in the City of Sacramento is a "project" as defined in the California Environmental Quality Act (CEQA). The City, as lead agency, is required to proceed in accordance with CEQA requirements prior to considering any approval.

Staff has determined that the 2020 U Street Apartments Project (DR24-253) qualifies for a statutory exemption pursuant to Public Resources Code (PRC) section 21155.4, which was added to the PRC by SB 743. The legislature included the following that applies to section 21155.4:

With the adoption of…the Sustainable Communities and Climate Protection Act of 2008, the Legislature signaled its commitment to encouraging land use and transportation planning decisions and investments that reduce vehicle miles traveled and contribute to the reductions in greenhouse gas emissions required in the California Global Warming Solutions Act of 2006…Similarly, the California Complete Streets Act of 2008…requires local governments to plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads and highways for safe and convenient travel.

Section 21155.4 is thus part of a comprehensive legislative approach to reducing VMT and supporting the state's efforts to reduce greenhouse gas emissions. Section 21155.4 provides as follows:

(a) Except as provided in subdivision (b), a residential, employment center, as defined in paragraph (1) of subdivision (a) of Section 21099, or mixed-use development project, including any subdivision, or any zoning, change that meets all of the following criteria is exempt from the requirements of this division:

(1) The project is proposed within a transit priority area, as defined in subdivision (a) of Section 21099.

(2) The project is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified.

(3) The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the State Air Resources Board, pursuant to subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code, has accepted a metropolitan planning organization's determination that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emissions reduction targets.

(4) Further environmental review shall be conducted only if any of the events specified in Section 21166 have occurred.

The requirements of the section are set forth below, *followed by text that identifies the manner in which the proposed project complies in italics.*

- The project must be a residential, employment center or mixed-use development project. *The 2020 U Street Apartments project proposes to construct two multi-unit dwelling buildings on two parcels totaling 0.26 acres in the General Commercial Zone (C-2-SPD) within the Central City SPD and Central City Design Review Area.*

  "Mixed-use development combines two or more types of land use into a building or set of buildings that are physically and functionally integrated and mutually supporting. This can be some combination of residential, commercial, industrial, office, institutional, or other land uses." (San Joaquin Valley Blueprint Planners Toolkit, online access 9/24/2018) ***The proposed project qualifies as a residential development project.***

- The project must be located a transit priority area, as defined in subdivision (a) of Section 21099. *Section 20199 defines "transit priority area" as including an area within ½ mile of an existing major transit stop. Pursuant to PRC section 21064.3, a major transit stop is "a site containing an existing rail transit station or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods." Pursuant to PRC section 21155(b), a high-quality transit corridor is defined as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.*

  The City prepared an EIR for the Central City Specific Plan (CCSP), which was certified on April 19, 2018 (Resolution No. 2018-0129). Figure 4.12-13 in the CCSP EIR showed the portion of the CCSP area that would meet the criteria for proximity to transit in the legislation. The map identified areas one-half mile from RT's existing light rail stations and one-half mile from high quality transit corridors with service intervals of 15 minutes or less. The project site is located in the area identified as a transit priority area. More specifically, the 2020 U Street Apartments project site is located a few blocks away from Sacramento Regional Transit's (Sac RT) Blue and Gold Line with several bus stops several bus stops within a few blocks of the project site including stops at 19th Street & V Street, 21st Street & V Street, 21st Street & R Street and 19th Street & S Street. ***The proposed project is located in a transit priority area.***

- The project is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified. *The proposed project's land use is consistent with the CCSP. The City prepared and certified an EIR for the CCSP.* ***The proposed project is consistent with a specific plan for which an EIR was certified.***

- The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in a sustainable communities strategy for which the State Air Resources Board (ARB) has accepted a metropolitan

planning organization's determination that the sustainable communities CEQA review strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emissions reduction targets. *The proposed project is consistent with the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) adopted by the Sacramento Area Council of Governments (SACOG). The ARB has accepted SACOG's determination that the plan would achieve GHG reduction targets. The written concurrence from SACOG regarding the City's determination of consistency with the MTP/SCS is included as Attachment C.* ***The proposed project is consistent with the MTP/SCS.***

- Further environmental review shall be conducted only if any of the events specified in Section 21166 have occurred. *This requirement confirms that the requirement of consistency with a specific plan for which an EIR was prepared would be sufficient unless substantial changes have been proposed in the specific plan that would require major changes in the EIR, or changes have occurred in the circumstances under which the EIR was prepared or new information becomes available. The CCSP EIR was certified, and the CCSP adopted, on April 19, 2018. There have been no substantial changes in the CCSP or in the circumstances in the specific plan area that would affect the EIR analysis and conclusions.* ***None of the events identified in PRC 21166 have occurred.***

  PRC section 21155.4 provides that a project that meets the section requirements is exempt from CEQA review, unless one or more of the events identified in subsection (b) have occurred. As noted, none of those circumstances have occurred. The proposed project is, therefore, exempt from CEQA review.

ACTION: Approved with Conditions **DATE OF ACTION:** June 9, 2025

ACTION BY: Sarah Scott, Assistant Planner, sscott@cityofsacramento.org, 916-808-2688

FINDINGS OF FACT:

1. The design, layout, and physical characteristics of the proposed project are consistent with the general plan and any applicable specific plan in that the proposal adheres to the goals and policies of the general plan land use designation of Residential Mixed Use.

2. The design, layout, and physical characteristics of the proposed project are consistent with all applicable design guidelines and with all applicable development standards in that the proposal meets all applicable development standards for the C-2 zone and the architectural design standards for the Central City design guidelines.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the subject site and comply with all applicable design guidelines and development standards.

4. The design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood in that the exterior design and massing of the project are compatible with the design of the adjacent residential and commercial structures.

5. The design, layout, and physical characteristics of the proposed project ensure energy consumption is minimized and use of renewable energy sources is encouraged.

6. The design, layout, and physical characteristics of the proposed project 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 proposal meets height and setback requirements and will not be a detriment to the neighborhood.

7. 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, for the area intended to be protected by the system, 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, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2024 Adequate Progress Annual Report accepted by the City Council on October 22, 2024 (Resolution No. 2024-0311).

CONDITIONS:

Planning Department / Design Review

1. The new multi-unit dwelling buildings shall be constructed per approved plans and conditions of approval.

2. Provide the following building materials for the new multi-unit dwelling buildings as indicated per approved plans.

    a. Commercial grade single-ply roofing membrane at roof top decks

    b. Smooth or fine sand finished cement plaster with reveals

    c. Shaped cement plaster over foam elements as indicated per approved plans

    d. Shaped cement plaster cornices

    e. Vertical metal railing with thickened decorative top rail at balconies and at roof deck as indicated per approved plans

    f. Synthetic stone balustrade-style railings on front elevation, basis of design Royal Corinthian Balustrade Railing System or equal

    g. Black vinyl or composite fixed and double or single hung windows with decorative trim details as shown on approved plans

    h. Shaped cement plaster over foam corbels

    i. Tile inset with trim details as shown on approved plans at corners on upper floors

    j. Stone base with articulated top cap, basis of design Cosentino Dekton Silestone or equal

    k. Wall-mounted circular or cylindrical sconce and carriage lights

    l. Carriage-style garage door

    m. Wood doors with integrated glass at balconies

    n. Wood door with metal trim at front entries

General

3. All newly installed exterior wall-mounted and ground-mounted electrical service equipment, excluding transformers, must be completely concealed from all adjacent and approaching right-of-way views. Construction documents shall clearly illustrate compliance. Placement of all exterior electrical equipment, along with any necessary screening and details, must be shown on site plans, floor plans, and exterior elevations, while maintaining all service clearance requirements. Permanently

supported solid, slatted, or louvered metal panel material only may be used. Openings in slatted material shall be less than 10%. All material shall be painted to match elements of building exterior finish.

4. All newly installed ground-mounted and roof-mounted mechanical equipment must be completely concealed from all adjacent and approaching right-of-way views. Construction documents shall clearly illustrate compliance. Placement of all exterior mechanical equipment, along with any necessary screening and details, must be shown on site plans, roof plans, and exterior elevations. Permanently supported solid, slatted, or louvered metal panel material only may be used. Openings in slatted material shall be less than 10%. Louvered material shall be positioned so spacing does not align with line of sight views. All material shall be painted to match elements of building exterior finish.

5. Construct landscape improvements including all required irrigation, ground coverings, shrubs, and trees as shown on the final approved landscape plan exhibit.

6. At a minimum, provide the 2 required short-term bicycle spaces for each building (four spaces total). Provide a minimum of 8 long-term bicycle storage spaces for the building fronting Uptown Alley and a minimum of 12 long-term bicycle storage spaces for the building fronting U St. as shown on the approved plans in accordance with Municipal Code section 17.608.040N.1 and 17.608.040N.2. Bicycle parking shall comply with the City's Bicycle Rack Design and Placement Design Standards.

7. A photometric plan shall be provided for all outdoor lighting in and around the site at the time of plan check. Any new building mounted lighting shall be subject to final review and approval by Planning staff.

8. Lighting:

   The type and location of the outdoor and exterior lighting (buildings, parking areas, etc.) shall be approved by Planning and Design Review staff during building plan check. Lighting shall be provided at the ground-level on all sides of the building and at each building entry.

   Per Section 17.612.030(B), exterior lighting shall reflect away from public streets. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

9. Planning In-progress inspections (93) shall be called for **prior** to the following Building Inspections: 10 Bldg-Foundation Forms, 12 Bldg-Concrete Slab Forms, and 19 Bldg-Frame. An 89 Planning Final shall be called for prior to 29 Building Final.

10. No private protected or city trees shall be removed with this entitlement. The proposed removal of either city tree fronting U St shall require a Director-level Site Plan and Design Review entitlement.

11. The applicant shall obtain all necessary building permits prior to commencing construction. No permits shall be issued within the 7-day reconsideration period.

12. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.

13. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).

14. APNs 010-0094-031-0000, 010-0094-032-0000, & 010-0094-033-0000 (fronting U St) shall be merged, and APNs 010-0094-034-0000, 010-0094-035-0000, & 010-0094-036-0000 (fronting Uptown Aly) shall be merged as shown per approved plans.

15. This approval shall expire in three (3) years from the approval date.

Air Quality Management District

16. All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to find a list of the most common rules that apply at the construction Phase of Projects. Because this project is located in in the Central City Specific Plan Area, it is subject to mitigation measures for construction-related air quality impacts in the Mitigation Monitoring Plan in the Environmental impact Report for the Central City Specific Plan. This includes measures from Sac Metro Air District's Basic Construction Emission Control Practices and measures to further ensure equipment efficiency and control fugitive dust.

Building

17. The plans are required to comply with the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12).

Department of Utilities

18. Per City Code Section, 13.04.070, multiple water services to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any existing or new water service (other than fire) shall be metered and include a backflow device (commercial projects only). Excess and/or unused services shall be abandoned to the satisfaction of the DOU.

19. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test is required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-1400) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.

20. Provide separate sanitary sewer service taps and cleanouts to each parcel to the satisfaction of the DOU.

21. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS.

22. All increases in sewer flow shall be mitigated. The proposed project is contributing increased sewer flows to the CSS and shall evaluate the available capacity of existing CSS mains from the project's point of service to the nearest 18-inch main. If any portion of the City mains to the nearest 18-inch main is determined to have insufficient capacity to accommodate the increased sewer flow, the development shall be required to improve the undersized mains to the nearest 18-inch main. The applicant is advised to contact the City of Sacramento Utilities Department Sewer Planning Section (916-808-7890) at the early planning stages to address any sewer related requirements.

23. There is an existing City combined sanitary sewer main in the Alley that is over 80 years old and is in need of an assessment. Prior to design, the applicant shall provide a CCTV report the City of Sacramento Utilities Department Sewer CIP Section to determine if the main requires repair or replacement. In which case, the applicant prior to any alley resurfacing, shall coordinate the work and any required agreements with DOU Sewer CIP. Note: The owner/developer must provide a CCTV report that complies with the City of Sacramento Specifications and Standards, Section 26-12 Procedures for Closed-Circuit Television (CCTV) Inspections of Piping Systems.

24. The applicant shall pay the Drainage Impact Fee or provide onsite drainage mitigation meeting the current Onsite Design Manual requirements. To meet the onsite detention requirement, 7,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.18 cfs/acre The required detention volume can be partially or fully mitigated by implementing Low Impact Development (LID) features such as Stormwater planters and porous pavement, provided these features conform to the DOU's Hydromodification Management Plan (HMP) requirements. Designer shall utilize the latest edition of the Sacramento Area Hydrology Model (SAHM) when using LID features. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any onsite drainage related requirements. Failure to submit the drainage study may delay review and approval. Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.

25. The onsite water, sewer and storm drainage systems shall be private and separate systems maintained by the owner or other approved entity.

26. 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.

27. 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.

28. 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.

29. 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.

30. Foundation or basement dewatering discharges to the CSS will not be allowed. The CSS does not have adequate capacity to allow for dewatering discharges for foundations or basements. Foundations and basements shall be designed without the need for dewatering.

Fire

31. Upon submitting improvement plans for review, provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org, California Fire Code Section 507.4

32. Upon submitting improvement plans for review, identify that fire hydrants have been provided in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1.

33. Upon submitting improvement plans for review, identify that appropriate Knox access for the site and any structures has been provided. California Fire Code Section 506

34. Upon submitting improvement plans for review, identify that Fire Department Connections (FDCs) have been provided on address side of building no farther than 50 feet and no closer than 15 feet from a fire hydrant and not more than 30 feet from a paved roadway.

35. Upon submitting improvement plans for review, identify that 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. California Fire Code as Amended by the Sacramento City Code Section 901.4.7 Note: the size of the

fire control room will need to be increased to 200 sq ft if a fire pump is required for the automatic fire sprinkler system design.

36. Upon submitting improvement plans for review, identify that standpipe hose valves will be provided at the intermediate landing levels of stairways as required by the Sacramento Fire Official. CFC Section 905.4(1) and CBC 909.20.2.3

37. Upon submitting improvement plans for review, provide notation on plans that Emergency Responder Radio Coverage may be required. Testing shall be conducted by an authorized technician to verify compliance with section 510, California Fire Code. This test shall verify that the building will support the Sacramento City Fire Department Radio Communication System. This test shall be performed in accordance with California Fire Code Section 510.4.1.

38. Upon submitting improvement plans for review, provide a Site Safety Plan in compliance with Section 3303 of the California Fire Code. The plan shall identify at minimum, the following safety precautions during demolition and construction:

    a. Name and contact information of the Owner's authorized agent (Site Safety Director) responsible for the development, implementation and maintenance of an approved written site safety plan.
    b. Procedures for reporting emergencies.
    c. Fire Department Access Routes.
    d. Location of fire protection equipment, including type and size of fire extinguishers.
    e. Smoking and cooking policies that include designated safe areas where smoking and cooking may occur with adequate signage in accordance with Section 3305.8
    f. Location(s) and proper safety considerations for temporary heating and any associated equipment.
    g. Hot Work Plan when any welding and/or cutting shall occur.
    h. Means of providing safeguards to minimize the risk of unwanted releases, fires or explosions involving hazardous materials, such as ignitable liquids/vapors or other combustible materials and ignition sources (cutting and welding, etc).
    i. Designated smoking areas free of ignitable vapors and other combustible materials.

Parks

39. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Brent Mueller, (916)808-5715, bmueller@cityofsacramento.org).

Public Works

40. 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 17.502.130 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 per City standards to the satisfaction of the Department of Public Works.

41. The proposed paved pathway to the sidewalk along U Street adjacent to the subject property is for trash pick up services only (not a driveway), and shall be no greater than 6-ft in width to the satisfaction of the Department of Public Works.

42. The applicant shall repair/replace any deteriorated portion of Uptown Alley from the subject property to the nearest intersection per City standards to the satisfaction of the Department of Public Works.

43. With the proposed development along the alley, the applicant shall install alley name signs at both alley entrances when required by either the Building, Police and/or Fire Departments. In the event the alley name signs are required, the applicant shall coordinate with the Department of Public Works on the location of the alley name signs at alley entrances. The installation of the alley name signs shall be to the satisfaction of the Department of Public Works.

44. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.

45. 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. The center lines of such streets shall be aligned.

46. 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.

47. 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.

48. For the building fronting 2020 U St, bins and containers shall be staged for collection service on U Street and returned by Property Management to trash room after service has occurred.

49. Project must meet the requirements outlined in City Code Chapter 13.10, 13.24 and 17.616.

50. The trash room of each building must have sufficient space to accommodate bins for trash, recycling, and organics. Containers may be used with an increase in collection frequency as an alternative to bins. Minimum service levels for recycling and organics can be found in Chapter 13.24.600. Trash and organics must be serviced at weekly and recycling must be serviced at least monthly.

51. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely.

52. This project may be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City's website at https://www.cityofsacramento.gov/public-works/recycling-solid-waste/Commercialwasteservices/construction---demolition-recycling. Please contact the Solid Waste C&D Team if you have any questions:

    Phone: (916) 808-0965
    Email: C&D@cityofsacramento.org

Sac Sewer

53. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact SacSewer Development Services at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees must be paid before the issuance of building permits.

SMUD

54. SMUD has existing overhead 21kV and low voltage/secondary facilities along the south side of 2019 Uptown Alley that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 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.

55. 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.

56. 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. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.

57. 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. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to

remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.

58. 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, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.

59. 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.).

60. 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.

61. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

62. The Applicant shall dedicate any private drive, ingress and egress easement, and 10-feet adjacent to each side thereof as a public utility easement for overhead and/or underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. The private drive and 10-foot adjacent PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's landscaping and tree placement guidelines including but not limited to tree pruning, removal, and weed abatement and a maximum allowable height of fifteen feet at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.

63. 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.

64. Transformer space on the property will be required. Each building will require its own dedicated transformer space. The location of this space must meet all SMUD location, spacing and access requirements. The overall size of this space will depend on the requested service size and additional space for a switch may be required depending on the overall service requirements. Please contact SMUD Line Design at (916)732-5700, or design.construction@smud.org for additional information.

65. 2020 U Street is "land locked" from SMUD infrastructure and facilities. Please contact SMUD Line Design to discuss service options and requirements, including any easement requirements on 2019 Uptown Alley necessary to serve 2020 U Street.

Lighting:

66. 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.

67. Light poles, if applicable, shall be no higher than 16'.

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

69. 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.

70. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.

71. 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.

72. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

Landscaping:

73. 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.

74. 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.

Security:

75. Fencing, if applicable, shall be of decorative tubular steel, no climb type and a minimum of 6' in height.

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

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

78. 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.

79. Each driveway entrance and each building entrance shall be covered by a camera set at 100 pixels per foot or higher.

80. 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.

81. VASS shall be capable of storing no less than 30 days' worth of activity.

82. VASS shall provide comprehensive coverage of:

- areas of ingress and egress
- parking lots
- coverage of all four (4) exterior sides of the property
- adjacent public rights of way
- main entrance to the building
- common areas
- hallways
- elevators
- bike storage

83. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures should be slatted to allow visual surveillance of the interior.

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

85. 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.

86. If community laundry rooms are provided, machines shall only operate on pre-loaded debit cards issued by management.

87. Exterior benches shall be constructed so as to deter skateboarding (e.g., center armrest partitions).

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

89. Applicant shall install a ***law enforcement*** "Knox Box" for police access to common areas on the premises, including, but not limited to the main entrance for **EACH** building, main entrance gate, etc. If elevators can only be operated via electronic access card, management shall ensure a card is placed in the exterior knox box.

90. Applicant shall employ uniformed security to respond to on-site disturbances 24/7. The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of

this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department's CPTED unit, or designee, and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.

During Construction:

91. 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.

92. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.

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

Urban Forestry

94. Urban Forestry advises the applicant to consult with a project arborist regarding the proposed grading, utility, demolition, and other plans to avoid damage to tree roots.

95. If pruning is required, the applicant shall submit a tree permit application to Urban Forestry before any pruning occurs. A common requirement of these types of permits is that a City Arborist meets on site with the supervising arborist to discuss the scope of work before a permit can be issued.

96. The tree protection measures in the plans shall be adhered to, as well as the specific tree protection plan in the arborist report prepared by California Tree and Landscape Consulting Inc., dated April 7, 2025. The project arborist is responsible for notifying Urban Forestry of any violations of the tree protection measures that cause damage to City trees.

Required Tree Preservation Measures for Private Protected Trees

97. This project shall contract with a project arborist experienced with tree protection and construction that is required to:

    a. Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.

    b. Visit the site before and after demolition, grading, and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.

    c. Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.

98. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.

99. Existing driveways shall be used as the sole access to the site.

100. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.

101. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Certified Arborist. Submit a tree permit application and a tree protection plan created by a Certified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.

102. All excavation, grading, or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a Certified Arborist.

103. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.

104. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.

105. There shall be no soil compaction within the dripline of protected trees.

106. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.

107. The following is a list of activities that require a tree permit if they are to occur or be used within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning, or boring.

108. The following is a list of activities that are prohibited within the tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids, and any other activities that may have negative impacts on the trees and soil.

109. All trees shall be watered regularly according to the recommendation of the project arborist.

Advisory:

ADV.1. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at $118,270. The Park Development Impact Fee due for

this project is based on the Housing Incentive Zone Rate of $2.20 per square foot for residential projects, with a minimum rate of $1,634 for units under 750 square feet and a maximum of $4,360 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.

b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation. (PARKS)

ADV.2. If the aggregate landscape area of this project is equal to or greater than 500 sq. ft., it is subject to Water Efficient Landscape Requirements, Chapter 15.92 of the Sacramento City Code, consistent with Chapter 2.7 of the California Code of Regulations, the Model Water Efficient Landscape Ordinance. (PLANNING)

ADV.3. Water meters shall be located at the point of service, which is back of curb for separated sidewalks, back of walk for connected sidewalks or at the inside edge of the right-of-way for public alleys. Water meter boxes located in driveways shall be traffic rated per the requirements of the City Standard Specifications. (DOU)

ADV.4. Sewer cleanouts are to be installed in the landscape strip two feet towards the property from the back of curb, two feet towards the property from the back of sidewalk, or within the alley two-feet from the alley edge, or two-feet outside the easement. (DOU)

ADV.5. Address 2020 U Street is not contiguous to an existing public water main. Therefore, the owner/developer shall obtain private easements from address 2019 Uptown Alley to allow for separate water services and City meters from the existing 6” City water main in Uptown Alley. (DOU)

ADV.6. Address 2020 U Street is not contiguous to an existing public combined sewer main. Therefore, the owner/developer shall obtain private easements from address 2019 Uptown Alley to allow for separate sewer services and cleanouts from the existing 8” City combined sewer main in Uptown Alley. (DOU)

ADV.7. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024. (DOU)

ADV.8. Before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site. (PG&E)

ADV.9. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via its local sanitary sewer collection system. SacSewer is responsible for conveying sewage from the City collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal. (SacSewer)

ADV.10. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems. (SPD)

ADV.11. If the structures will be classified as R-2 occupancies, please provide the following at the time these plans are submitted to the building department for permit issuance:

Please determine if the ownership, operation, program participation, or funding of this project, either in whole or in part, falls within the definition of "Public Housing" and/or "Public Use" as defined in CBC Section 202. (Building)

ADV.12. All newly constructed Covered Multifamily Dwellings are subject to the requirements of CBC Section 11A, including site work. (Building)

ADV.13. Newly constructed covered multifamily dwellings, which can also be defined as public housing, shall be subject to the requirements of Chapter 11A and Chapter 11B. (Building)

ADV.14. Structures are required to demonstrate compliance with the maximum area of exterior wall openings based on the fire separation distance and the degree of opening protection in accordance with CBC 705.8. (Building)

ADV.15. This project's location near a railway and a high-volume roadway, US 50, can pose increased health risk to its future residents. Sac Metro Air District's Mobile Source Air Toxics Protocol mapping tool shows an increased cancer risk of approximately 148 in a million at the project site, which is in addition to the existing background risk, resulting from exposure to motor vehicle Toxic Air Contaminant (TAC) emissions sources, such as motor vehicles traveling on US 50. Note, however, that the modeling tool does not take into account building requirements that reduce pollution concentrations, such as the California Building Energy. Efficiency. Standards stipulations for MERV13 filtration in new residential construction, or site features such as shrub and tree plantings. For more information, including more information on strategies to reduce TAC exposure onsite, please visit the Sac Metro Air District's Mobile Source Air Toxics Protocol, available on our website. (AQMD)

ADV.16. To develop a healthier project and ensure that the project is consistent with measure E-2 of the City's Climate Action & Adaptation Plan, Sac Metro Air District recommends that it be designed and constructed without natural gas infrastructure. (AQMD)

ADV.17. Trees on Adjacent Parcels - While not required by city code for unprotected trees, the applicant has an obligation to protect trees owned by others on adjacent properties and should obtain permission to perform any work such as

pruning or excavation within the dripline of such tree. Case law in California requires that reasonable care be taken to protect trees owned by others.

ADV.18. All stormwater and surface runoff drainage impacts resulting from new impervious areas (such as but not limited to roof areas, driveway, paving, etc.) shall be subject to drainage mitigation as specified in the current Onsite Design Manual and/or the Design and Procedures Manual. Drainage mitigation shall be accomplished by: (1) conforming to a City approved Drainage Study or Master Plan, (2) providing onsite drainage detention, or (3) payment of combined sewer system drainage impact fees (applies only in the CSS). Applicant is advised to contact the City of Sacramento Department of Utilities Development Review Section (916-808-7890) or DOUDevelopmentReview@cityofsacramento.org at the early planning stages to address any onsite drainage related requirements. (DOU)

ATTACHMENTS:

Exhibit A: Site Plan, Floor Plan, Elevations

Exhibit B: Arborist Report with Specific Tree Protection Measures

Exhibit C: SACOG Determination of MTP/SCS Consistency Worksheet

Any person dissatisfied with the above staff ACTION may file a request for the Director to review and reconsider the decision. A request for reconsideration of a staff decision should be emailed to the project planner, and the project planner will invoice the reconsideration fee and notify the filer. In order for the request to be valid, the reconsideration fee must be paid by 4:00 p.m. within seven (7) calendar days from the date the project is approved. The decision of the Director shall be final and shall not be subject to appeal.

SITE PLAN

SCALE : 1" = 10'-0"

PROPERTY INFORMATION - 2020
2020 U STREET

ADDRESS: 2020 U ST
SACRAMENTO, CA 95818

APN: 01000940320000

ZONING: C-2-SPD - GENERAL COMMERCIAL
SPECIAL PLANNING DISTRICT

PARCEL AREA: 6102 SQFT

MAX FAR: 6

BUILDING AREA: 31487.16 SQFT

BUILDING FAR: 31487.16 SQFT/6012 SQFT = 5.16

OUTDOOR SPACE
2020 U STREET

REQUIRED: 100 SQFT/UNIT
NUMBER OF UNITS: 23 RESIDENTIAL + 1 OFFICE

TOTAL: 2300 SQFT

PROVIDED:

PRIVATE BALCONIES (1ST FLR): 54.58 SQFT/BALCONY
NUMBER OF BALCONIES (1ST FLR): 4
TOTAL: 218.32

PRIVATE BALCONIES (2ND-6TH FLR): 71.34 SQFT/BALCONY
NUMBER OF BALCONIES (2ND-6TH FLR): 20
TOTAL: 1426.80 SQFT

COMMON BALCONY (2ND FLR): 62.36 SQFT/BALCONY
NUMBER OF BALCONIES (2ND FLR): 1
TOTAL: 62.36 SQFT

COMMON BALCONIES (3RD-6TH FLR): 80 SQFT/BALCONY
NUMBER OF BALCONIES (3RD-6TH FLR): 4
TOTAL: 320 SQFT

COMMON BALCONY (ROOFTOP): 75.59 SQFT/BALCONY
NUMBER OF BALCONIES (ROOFTOP): 1
TOTAL: 75.59 SQFT

COMMON SPACE: 200 SQFT

TOTAL PROVIDED: 2303.07 SQFT

ROOF DECK: 1375.86 SQFT

KEY NOTES

1. EXISTING CURB
2. EXISTING SIDEWALK
3. EXISTING 42" OAK (TO KEEP)
4. EXISTING 32" CEDAR (TO KEEP)
5. EXISTING FENCE
6. PROPOSED PAVED PATHWAY
7. PROPOSED LANDSCAPING
8. PROPOSED FENCE
9. FIRE RISER ACCESS
10. MAIN SWITCH BOARD
11. TRASH PICK UP AREA

PROPERTY INFORMATION - 2019
2019 UPTOWN ALLEY

ADDRESS: 2019 UPTOWN ALLEY
SACRAMENTO, CA 95818

APN: 01000940350000

ZONING: C-2-SPD - GENERAL COMMERCIAL
SPECIAL PLANNING DISTRICT

PARCEL AREA: 5390 SQFT

MAX FAR: 6

BUILDING AREA: 22272.07 SQFT

BUILDING FAR: 22272.07 SQFT/5390 SQFT = 4.13

OUTDOOR SPACE
2019 UPTOWN ALLEY

REQUIRED: 100 SQFT/UNIT
NUMBER OF UNITS: 17 RESIDENTIAL + 1 OFFICE

TOTAL: 1700 SQFT

PROVIDED:

PRIVATE BALCONIES (2ND-6TH FLR): 50.77 SQFT/BALCONY
NUMBER OF BALCONIES (2ND-6TH FLR): 15
TOTAL: 761.59

COMMON BALCONY (2ND FLR): 62.36 SQFT/BALCONY
NUMBER OF BALCONIES (2ND FLR): 57.54
TOTAL: 57.54 SQFT

COMMON BALCONIES (3RD-6TH FLR): 52.92 SQFT/BALCONY
NUMBER OF BALCONIES (3RD-6TH FLR): 4
TOTAL: 211.68

COMMON BALCONY (ROOFTOP): 64.26 SQFT/BALCONY
NUMBER OF BALCONIES (ROOFTOP): 1
TOTAL: 64.26 SQFT

COMMON SPACE: 605 SQFT

TOTAL PROVIDED: 1700.03 SQFT

ROOF DECK: 1729.82 SQFT

LEGEND

- EXISTING STRUCTURES
- LANDSCAPE
- CONCRETE
- PAVED
- TRASH BIN PATH

VICINITY MAP

SCALE : 1" = 200'-0"

NORTH

0' 5' 10' 20'

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Consultant

Project

2020 U STREET & 2019 UPTOWN ALLEY APARTMENTS

Sheet Title

SITE PLAN

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Drawn By	HTA
Revisions	

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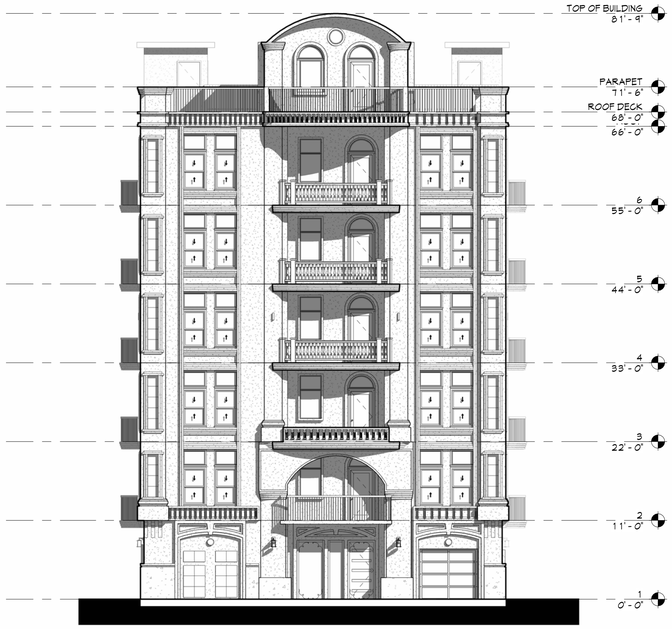
Job No.	24072
Date:	04/07/2025

A1

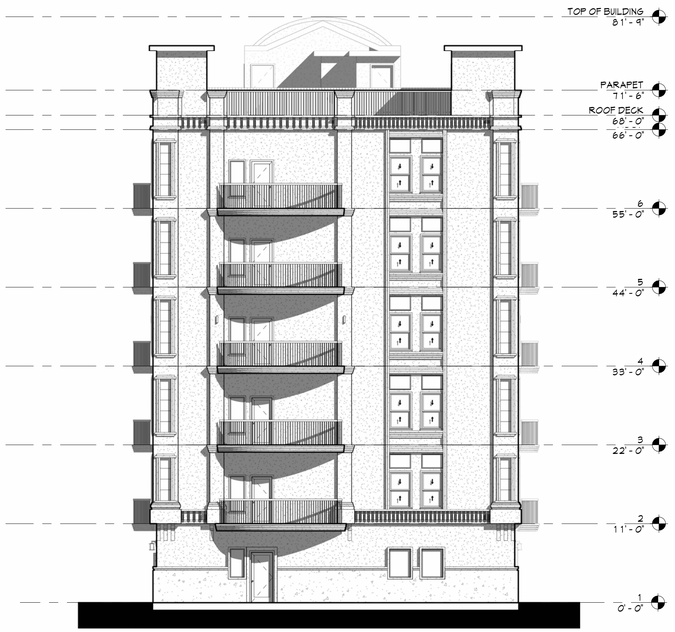


SOUTH ELEVATION

SCALE : 1" = 10'-0"

EAST ELEVATION

SCALE : 1" = 10'-0"



NORTH ELEVATION

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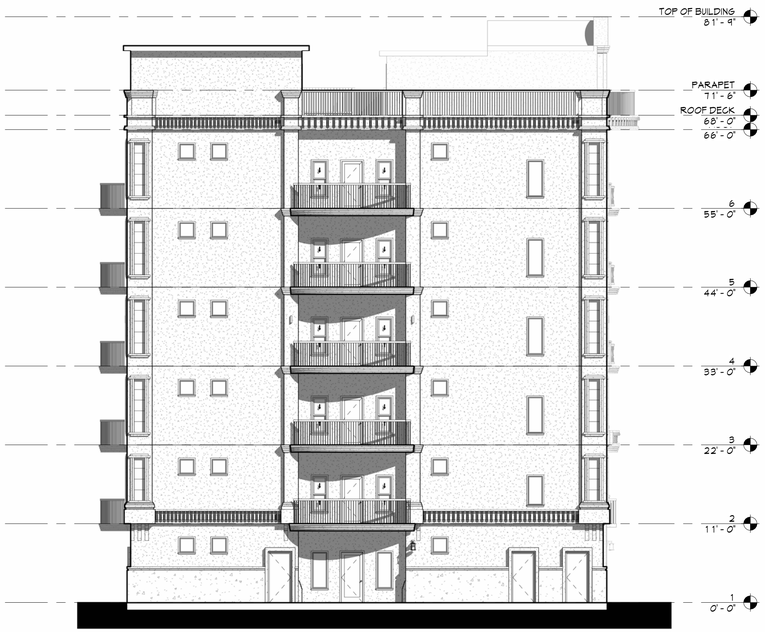

WEST ELEVATION

SCALE : 1" = 10'-0"

0' 5' 10' 20'

CH
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2020 U STREET & 2019 UPTOWN ALLEY APARTMENTS

Sheet Title

ELEVATIONS - 2019 UPTOWN ALLEY

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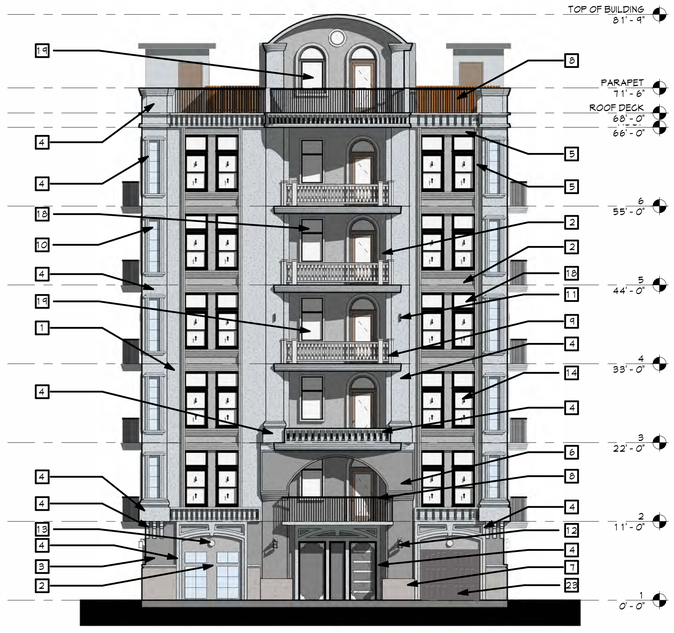
A.2019.3.1

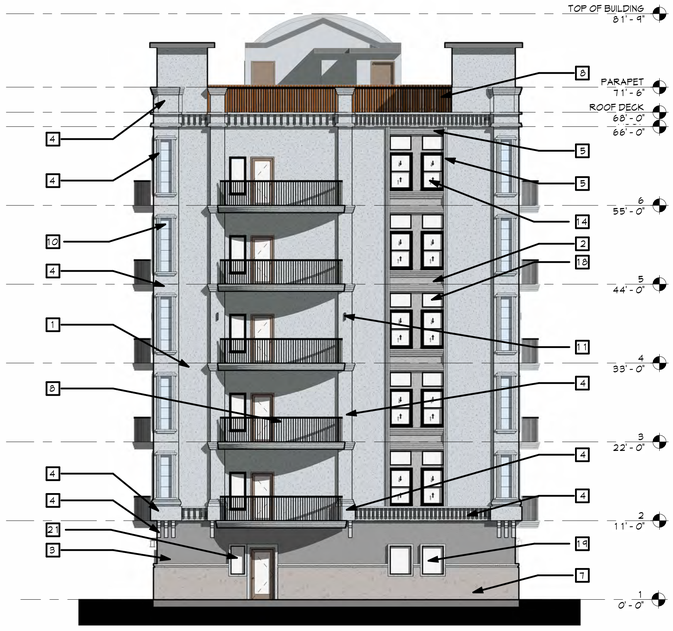


SOUTH ELEVATION

SCALE : 1" = 10'-0"

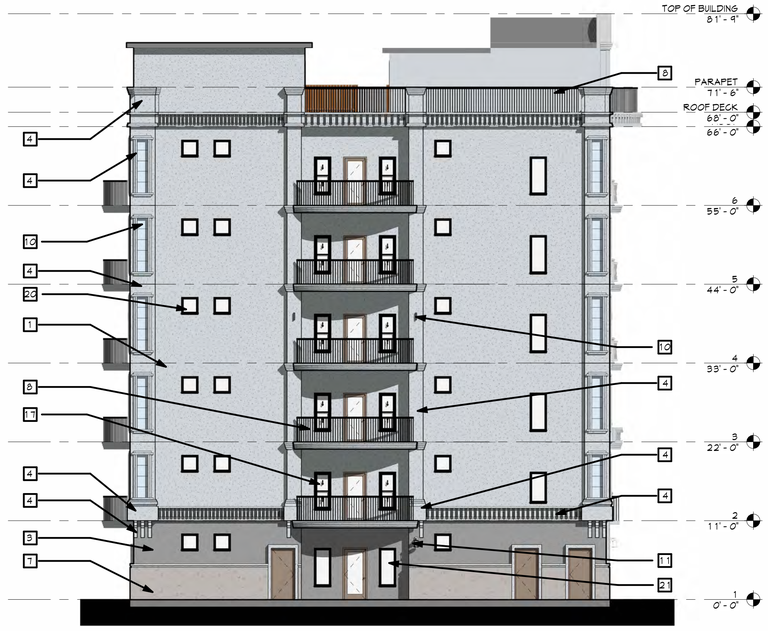
EAST ELEVATION

SCALE : 1" = 10'-0"



NORTH ELEVATION

SCALE : 1" = 10'-0"



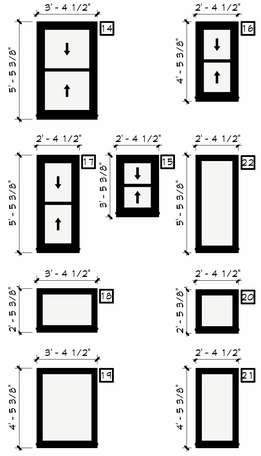
WEST ELEVATION

SCALE : 1" = 10'-0"

MATERIALS

1	STUCCO - PAINTED DUNN EDWARDS - VEILED SPOTLIGHT
2	STUCCO - PAINTED DUNN EDWARDS - COVERED I N PLATINUM
3	STUCCO - PAINTED DUNN EDWARDS - WALRUS
4	STUCCO OVER FOAM - PAINTED DUNN EDWARDS - VEILED SPOTLIGHT
5	STUCCO OVER FOAM - PAINTED DUNN EDWARDS - COVERED IN PLATINUM
6	STUCCO OVER FOAM - PAINTED DUNN EDWARDS - WALRUS
7	COSENTINO - DEKTON SILESTONE - FOBLENOU
8	METAL RAILING
9	ROYAL CORINTHIAN RAILING
10	AFFINITY TILE ATLANTIC AZUL
11	INSIGHT LIGHTING - SCOPE LARGE SCONE
12	SAL - 59305
13	BLIZ ROUND
14	3' x 5' DOUBLE HUNG WINDOW
15	2' x 3' DOUBLE HUNG WINDOW
16	2' x 4' DOUBLE HUNG WINDOW
17	2' x 5' DOUBLE HUNG WINDOW
18	3' x 2' FIXED WINDOW
19	3' x 4' FIXED WINDOW
20	2' x 2' FIXED WINDOW
21	2' x 4' FIXED WINDOW
22	2' x 5' FIXED WINDOW
23	DOORS ON-LINE BORDEAUX - CHARCOAL GRAY

WINDOW DETAILS



SCALE: 1" = 1/4"

BRAND: ANDERSEN WINDOWS

EXTERIOR FRAME: PAINTED ALUMINUM (BLACK)

EXTERIOR SASH: PAINTED WOOD (BLACK)

EXTERIOR TRIM: 2" OVOLO BRICK MOULD

0' 5' 10' 20'

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2020 U STREET & 2019 UPTOWN ALLEY APARTMENTS

Sheet Title

ELEVATIONS - 2019 UPTOWN ALLEY - FINISH

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Drawn By	HTA
Revisions	

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Job No.	24072
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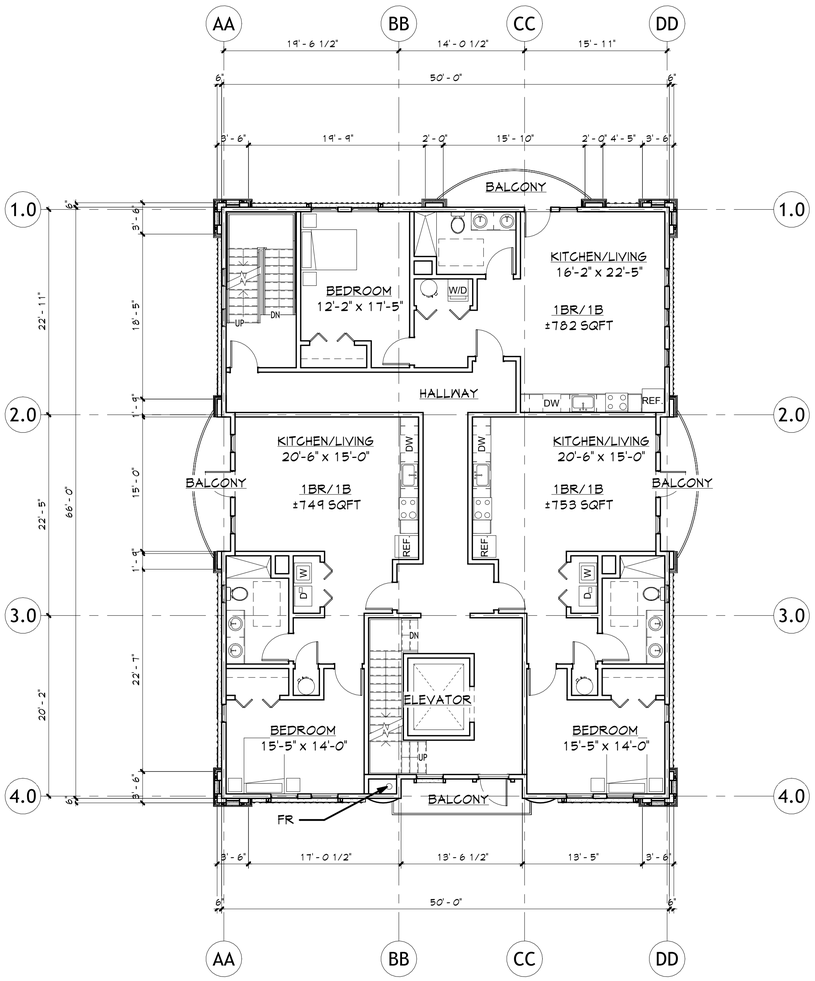
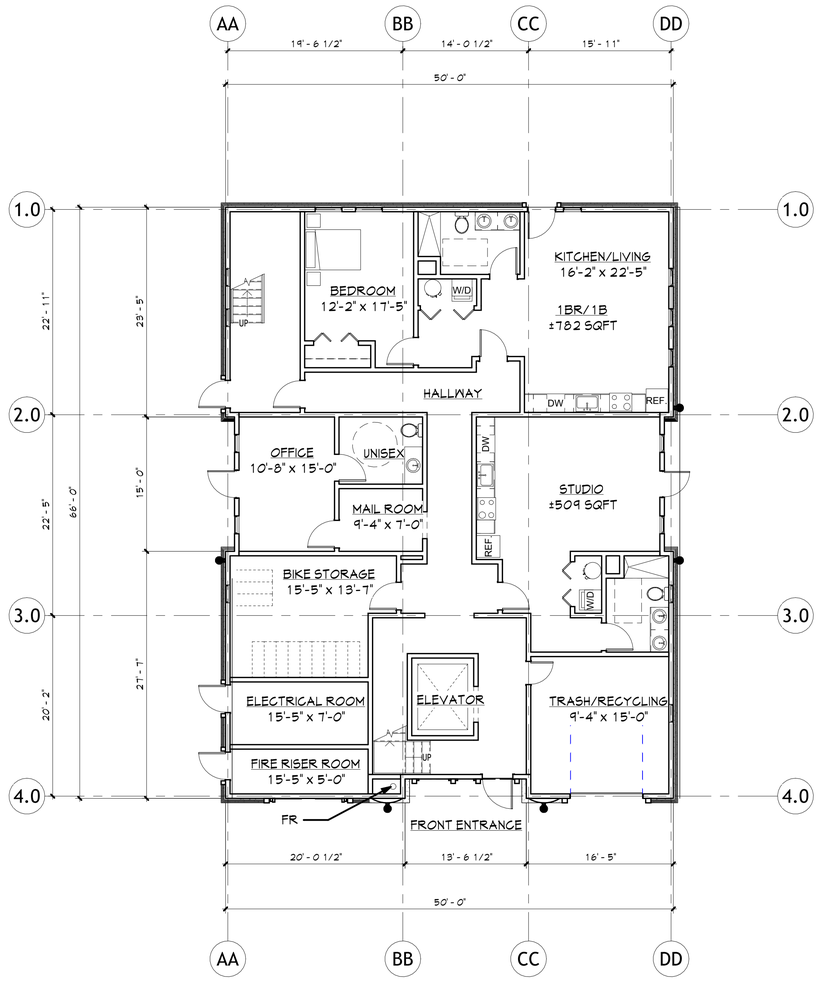
A.2019.3.2



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

BIKE RACK

WALL MOUNTED BIKE RACK

12 RACKS PROVIDED
(SEE BIKE STORAGE)

0' 4' 8' 16'

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2020 U STREET & 2019 UPTOWN ALLEY APARTMENTS

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FLOOR PLANS - 2019 UPTOWN ALLEY

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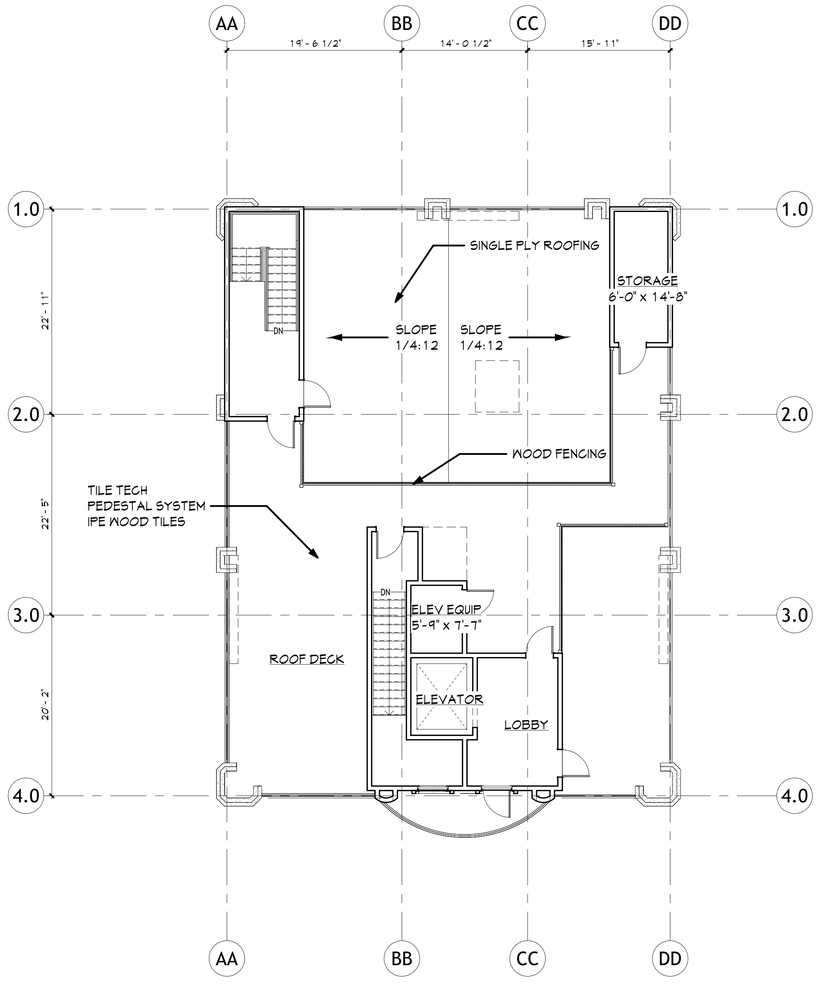
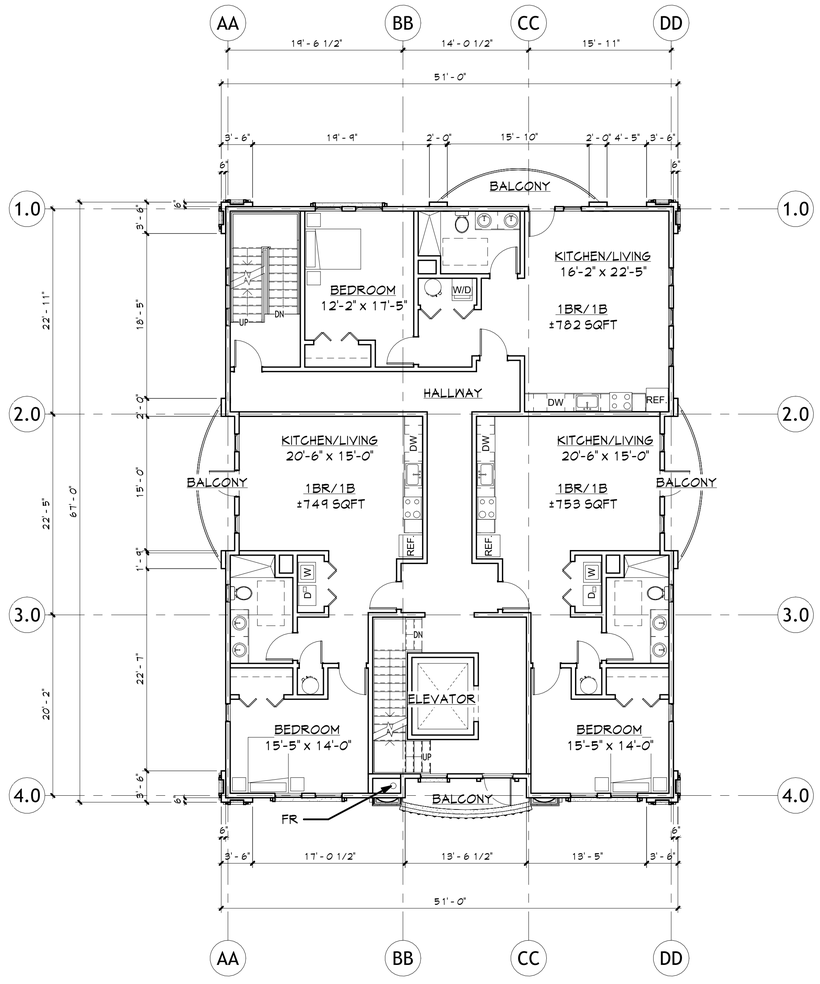
A.2019.2.1



ROOF DECK PLAN

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



THIRD TO SIXTH FLOOR PLAN

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

0' 4' 8' 16'

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FLOOR PLANS - 2019 UPTOWN ALLEY

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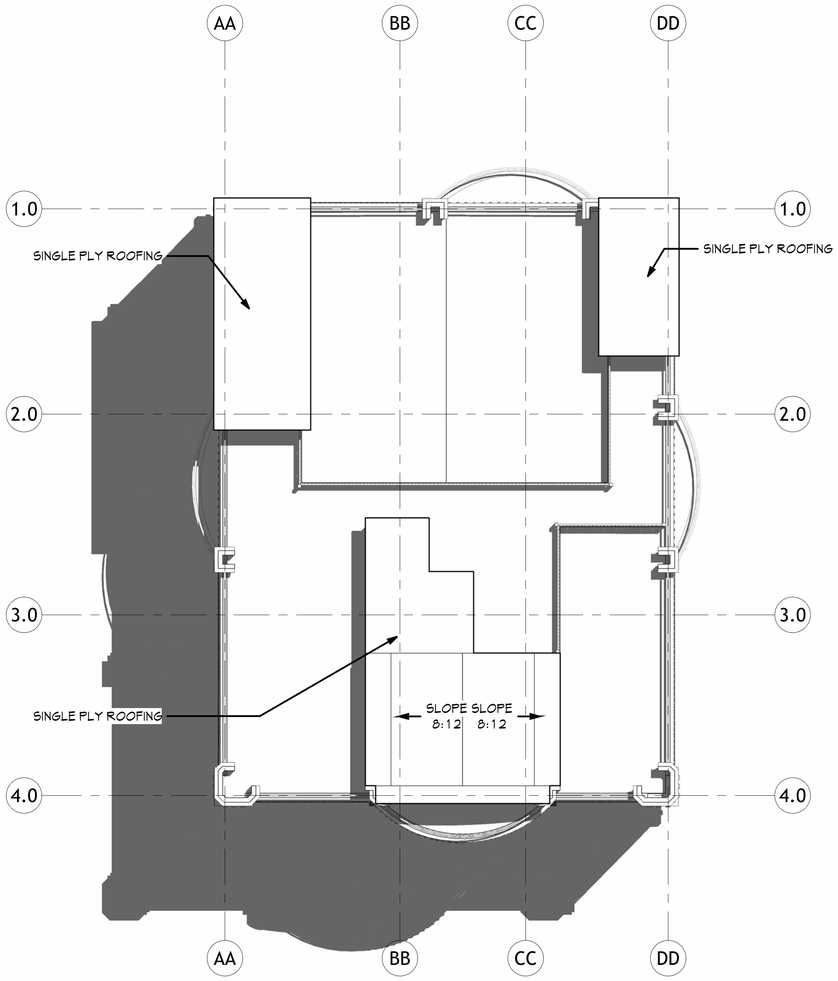

ROOF PLAN

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

NORTH

0' 4' 8' 16'

principals

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ROOF PLAN - 2019 UPTOWN ALLEY

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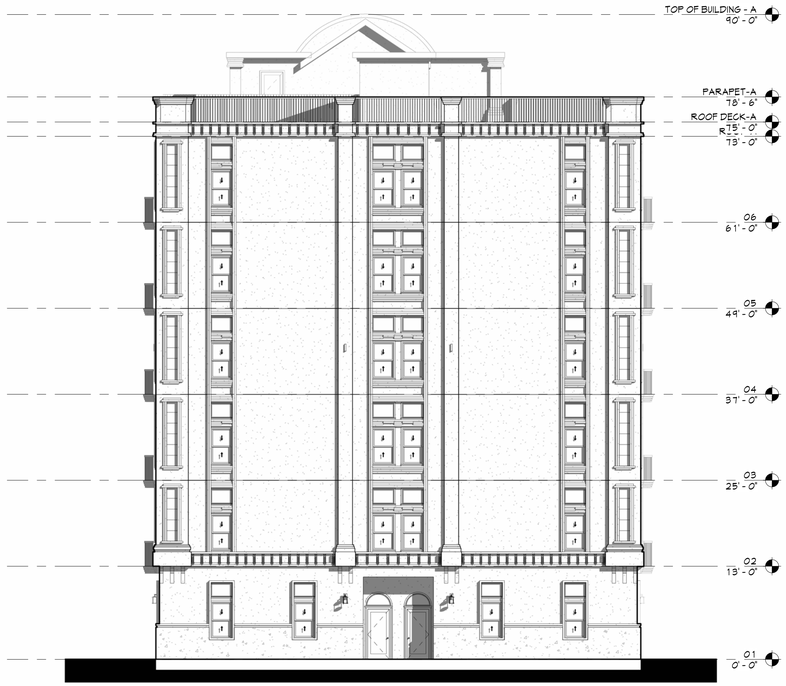
A.2019.2.3

NORTH ELEVATION

SCALE : 1" = 10'-0"

WEST ELEVATION

SCALE : 1" = 10'-0"



SOUTH ELEVATION

SCALE : 1" = 10'-0"

EAST ELEVATION

SCALE : 1" = 10'-0"

0' 5' 10' 20'

C H
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ELEVATIONS - 2020 U STREET

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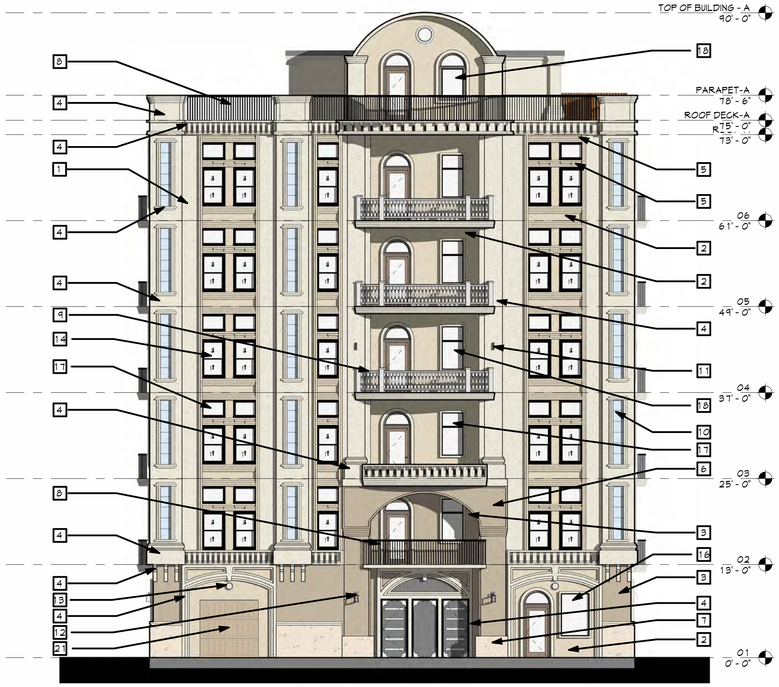
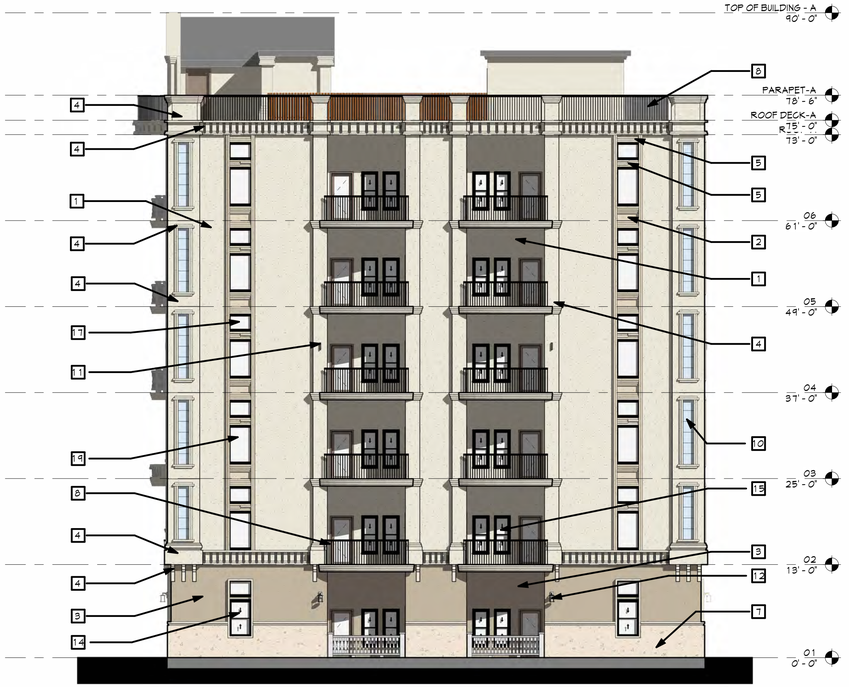


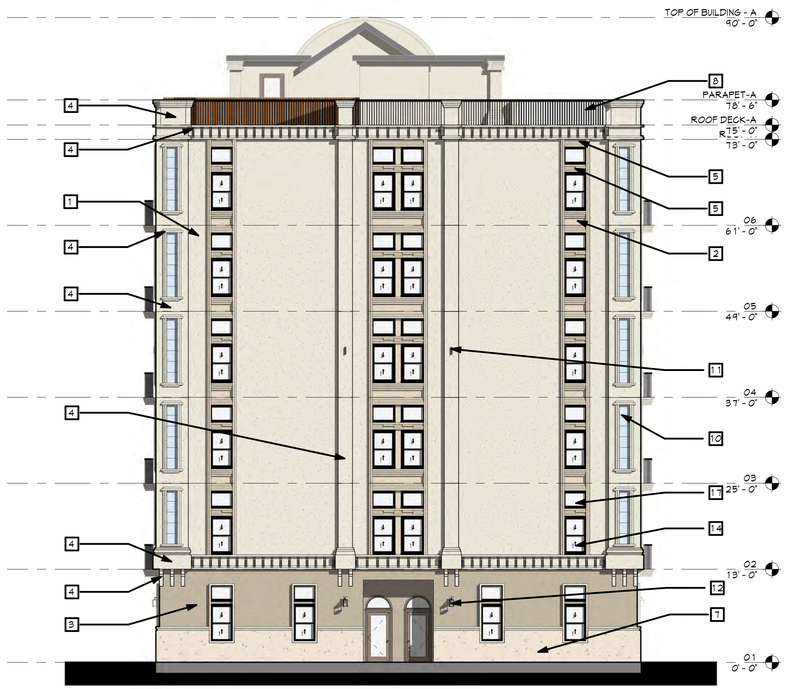
NORTH ELEVATION

SCALE : 1" = 10'-0"



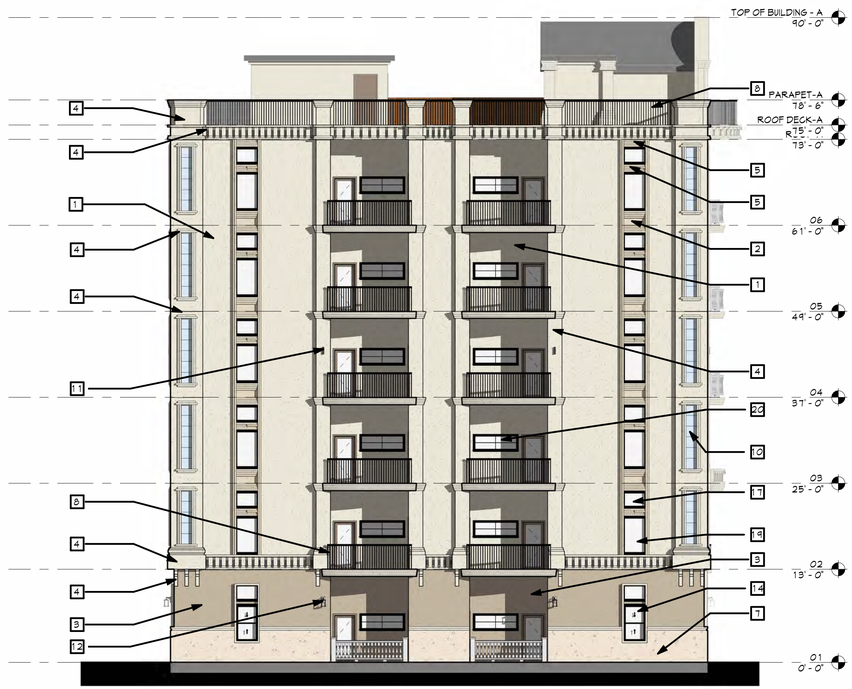
WEST ELEVATION

SCALE : 1" = 10'-0"



SOUTH ELEVATION

SCALE : 1" = 10'-0"



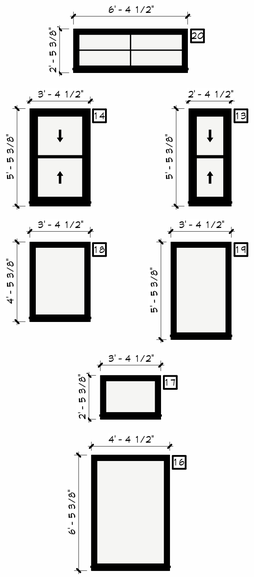
EAST ELEVATION

SCALE : 1" = 10'-0"

MATERIALS

1	STUCCO - PAINTED DUNN EDWARDS - HISTORIC WHITE
2	STUCCO - PAINTED DUNN EDWARDS - EXCLUSIVE IVORY
3	STUCCO - PAINTED DUNN EDWARDS - PIGEON GRAY
4	STUCCO OVER FOAM - PAINTED DUNN EDWARDS - HISTORIC WHITE
5	STUCCO OVER FOAM - PAINTED DUNN EDWARDS - EXCLUSIVE IVORY
6	STUCCO OVER FOAM - PAINTED DUNN EDWARDS - PIGEON GRAY
7	COSENTINO - DEKTON SILESTONE - ET MARFIL
8	METAL RAILING
9	ROYAL CORINTHIAN RAILING
10	AFFINITY TILE ATLANTIC AZUL
11	INSIGHT LIGHTING - SCOPE LARGE SCONE
12	SAL - 94305
13	BLIZ ROUND
14	3' x 5' DOUBLE HUNG WINDOW
15	2' x 5' DOUBLE HUNG WINDOW
16	4' x 6' FIXED WINDOW
17	3' x 2' FIXED WINDOW
18	3' x 4' FIXED WINDOW
19	3' x 5' FIXED WINDOW
20	6' x 2' AWNING WINDOW
21	DOORS ON-LINE BORDEAUX - WICKER TAN

WINDOW DETAILS



SCALE: 1" = 1/4"

BRAND: ANDERSEN WINDOWS

EXTERIOR FRAME: PAINTED ALUMINUM (BLACK)

EXTERIOR SASH: PAINTED WOOD (BLACK)

EXTERIOR TRIM: 2" OVOLO BRICK MOULD

0' 5' 10' 20'

C H
calpo hom & dong
ARCHITECTS
& D

principals

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DENNIS DONG C12163
ANDY C. KWONG C26500
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Consultant

Project

2020 U STREET & 2019 UPTOWN ALLEY APARTMENTS

Sheet Title

ELEVATIONS - 2020 U STREET - FINISH

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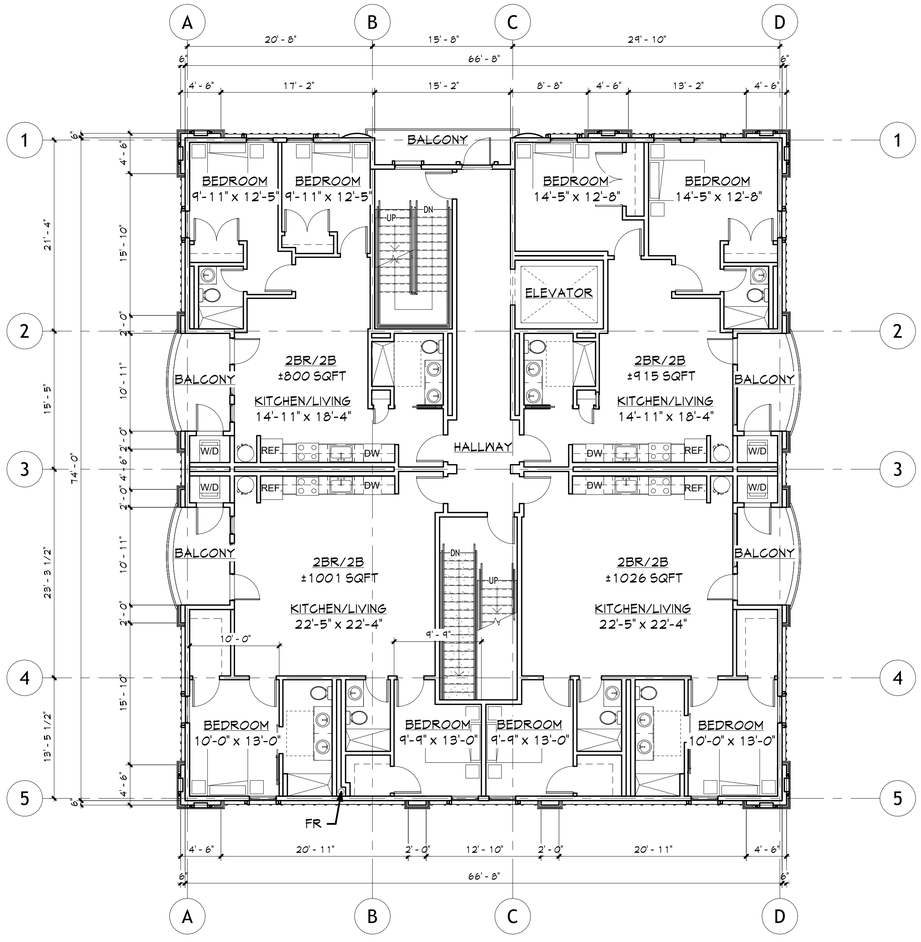
Architect	AK; LN
Drawn By	HTA
Revisions	

NO.	*Date*	*Description*
	12/18/24	PLANNING SUBMITTAL

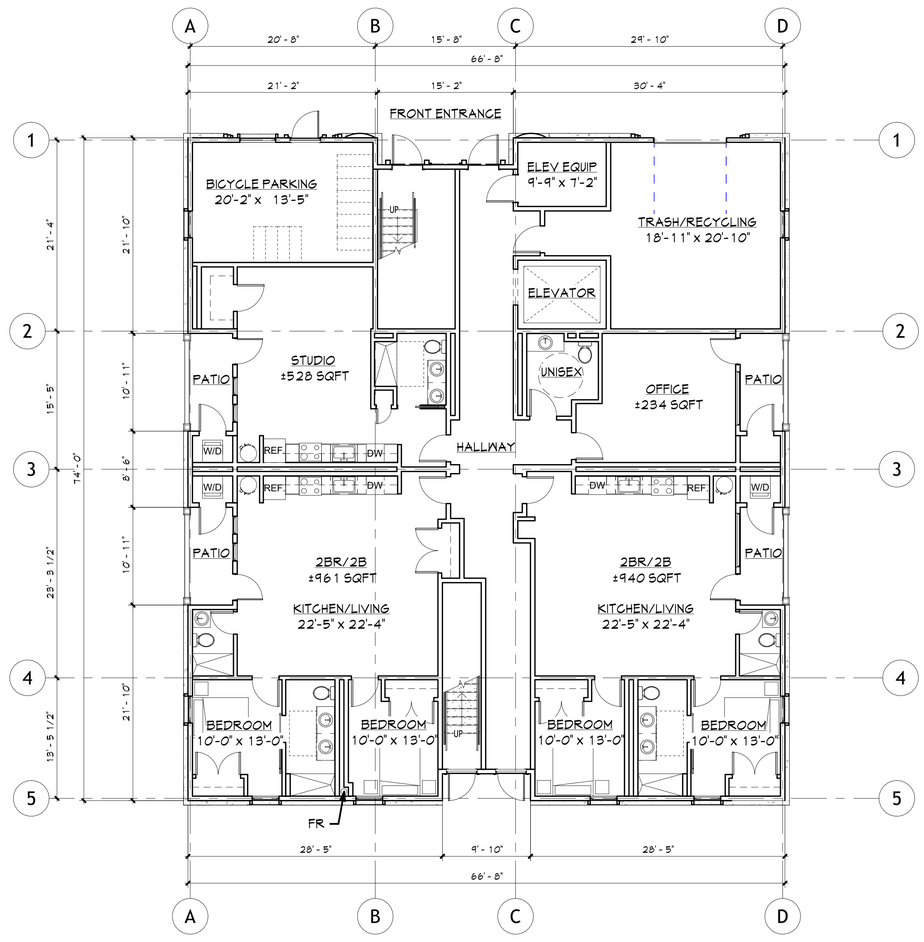
Job No.	24072
Date:	04/07/2025

A.2020.3.2



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

BIKE RACK

WALL MOUNTED BIKE RACK

12 RACKS PROVIDED
(SEE BIKE PARKING)

0' 4' 8' 16'

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2020 U STREET & 2019 UPTOWN ALLEY APARTMENTS

Sheet Title

FLOOR PLANS - 2020 U STREET

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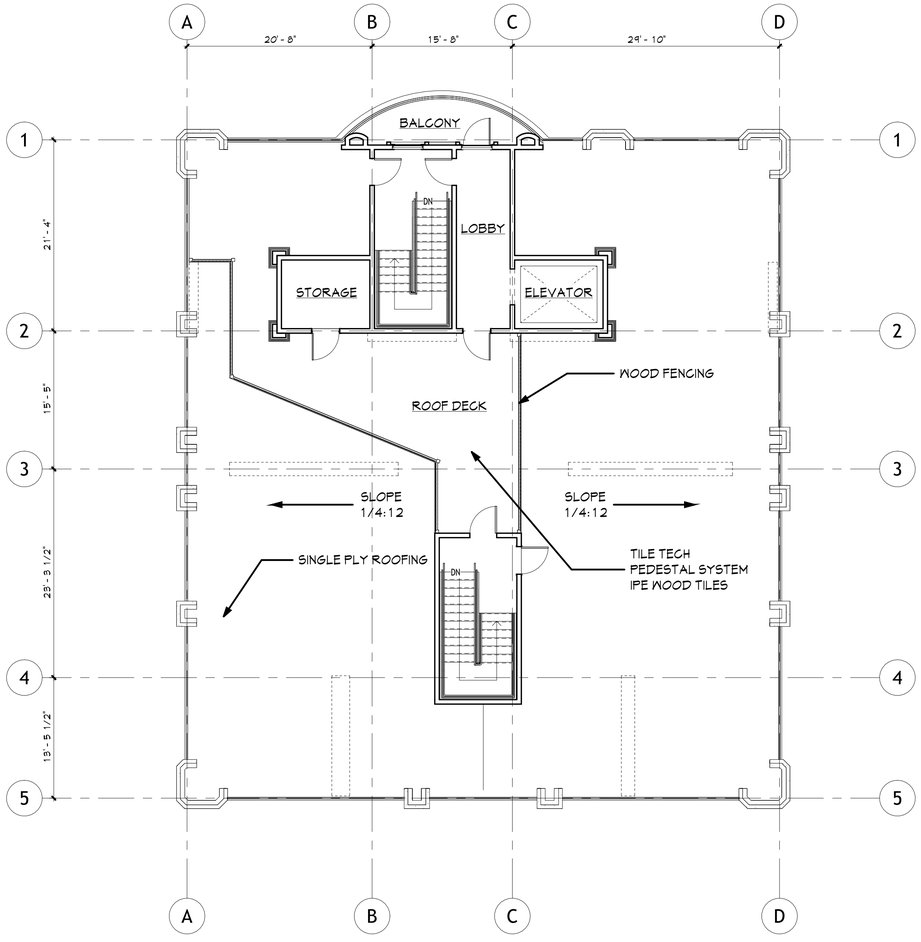
	12/18/24	PLANNING SUBMITTAL

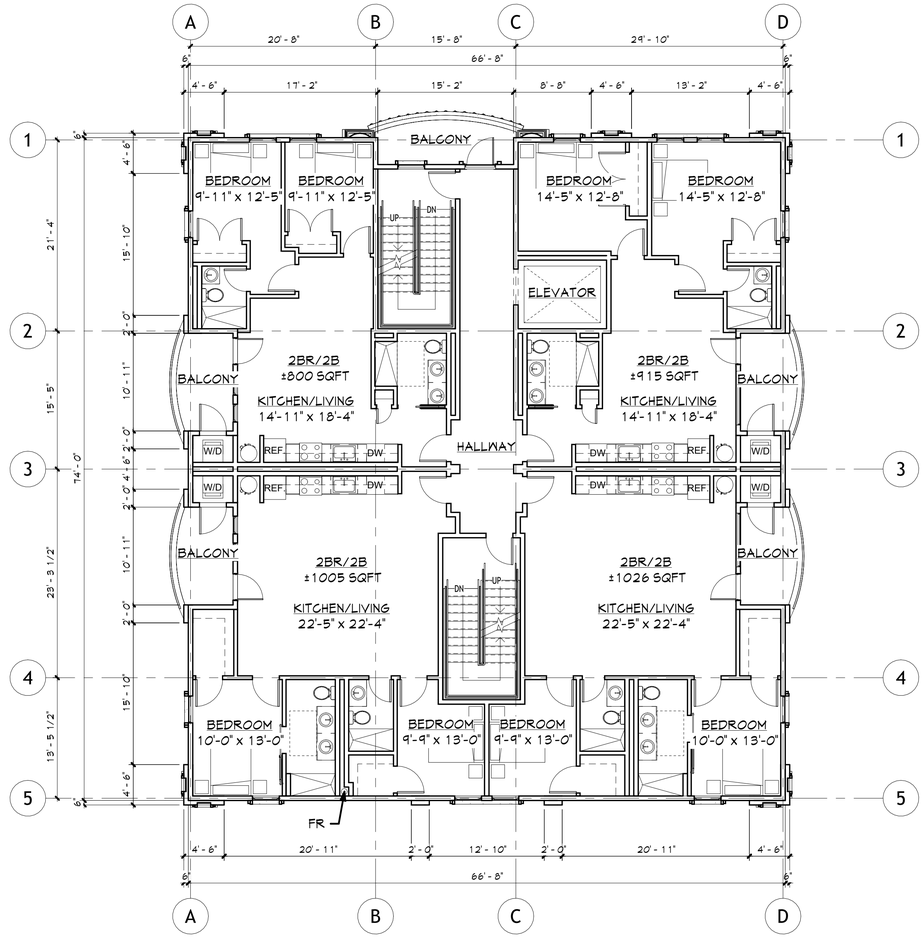
Job No.	24072
Date:	04/09/2025

A.2020.2.1



ROOF DECK PLAN

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



THIRD TO SIXTH FLOOR PLAN

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

0' 4' 8' 16'

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Project

2020 U STREET & 2019 UPTOWN ALLEY APARTMENTS

Sheet Title

FLOOR PLANS - 2020 U STREET

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Drawn By	HTA
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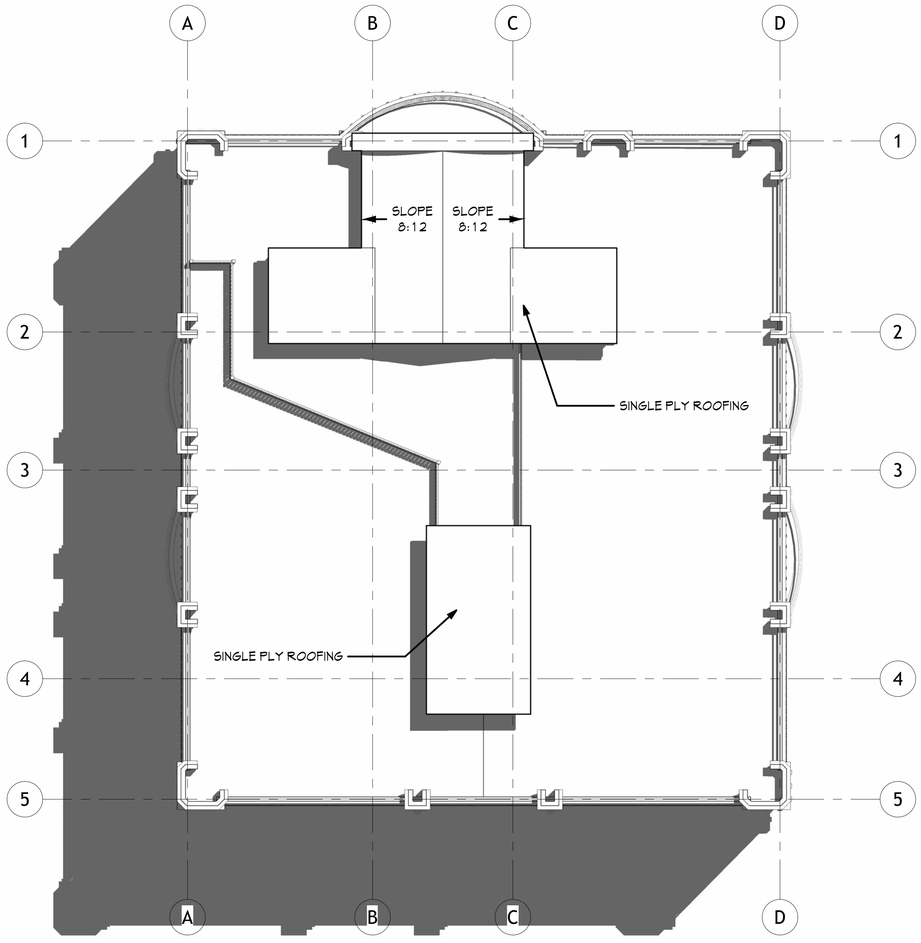
NO.	*Date*	*Description*
	12/18/24	PLANNING SUBMITTAL

Job No.	24072
Date:	12/11/2024

A.2020.2.2



ROOF PLAN

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

0' 4' 8' 16'

C H
calpo hom & dong
ARCHITECTS
&
D

principals

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Project

2020 U STREET & 2019 UPTOWN ALLEY APARTMENTS

Sheet Title

ROOF PLAN - 2020 U STREET

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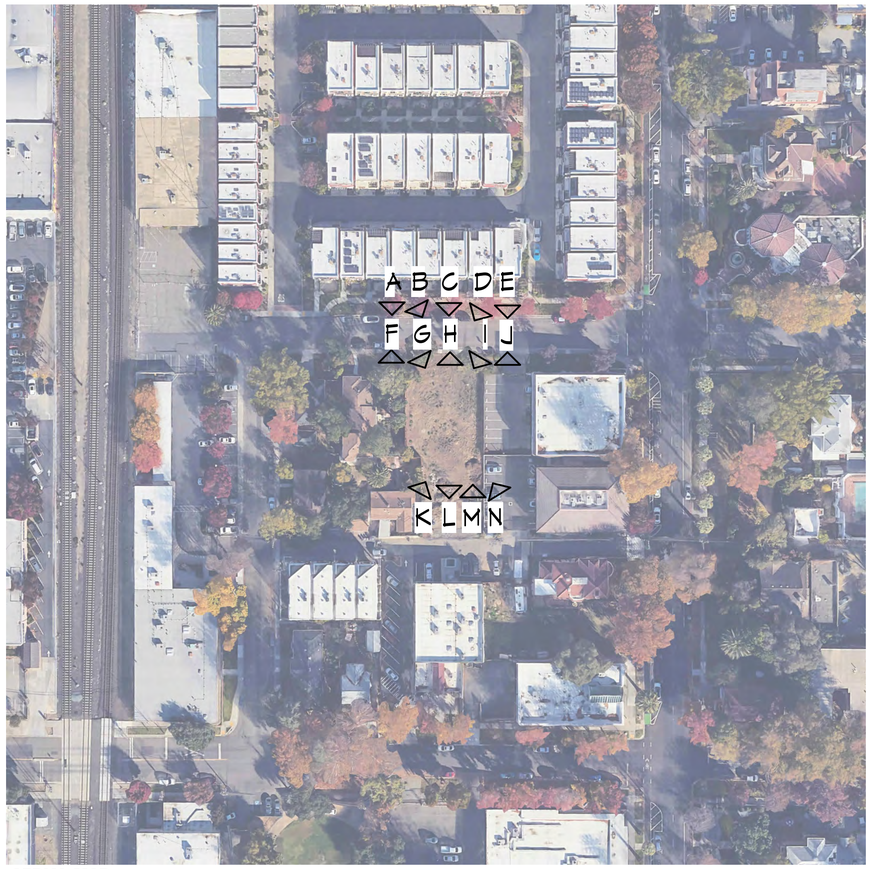
Drawn By	HTA
Revisions	

NO.	*Date*	*Description*
	12/18/24	PLANNING SUBMITTAL

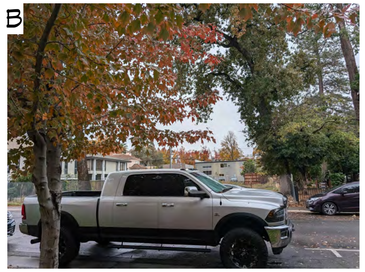
Job No.	24072
Date:	12/11/2024

A.2020.2.3



AERIAL MAP

SCALE : NTS



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& D

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Consultant

Project

2020 U STREET &
2019 UPTOWN ALLEY
APARTMENTS

Sheet Title

CONTEXTUAL MAP

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Drawn By	HTA
Revisions	

NO.	*Date*	*Description*
	12/18/24	PLANNING SUBMITTAL

Job No.	24072
Date:	12/11/2024

A4

COLOR BOARD - 2020 U STREET

PAINTED STUCCO
DUNN EDWARDS

TILES
LOWE'S

EXCLUSIVE IVORY

AFFINITY TILE ATLANTIC AZUL

HISTORIC WHITE

PIGEON GRAY

BIRD'S EYE VIEW

BIRD'S EYE VIEW

VIEW FROM 21ST & U STREET

VIEW OF UPTOWN ALLEY

VIEW FROM 20TH & U STREET

VIEW FROM ACROSS THE LOT

COLOR BOARD - 2019 UPTOWN ALLEY

PAINTED STUCCO
DUNN EDWARDS

TILES
LOWE'S

VEILED SPOTLIGHT

AFFINITY TILE ATLANTIC AZUL

COVERED IN PLATINUM

WALRUS

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Consultant

Project

2020 U STREET &
2019 UPTOWN ALLEY
APARTMENTS

Sheet Title

EXTERIOR RENDERING &
MATERIAL BOARD

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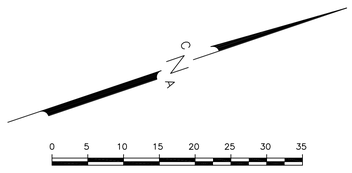
Drawn By	HTA
Revisions	

NO.	*Date*	*Description*
	12/18/24	PLANNING SUBMITTAL

Job No.	24072
Date:	12/11/2024

A5

PRELIMINARY GRADING PLANS FOR:
2020 U STREET
CITY OF SACRAMENTO STATE OF CALIFORNIA
A.P.N.: 010-0094-022



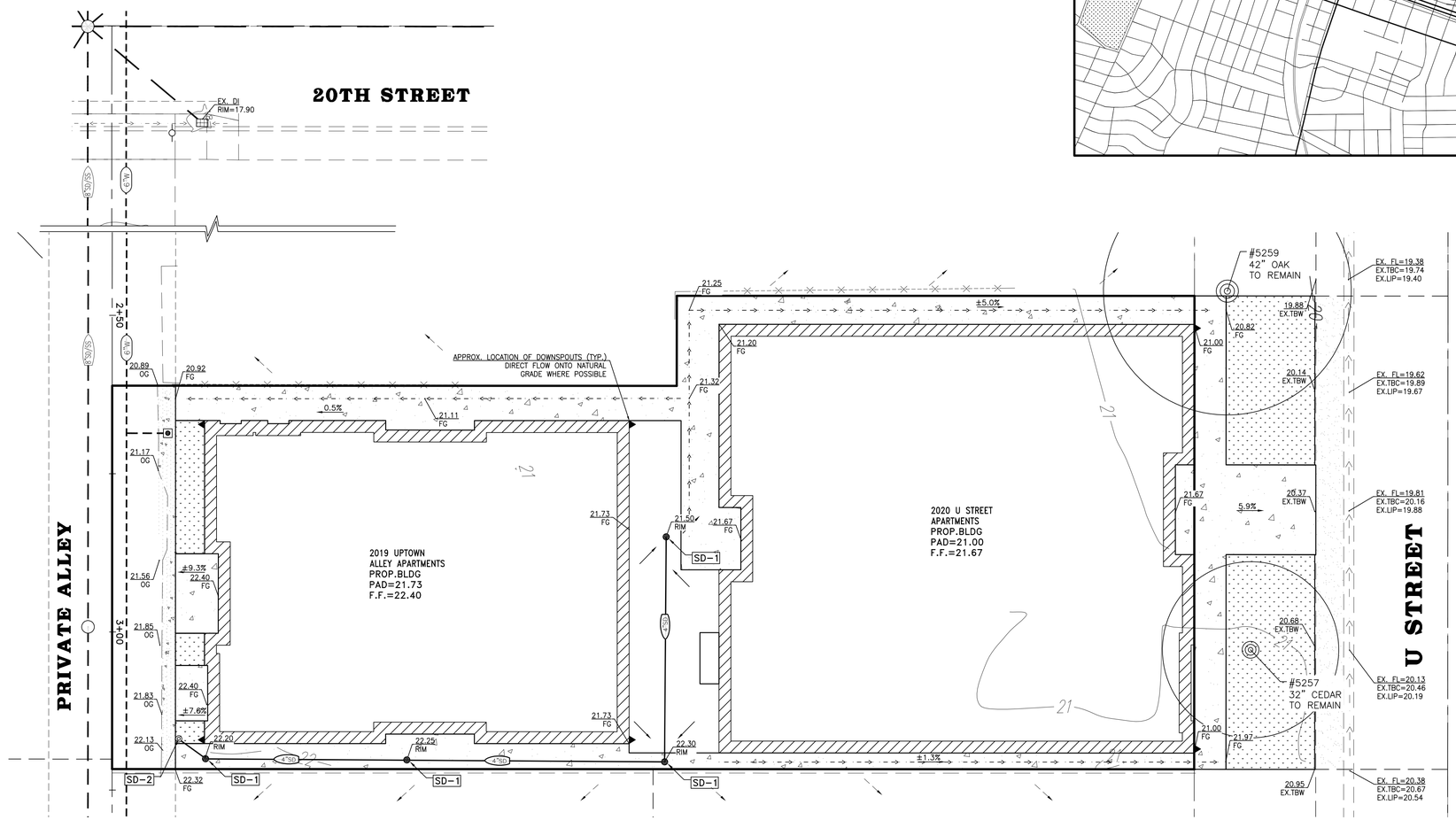
STORM DRAIN NOTES:

SD-1 CONST. 4" SD.CO W/ GRATED LID.

SD-2 CONST. 4" POP-UP DRAINAGE EMITTER.

LEGEND

	EXISTING	PROPOSED
DROP INLET	▭	■
MAINTENANCE HOLE	○	●
STORM DRAIN	8"SD/SS	12"SD
WATER MAIN	6"W	6"W
WATER METER		
WATER VALVE		
CURB, GUTTER & SDWK		
CENTER LINE		
RIGHT-OF-WAY		
FENCE		
DITCH FLOW DIRECTION		
FLOW DIRECTION		
TREE		TO BE REMOVED
BUSH		TO BE REMOVED
POWER POLE		TO BE RELOCATED
PULL BOX	PB	PB TO BE RELOCATED
ELEVATION	×425.25	425.25



REQUIRED DETENTION VOLUME:

7,600 CF PER 1 ACRE OF NEW IMPERVIOUS AREA.
5,215 SF / 43,560 SF X 7,600 CF = 909.87 CF.

REQUIRED DETENTION VOLUME IS PROPOSED TO BE MITIGATED WITH IN-LIEU FEE.

MITIGATION NOTE:
EXISTING IMPERVIOUS AREA FOR THIS PROJECT IS 5,503 SQ.FT. AFTER CONSTRUCTION, IMPERVIOUS AREA WILL BE 10,718 SQ.FT. A DIFFERENCE OF 5,215 SQ.FT. WILL REQUIRE MITIGATION OF 909.87 CU.FT. PER CITY OF SACRAMENTO REQUIREMENTS (MITIGATION VOLUME IS 7,600 CU.FT. PER ACRE OF NEW IMPERVIOUS AREA.).
PROVIDED DETENTION VOLUME:

TO PAY IN-LIEU FEE.

EXISTING IMPERVIOUS AREAS:	
BUILDING	1,947 SF
WALKWAY	3,556 SF
TOTAL	5,503 SF

NEW IMPERVIOUS AREAS:	
BUILDINGS FOOTPRINTS	8,332 SF
CONCRETE WALKWAYS	2,386 SF
TOTAL	10,718 SF

BENCHMARK ELEV.: 19.947' (NAVD 88)
SAC. CITY. B.M. NO.: 297-D5F
RAMSET NAIL LIGHT BASE NE CORNER T AND 19TH ST.

CUT AND FILL CALCULATIONS NOTE:
AREA OF DISTURBED LAND IS 0.26 AC. AMOUNT OF MATERIAL TO BE CUT IS ±100 CU. YRD., AMOUNT TO BE FILLED IS ±100 CU. YRD. THIS CALCULATION WAS DONE USING LAND DESKTOP VOLUME CALCULATOR FROM EXISTING GRADE AND PROPOSED FINISH GRADE TERRAIN MODELS, USING THE GRID METHOD. DUE TO THE NATURE OF CUT AND FILL CALCULATIONS, THE PERSON WHO PERFORMS THESE CALCULATIONS OR CNA ENGINEERING ARE NOT ACCOUNTABLE FOR ANY ERRORS. DEVELOPER OR CONTRACTOR SHOULD HIRE AN INDEPENDENT ENGINEER TO PERFORM THESE CALCULATIONS. EXACT EXCAVATION VOLUME WILL BE DETERMINED AT TIME OF FIELD EXCAVATION.

NOTE:
THE EXISTING MONUMENTS SHALL BE PROTECTED OR TO BE RESET.

REGISTERED PROFESSIONAL ENGINEER
CHRIS OLIVEIRA
NO. C 33407
EXP. 06/30/26
CIVIL
STATE OF CALIFORNIA
DATE:_____

NO.	DESCRIPTION	APPROVED BY	DATE
1			
2			
3			
4			

REVISIONS

CNA ENGINEERING INC.
CIVIL ENGINEERING: LAND SURVEYING
PLANNING: STRUCTURAL DESIGN
PHONE: (916) 485-3746
2575 VALLEY ROAD
SACRAMENTO, CA 95821
cdmin@cnaeng.com

PREPARED BY
DRAFTED BY: MOHAMMED M.
DESIGNED BY: MOHAMMED M.
CHECKED BY: CHRIS O.

SCALE
HORIZ.: 1"=20'
VERT.: N/A
FLD BK.: N/A

ASSESSOR'S PARCEL NO.: 010-0094-022

CIVIL PLANS COVER SHEET FOR:
2020 U STREET
CITY OF SACRAMENTO STATE OF CALIFORNIA

DATE :12/17/2024

FN.:17038_IMP__2.DWG

SHEET 1 OF 1 SHEETS

Required Tree Preservation Measures for City and Private Protected Trees

1. This project shall contract with a project arborist experienced with tree protection and construction that is required to:
   a. Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.
   b. Visit the site before and after demolition, grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.
   c. Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.
   d. The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.
2. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.
   a. Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by ¾-inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.
3. Right-of-way planters and City trees shall be separated from the construction site with a six-foot high chain link fence that shall remain throughout the duration of the project to protect trees and to prevent construction traffic from compacting the soil in the planters.
4. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.
5. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Qualified Arborist. Submit a tree permit application and a tree protection plan created by a Qualified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.
6. All excavation, grading or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.
7. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.
8. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
9. There shall be no soil compaction within the dripline of protected trees.
10. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.
11. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning or boring.
12. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids and any other activities that may have negative impacts on the trees and soil.
13. All trees shall be watered regularly according to the recommendation of the project arborist.
14. The applicant shall be financially responsible for any damage to the city trees associated with the project. Accidental or negligent actions that damage city trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.

PLANT LIST & LEGEND

SYMBOL		BOTANIC NAME/COMMON NAME	SIZE	QUANTITY
ANG	@	ANIGOZANTHOS X. 'RAMBOCITY/BUSH TENACITY KANGAROO PAW	5 GALLON	18
CXO	c	CAREX OSHIMENSIS 'EVERGOLD/VARIEGATED JAPANESE SEDGE	1 GALLON	12
EUO	e	EUONYMOUS JAPONICUS 'MICROPHYLLUS/EVERGREEN EUONYMOUS	5 GALLON	78
GER	G	GERANIUM X. CANTABRIGIENSE 'BIOKOVO/BIOKOVO CRANESBILL	1 GALLON	88
LIJ	L	LIGUSTRUM JAPONICUM/JAPANESE PRIVET	5 GALLON	8
NNG	n	NANDINA DOMESTICA 'FIREPOWER/DWF. HEAVENLY BAMBOO	5 GALLON	42
		CHIPPED TREE TRIMMINGS TO 4" DEPTH UNDER EXISTING TREES		

DESIGN NOTES:

- VERY LOW OR LOW WATER USE (AS DESIGNATED BY WUCOLS IV) SHRUBS, PERENNIALS & GROUNDCOVERS WILL BE UTILIZED THROUGHOUT THE SITE.
- ONSITE IRRIGATION WILL BE PROVIDED USING AN IN-LINE DRIP SYSTEM WITH A PROJECTED EFFICIENCY RATE OF 80%.
- CITY STREET TREES WILL BE IRRIGATED WITH SPRAY HEADS.
- TOP DRESSING WILL BE PROVIDED TO A 3" MINIMUM DEPTH.
- EXCAVATION IN THE RIGHT-OF-WAY PLANTER WITHIN TREE DRIPLINES FOR IRRIGATION SHALL BE PERFORMED USING HYDRO-EXCAVATION, PNEUMATIC EXCAVATION OR HAND-DIGGING. THERE SHALL BE NO ROOTS CUT UNLESS INSTRUCTED TO DO SO BY THE PROJECT ARBORIST.

EXISTING TREES:

EXISTING TREES WILL BE PRUNED IN ACCORD WITH AN ADMINISTRATIVE TREE PERMIT.

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 10'-0"

NORTH

C H
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ARCHITECTS
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Consultant

Garth Ruffner Landscape Architect (916) 797-2576
4120 Douglas Blvd. Suite 306 #301 Roseville, CA 95746-8838
GarthRuffner.com California R.L.A. #3368

Project

2020 U STREET & 2019 UPTOWN ALLEY APARTMENTS

SACRAMENTO, CA

Sheet Title

PRELIMINARY LANDSCAPE PLAN

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Architect	ALAN HOM
Drawn By	GARTH RUFFNER
Revisions	

NO.	Date	Description

Job No.	24072 (440856)
Date	12/18/2024

LA

California Tree and Landscape Consulting, Inc.
411 Grass Valley Hwy, #1050, Auburn, CA 95603 (530) 745-4086

April 7, 2025

Vladimir Merva
(916) 870-8484
Via Email: vladmerva@sbcglobal.net

REVISED[1] PRE-DEVELOPMENT ARBORIST REPORT & TREE INVENTORY

RE: 2020 U Street, APN 010-0094-032-0000; City of Sacramento Jurisdiction

Executive Summary:
Vladimir Merva, on behalf of the property owner, contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the trees on the site or within 25' of development for purposes of providing preliminary tree information for planning for development of the parcel. The property is located at 2020 U Street and falls within the jurisdiction of the City of Sacramento. See Supporting Information Appendix 1 –Tree Location Map.

Tyler Thomson, ISA Certified Arborist #WE-12751A, was on site March 12, 2025. A total of 6 trees were evaluated, all of which are offsite. 3 trees are protected City Street trees. There are NO trees on the property considered 'Private-Protected' by the City of Sacramento Tree Preservation code chapter 12.56.

TABLE 1 – Tree Inventory Summary

Tree Species	Trees Inventoried	Trees located on the Parcel[2]	Protected by Sacramento City Tree Preservation Code	Proposed for Removal	Trees impacted by the proposed development and requiring special protection measures
California bay laurel, *Umbellularia californica*	1	0	0	0	0
Incense cedar, *Calocedrus decurrens*	1	0	1 (Street tree)	0	1
Japanese pittosporum	1	0	0	0	0
Southern magnolia, *Magnolia grandiflora*	1	0	0	0	0
Valley oak, *Quercus lobata*	1	0	1 (Street tree)	0	1
666-Unprotected (Yew pine)	1	0	0	0	0

[1] This report has been revised to retain Tree #2534. The original report was dated April 3, 2025.

[2] CalTLC is not a licensed land surveyor. Tree ownership was not determined. Conclusions within this report are based on existing fences or other landmarks which may not represent the actual property boundary.

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Tree Species	Trees Inventoried	Trees located on the Parcel[2]	Protected by Sacramento City Tree Preservation Code	Proposed for Removal	Trees impacted by the proposed development and requiring special protection measures
Total	**6**	**0**	**2**	**0**	**2**

See Appendices for specific information on each tree and preservation requirements and/or restrictions

Methods

Appendix 2 in this report is the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Description will further explain our findings.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture's best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPhone or Android device. The data was then processed in ESRI's ArcMap to produce the tree location map.

Tree Measurements: DSH (diameter at standard height) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A steel diameter tape was used to measure the DSH. A Stanley laser distance meter was used to measure distances. Canopy radius measurements may also have been estimated due to obstructions.

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
City Tag #	The number listed on the City of Sacramento tree inventory in the ARC GIS system found online at: saccity.maps.arcgis.com
Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DBH	Diameter at breast height is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted in the next column "measured at"
DSH	"Diameter at standard height" is the same as DBH except as follows (according to the City of Sacramento requirements): (1) For a tree that branches at or below 4.5 feet, DSH means the diameter at the narrowest point between the grade and the branching point; and (2) For a tree with a common root system that branches at the ground, DSH means the sum of the diameter of the largest trunk plus one-half the cumulative diameter of the remaining trunks at 4.5 feet above natural grade.
Measured at	Height above average ground level where the measurement of DBH was taken
Canopy radius and	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This

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Protection Zone Area	measurement further defines the radius of the protection zone to be specified on any development plans unless otherwise indicated in the arborist recommendations, Appendix 2.
Critical Root Zone	The radius of the critical root zone is a circle equal to the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.
Arborist Rating	Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

Arborist Ratings

No problem(s)	Excellent	**5**
No apparent problem(s)	Good	**4**
Minor problem(s)	Fair	**3**
Major problem(s)	Fair to Poor	**2**
Extreme problem(s)	Poor	**1**
Dead	Dead	**0**

Rating #0: This indicates a tree that has no significant sign of life.
Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.
Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.
Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.
Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.
Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Notes:	Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why dsh may have been measured at a location other than the standard 54”). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.
Development Restrictions/Actions	Recommended actions to increase health and longevity.

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Development Impacts

Projected development impacts are based solely on distance relationships between tree location and grading. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Impacts are measured as follows:

Impact Term:	Long Term Result of Impact:
Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

Discussion

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience and the County ordinance requirements to enhance tree longevity. This requires their root zones remain intact and viable despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences for tree health. Tree Protection measures should be incorporated into the site plans in order to protect the trees.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy. The correct root structure of a tree is in the drawing below. All plants' roots need both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.

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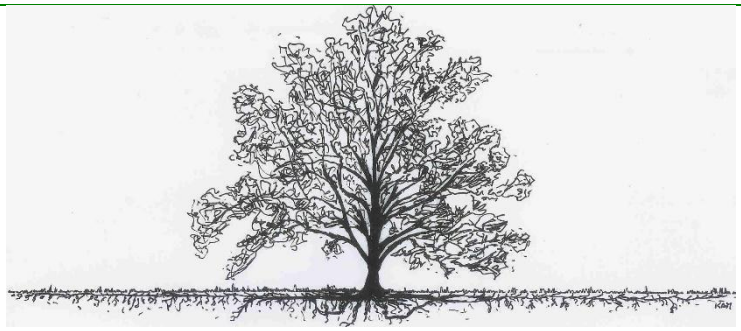

The reality of where roots are generally located

Our native oak trees are easily damaged or killed by having the soil within the Protected Root Zone (PRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

Arborist Classifications
There are different types of Arborists:

Tree Removal and/or Pruning Companies: These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists: Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: asca-consultants.org

RECOMMENDATIONS: Summary of Tree Protection Measures for Site Planning

Tree 237592, Valley oak will sustain minor to moderate encroachment for building foundation, walkway and landscaping. Any roots 1" in diameter and larger exposed in the foundation footing shall be properly root pruned. No "over excavation" of the building pad should occur within 20' of the tree trunk. No canopy pruning is required for clearances.

Tree 237594, Incense cedar will sustain minor to moderate encroachment for building foundation walkway and landscaping. Any roots 1" in diameter and larger exposed in the foundation footing shall be properly root pruned. No

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"over excavation" of the building pad should occur within 20' of the tree trunk. No canopy pruning is required for clearances.

The Owner and/or Developer should ensure the project arborist's protection measures are incorporated into the site plans and followed. Tree specific protection measures can be found in Appendix 2 – Tree Information Data.

- **The stumps of the trees to be removed that are within the root zone of the City trees shall be removed using a backhoe or other piece of grading equipment only with supervision by the project arborist.** Roots from the other nearby trees may have intertwined and will be required to be severed and cut clean during the removal process. Pulling on the stumps with equipment will likely result in the lifting of the asphalt in the parking areas on the adjacent parcels.
- Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site or in the access path. The Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist.
- Clearly designate an area on the site outside the drip line of all trees on the adjacent parcels where construction materials may be stored and parking can take place. No materials or parking shall take place within the root zones of trees to be retained.
- Sewer line installation and trenching inside the root protection zone of trees to remain on the site shall be directly supervised by the project arborist. A hydraulic or air spade may be required for digging and placement of pipes underneath the roots, or boring of deeper trenches underneath the roots.
- Follow all of the General Development Guidelines, Appendix 3, for all trees not identified as requiring special preservation measures in the summary and in Appendix 2.

Report Prepared by:

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Arborist Assistant

Project Arborist:

Edwin E. Stirtz
Consulting Arborist
ISA Certified Arborist #WE-0510A, TRAQ

Appendix 1 – Tree Location Map/Development Site Plan
Appendix 2 – Tree Data and Tree Specific Recommendations
Appendix 3 – General Development Guidelines
Appendix 4 – Site Photographs

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California Tree & Landscape Consulting, Inc.

411 Grass Valley Hwy #1050
Auburn, CA 95603

MAP OF PROPERTY SHOWING APPROXIMATE TREE LOCATIONS

The GIS locations used in this exhibit were collected using IOS and Android technology and are not surveyed locations.

Due to the age of the aerial imagery provided by ESRI there are times when vegetation that appears in the aerial image had in fact been previously removed.

Arborist Rating

- 0-Dead
- 1-Extreme structure or health problems
- 2-Major Structure or health problems
- 3-Minor Problems
- 4-No Apparent Problems
- 5- Excellent
- ▲ Unprotected
- ✕ To Be Removed

2020 U Street

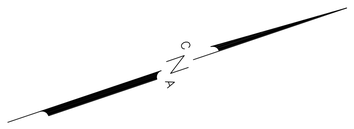
City of Sacramento, CA

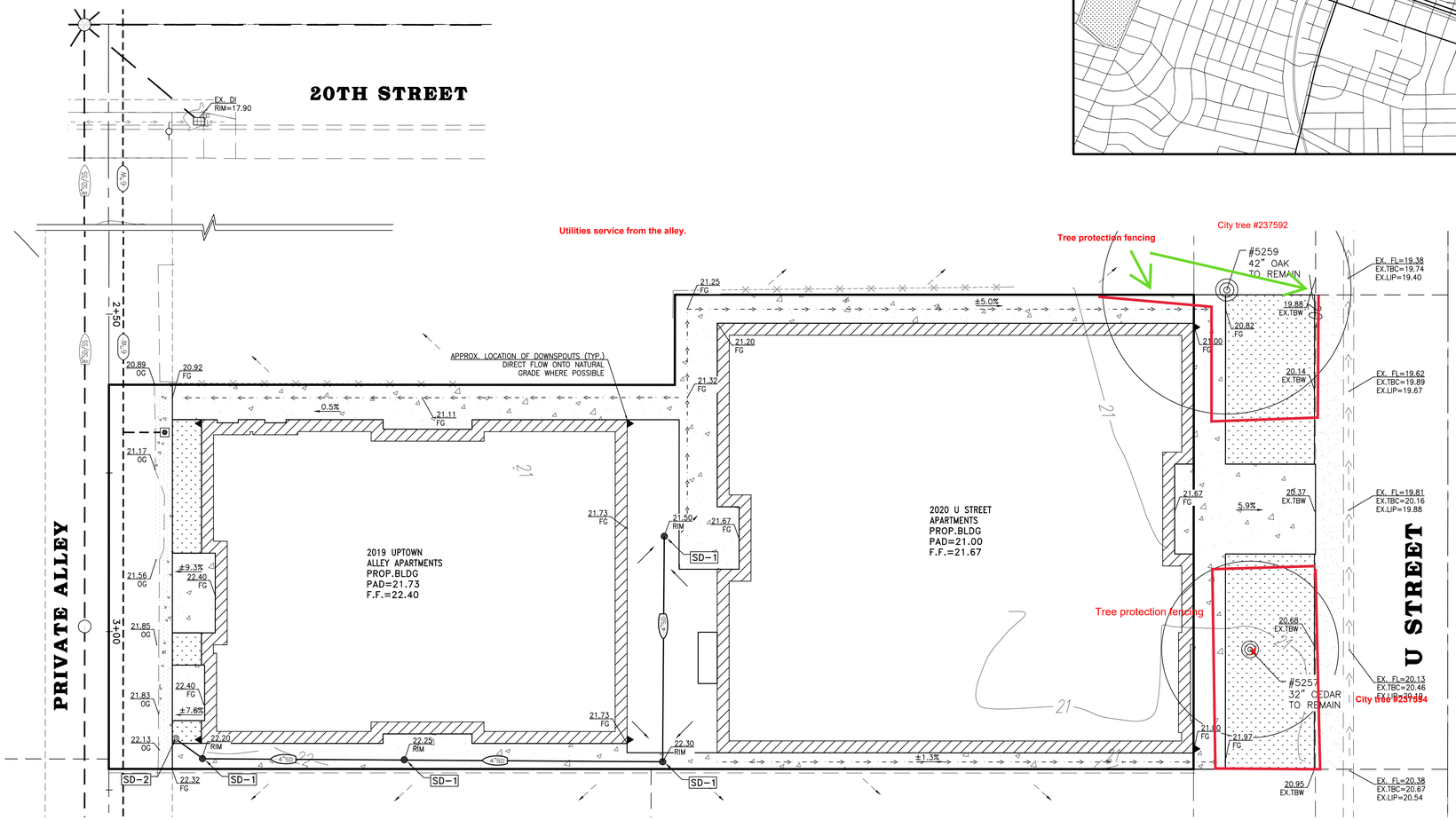
Sheet No. 1

Prepared for: Vladimir Merva

Date: 3/14/2025

PRELIMINARY GRADING PLANS FOR:
2020 U STREET
CITY OF SACRAMENTO STATE OF CALIFORNIA
A.P.N.: 010-0094-022





STORM DRAIN NOTES:

SD-1 CONST. 4" SD.CO W/ GRATED LID.

SD-2 CONST. 4" POP-UP DRAINAGE EMITTER.

LEGEND

	EXISTING	PROPOSED
DROP INLET		
MAINTENANCE HOLE		
STORM DRAIN	8"SD/SS	12"SD
WATER MAIN	6"W	6"W
WATER METER		
WATER VALVE		
CURB, GUTTER & SDWK		
CENTER LINE		
RIGHT-OF-WAY		
FENCE		
DITCH FLOW DIRECTION		
FLOW DIRECTION		
TREE		TO BE REMOVED
BUSH		TO BE REMOVED
POWER POLE		TO BE RELOCATED
PULL BOX	PB	PB TO BE RELOCATED
ELEVATION	×425.25	425.25

REQUIRED DETENTION VOLUME:

7,600 CF PER 1 ACRE OF NEW IMPERVIOUS AREA.
5,215 SF / 43,560 SF X 7,600 CF = 909.87 CF.

REQUIRED DETENTION VOLUME IS PROPOSED TO BE MITIGATED WITH IN-LIEU FEE.

MITIGATION NOTE:
EXISTING IMPERVIOUS AREA FOR THIS PROJECT IS 5,503 SQ.FT. AFTER CONSTRUCTION, IMPERVIOUS AREA WILL BE 10,718 SQ.FT. A DIFFERENCE OF 5,215 SQ.FT. WILL REQUIRE MITIGATION OF 909.87 CU.FT. PER CITY OF SACRAMENTO REQUIREMENTS (MITIGATION VOLUME IS 7,600 CU.FT. PER ACRE OF NEW IMPERVIOUS AREA.).
PROVIDED DETENTION VOLUME:

TO PAY IN-LIEU FEE.

EXISTING IMPERVIOUS AREAS:	
BUILDING	1,947 SF
WALKWAY	3,556 SF
TOTAL	5,503 SF

NEW IMPERVIOUS AREAS:	
BUILDINGS FOOTPRINTS	8,332 SF
CONCRETE WALKWAYS	2,386 SF
TOTAL	10,718 SF

BENCHMARK ELEV.: 19.947' (NAVD 88)
SAC. CITY. B.M. NO.: 297-D5F
RAMSET NAIL LIGHT BASE NE CORNER T AND 19TH ST.

CUT AND FILL CALCULATIONS NOTE:
AREA OF DISTURBED LAND IS 0.26 AC. AMOUNT OF MATERIAL TO BE CUT IS ±100 CU. YRD., AMOUNT TO BE FILLED IS ±100 CU. YRD. THIS CALCULATION WAS DONE USING LAND DESKTOP VOLUME CALCULATOR FROM EXISTING GRADE AND PROPOSED FINISH GRADE TERRAIN MODELS, USING THE GRID METHOD. DUE TO THE NATURE OF CUT AND FILL CALCULATIONS, THE PERSON WHO PERFORMS THESE CALCULATIONS OR CNA ENGINEERING ARE NOT ACCOUNTABLE FOR ANY ERRORS. DEVELOPER OR CONTRACTOR SHOULD HIRE AN INDEPENDENT ENGINEER TO PERFORM THESE CALCULATIONS. EXACT EXCAVATION VOLUME WILL BE DETERMINED AT TIME OF FIELD EXCAVATION.

NOTE:
THE EXISTING MONUMENTS SHALL BE PROTECTED OR TO BE RESET.

REGISTERED PROFESSIONAL ENGINEER
CHRIS OLIVEIRA
NO. C 33407
EXP. 06/30/26
CIVIL
STATE OF CALIFORNIA

DATE:_____

NO.	DESCRIPTION	APPROVED BY	DATE
1			
2			
3			
4			

REVISIONS

CNA ENGINEERING INC.
CIVIL ENGINEERING: LAND SURVEYING
PLANNING: STRUCTURAL DESIGN
PHONE: (916) 485-3746
2575 VALLEY ROAD
SACRAMENTO, CA 95821
cdmin@cnaeng.com

PREPARED BY
DRAFTED BY: MOHAMMED M.
DESIGNED BY: MOHAMMED M.
CHECKED BY: CHRIS O.

SCALE
HORIZ.: 1"=20'
VERT.: N/A
FLD BK.: N/A

ASSESSOR'S PARCEL NO.: 010-0094-022

CIVIL PLANS COVER SHEET FOR:
2020 U STREET
CITY OF SACRAMENTO STATE OF CALIFORNIA

DATE :12/17/2024

FN.:17038_IMP__2.DWG

SHEET 1 OF 1 SHEETS

APPENDIX 2 – TREE DATA

Tag #	Old Tag #	Protected By Code	Street Tree #	Offsite	Species Common Name	Species Botanical Name	DSH (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	Notes	Dvlpmnt Status
100		Yes	237593	Yes	Japanese pittosporum	*Pittosporum tobira*	8	54	12	3-Minor Problems	Fair structure and vigor. Base offsite by 3 feet. East branches overlap by approximately 4 feet.	No encroachment depicted. Reduction prune to reduce overhang.
101		No		Yes	California bay laurel	*Umbellularia californica*	7	54	14	3-Minor Problems	Base 8 feet offsite. East branch overlaps property line fence by approximately 2 feet. Fair structure and vigor.	Zero to minor encroachment for walkway. Reduction prune to reduce overhang.
102		No		Yes	Southern magnolia	*Magnolia grandiflora*	15	54	15	3-Minor Problems	Base 10 feet offsite. East branch overlaps property line fence by approximately 3 feet. Fair structure and vigor.	Zero to minor encroachment for walkway. Reduction prune to reduce overhang.
200		No		Yes	Yew pine	*Podocarpus macrophyllus*				666-Unprotected	3 small diameter offsite Yew pines along property line fence. small branches overlap fence by approximately 2 feet.	Zero to minor encroachment for walkway. Reduction prune to reduce overhang.
2534		Yes	237594	Yes	Incense cedar	*Calocedrus decurrens*	39.5	54	19	2-Major Structure or health problems	Fair flare, soil slightly lifting southwest, tree leans moderately/heavily northeast. Tree's structure/lean indicates potential uproot of mid trunk failure. Unbalanced/lion-tailed structured branches. Sparse foliage. High amount of dead branches.	Minor to moderate encroachment for foundation and landscaping. Foundation encroachment = ~ 12% of the critical root zone. The Geo tech report calls for over excavation of the site due to unconsolidated soils. NO OVEREXCAVATION shall occur outside the foundation in the southeast quadrant of the root zone where the foundation encroaches. Tree has been pruned previously and no clearance pruning is necessary. There are over extended branches and water sprouts that require standard type pruning.
2535		Yes	237592	Yes	Valley oak	*Quercus lobata*	34.5	54	40	3-Minor Problems	Good flare, 1/3 of base on adjacent property, shared tree. Unbalanced main stem connection at 15 feet. Unbalanced/overextended crown northeast over street. Good bud development, good vigor. Recommend reducing end weights in northeast crown.	Minor to moderate encroachment for foundation and landscaping. Foundation encroachment = ~ 8% of the critical root zone. The Geo tech report calls for over excavation of the site due to unconsolidated soils. NO OVEREXCAVATION shall occur outside the foundation along the north foundation perimeter within the critical root zone where the foundation encroaches. Due to the lean of the tree and limited branching no canopy pruning should be necessary to complete construction.

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APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 10'. The Project Arborist must approve work within the RPZ.

Irrigate, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be irrigated. The irrigation should percolate at least 24" into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

> No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.
>
> The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.
>
> In areas of intense impact, a 6' chain link fence is preferred.
>
> In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

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Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.[3]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

[3] International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

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APPENDIX 4 – SITE PHOTOGRAPHS by Tyler Thomson, March 12, 2025

Photo #1, Shows Trees #2535 & #2534, from left to right, looking north

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Photo #2, Shows Trees #2535 & #2534

Photo #3, Shows Tree #2534, leans northeast, indicates potential uproot of of mid trunk failure

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Photo #4, Shows Tree #2535, unbalanced main stem connection at 15', unbalanced/overextended crown northeast over street

Photo #5, Shows Tree #2535, 1/3 of base on adjacent property (shared tree)

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Photo #6, Shows Trees #100 & #2535, from left to right

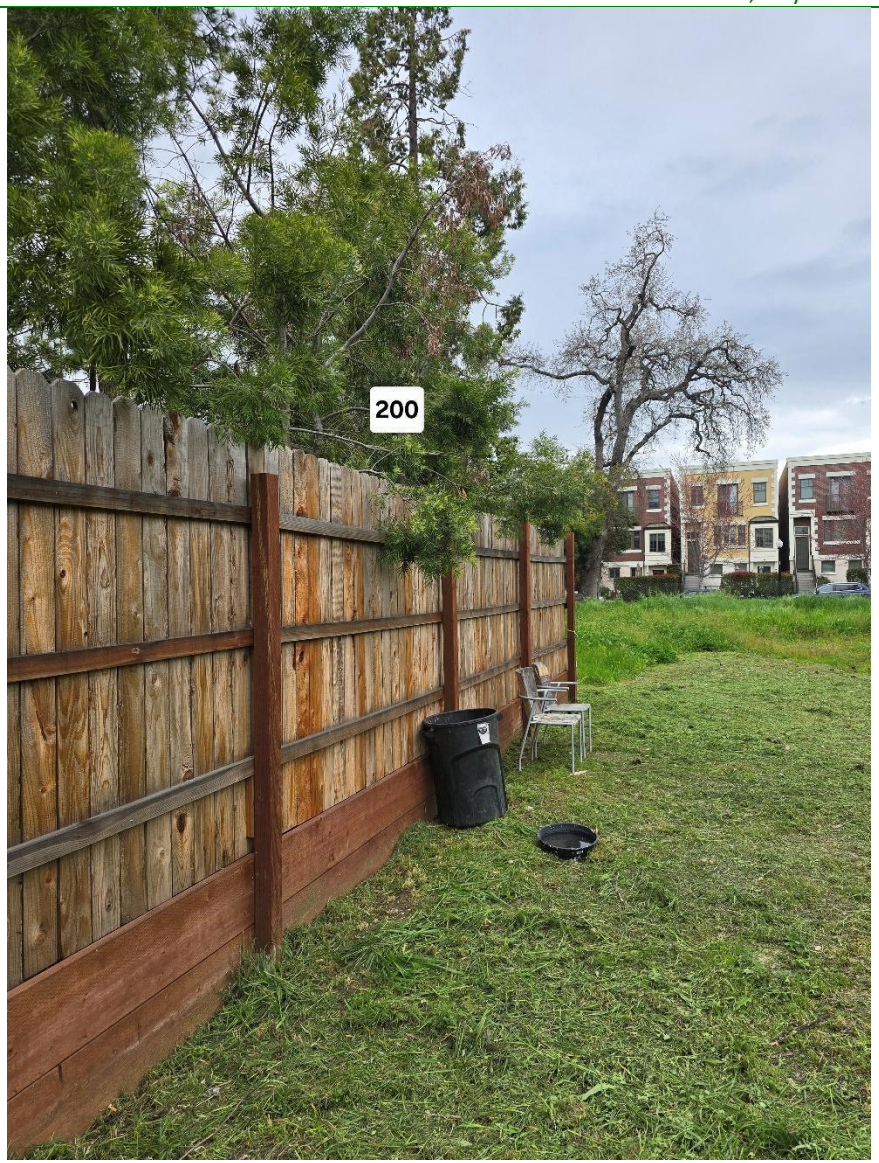

Photo #7, Shows Tag #200, 3 small diameter offsite Yew pines

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SACOG
Sacramento Area Council of Governments

1415 L Street, Suite 300
Sacramento, CA 95814

916.321.9000
sacog.org

January 28, 2025

Ron Bess, Associate Planner
City of Sacramento
300 Richards Blvd
Sacramento, CA 95811

Re: MTP/SCS Consistency for the 2020 U Street Apartments Project

Dear Mr. Bess:

You requested SACOG's confirmation that the proposed 2020 U Street Apartments Project is consistent with the 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) and is located within a Transit Priority Area (TPA), pursuant to PRC § 21155.4. SACOG provides a consistency determination at the request of the lead agency. However, it is the responsibility of the lead agency to make the final determination on a project's consistency with the MTP/SCS. This letter concurs with the City's determination that the 2020 U Street Apartments Project is consistent with the MTP/SCS and is located within a TPA. SACOG reviewed the project description and SCS consistency analysis compared to the MTP/SCS assumptions for the project area in order to make our determination.

The 2020 U Street Apartments Project proposes to construct 40 multi-unit dwellings (two buildings) on two parcels totaling 0.26 acres in the General Commercial Zone (C-2-SPD) within the Central City SPD and Central City Design Review Area of the City of Sacramento. The project is located within a Transit Priority Area, pursuant to PRC § 21155.4. Transit Priority Areas are areas of the region within one-half mile of a major transit stop existing or planned (if the planned stop is scheduled to be completed within the planning horizon included in a Regional Transportation Plan adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations. The project site is less than a half mile from the existing Sacramento Regional Transit's (Sac RT) 23rd Street Station (Gold Line) and 16th Street Station (Blue Line) with several bus stops within a few blocks of the project site including stops at 19th Street & V Street, 21st Street & R Street and 19th Street & S Street. The project's proximity to existing light rail stations demonstrates that the project site is within a TPA.

The 2020 U Street Apartments Project is an infill project within the Center/Corridor Community designation of the MTP/SCS for the City of Sacramento. Within the Center/Corridor Community, the MTP/SCS forecasts a range of low to high density residential, commercial, office, and industrial uses (MTP/SCS Appendix D). The project's land uses fall within this range of general uses, densities, and building intensities. With respect to consistency with the MTP/SCS policies, the applicable policies are embedded in the metrics and growth forecast assumptions of the MTP/SCS. For the purposes of determining SCS consistency, projects consistent with the growth forecast assumptions of the MTP/SCS are consistent with these policies. The MTP/SCS housing forecast for the

Auburn
Citrus Heights
Colfax
Davis
El Dorado County
Elk Grove
Folsom
Galt
Isleton
Lincoln
Live Oak
Loomis
Marysville
Placer County
Placerville
Rancho Cordova
Rocklin
Roseville
Sacramento
Sacramento County
Sutter County
West Sacramento
Wheatland
Winters
Woodland
Yolo County
Yuba City
Yuba County

Center/Corridor Communities was based not only on the City's land use plans and policies, but also on the following: an assessment of past building activity, current project entitlement activity, and consideration of changing demographic and housing market demand. Infill development and redevelopment is a strategy essential to the success of the Blueprint Preferred Scenario and the MTP/SCS. The Blueprint Preferred Scenario and the 2020 MTP/SCS achieve transportation, air quality, and other quality of life benefits by relying in part on infill and redevelopment projects such as this one. The proposed project is consistent with MTP/SCS growth forecast assumptions.

Thank you for inviting SACOG's input as to the consistency of 2020 U Street Apartments Project with the MTP/SCS. Our confirmation of the project's consistency with the MTP/SCS is not intended to express any opinion on the site design or the appropriate conditions of approval of the project. If you have further questions or need further assistance, please don't hesitate to contact me at (916) 340-6246.

If you have additional questions, please feel free to contact me.

Sincerely,

Clint Holtzen
Planning Manager

DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

As of October 27, 2020[i]

Background: Pursuant to SB 375 and SB 743, streamlined CEQA review and analysis is available to certain land use projects that are consistent with the Sustainable Communities Strategy (SCS). The SCS was adopted by the Sacramento Area Council of Governments (SACOG) Board as part of the 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) on November 18, 2019. The California Air Resources Board (CARB) provided an Acceptance of GHG Quantification Determination for the SACOG SCS in October 2020.

Purpose: The purpose of this worksheet is to provide lead agencies with guidance to determine whether a project is consistent with the general land use designation, density, intensity, and applicable policies of the 2020 MTP/SCS adopted by SACOG.

The lead agency has responsibility to make the final determination on these matters and to determine the applicable and appropriate CEQA streamlining, if any.

Directions: This worksheet should be completed by the lead agency, relying on the project description of the proposed project and Appendix C and D of the MTP/SCS. Regardless of whether this optional worksheet is used to assist in determining consistency with the MTP/SCS, a project can only be consistent with the MTP/SCS if it is consistent with the general land use designation, density, building intensity, and applicable policies specified for the project area in the adopted MTP/SCS. This worksheet only applies to the 2020 MTP/SCS (adopted November 18, 2019); subsequent MTP/SCS adoptions may require updates to this form.

Lead agencies are welcome to contact SACOG for assistance in completing this worksheet. For assistance, contact Dov Kadin at dkadin@sacog.org.

Project Title	2020 U Street Apartments Project (DR24-253)	
Proposed Project is Located In (city/county name)	City of Sacramento in Sacramento County	
Applicable Community Type Proposed Project is Located in The MTP/SCS land use forecast is illustrated using Community Types. In order to determine the general use designation, density and intensity of the Project area within the MTP/SCS, the Project must be located within a Community Type designated in the MTP/SCS. Use the map on page 4 of Appendix C of the MTP/SCS to identify the Community Type for the Project.	☑	Center and Corridor Community
	☐	Established Community
	☐	Developing Community (list the specific name of the Developing Community as identified in Appendix C of the MTP/SCS beginning on page 5):
	☐	Rural Residential Community

DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

As of October 16, 2020

Required Consistency with the SCS: General Use Designation, Density and Intensity, and Applicable MTP/SCS Policies (PRC § 21155(a) and PRC § 21159.28(a))

General Use Designation, Density and Building Intensity. The foundation of the land use designations for the MTP/SCS is adopted and proposed local general plans, community plans, specific plans and other local policies and regulations. A project is consistent with the MTP/SCS if its uses are identified in the applicable MTP/SCS Community Type *and* its uses meet the general density and building intensity assumptions for the Community Type. The proposed project does not have to include all allowed uses in the MTP/SCS.

Applicable MTP/SCS Policies. For the purposes of determining SCS consistency, the policies of the MTP/SCS are embedded in the metrics and growth forecast assumptions of the MTP/SCS. Projects consistent with the growth forecast assumptions of the MTP/SCS, as determined by the criteria below, are consistent with the MTP/SCS and its policies.

Determine consistency of the Project using **one** of the four methods below:

Consistency Option	Criteria
Option A ☑	The Project is located in a **Center and Corridor Community or an Established Community** and the Project uses are consistent with the allowed uses of the applicable adopted local land use plan as it existed in 2019 and are at least 80 percent of the maximum allowed density or intensity of the allowed uses of the applicable local land use plans. Therefore, the Project is consistent with the MTP/SCS.[ii]
Option B ☐	The Project is located in a **Center and Corridor Community or an Established Community** and the Project uses have been reviewed in the context of, and are found to be consistent with, the general land use, density, and intensity information provided for this Community Type in Appendix D of the MTP/SCS (beginning on page 30). Therefore, the Project is consistent with the MTP/SCS.
Option C ☐	The Project is located in a **Rural Residential Community** and the Project residential density does not exceed the maximum density of one unit per acre as specified in the MTP/SCS, and employment development in the Project is at least 80 percent of the maximum allowed density or intensity of the applicable local land use plans. Therefore, the Project is consistent with the MTP/SCS.
Option D ☐	The Project is located in a **Developing Community** and the Project's average net density meets or exceed the average net density described for this specific Developing Community (as referenced by name of applicable specific plan, master plan, or special plan in Appendix D of the MTP/SCS) and employment development in the Project is consistent with the general employment land uses described for this specific Developing Community.[iii] In addition, development from the project when added to other entitled projects will not exceed the MTP/SCS build out assumptions for the area within this Community Type, which are: New Housing Units: New Employees:

DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

As of October 16, 2020

Conclusion	
The proposed project is consistent with the General Use Designation, Density and Intensity, and Applicable MTP/SCS Policies for the following reasons (*summarize findings on use designation, density and intensity for the Project evaluation completed above)*:	The 2020 U Street Apartments Project (DR24-173) consists of a request to construct 40 multi-unit dwellings (two buildings) on two parcels totaling 0.26 acres in the General Commercial Zone (C-2-SPD) within the Central City SPD and Central City Design Review Area. The 2040 General Plan land use designation for the project is Residential Mixed Use and they're two separate properties—for the 2020 U side, the FAR is 5.16.. For the Uptown Alley side, the FAR is 4.13. For both properties, each property is allowed to be up to 6. The Project site is located at 2020 U Street in the City of Sacramento. The Project is located within the Central City Specific Plan area of the City of Sacramento, the vast majority of which has been determined to be within a transit priority area. The project location qualifies as a transit priority area. The Project site is less than a few blocks from Sacramento Regional Transit's (Sac RT) Blue and Gold Line with several bus stops several bus stops within a few blocks of the project site including stops at 19th Street & V Street, 21st Street & V Street, 21st Street & R Street and 19th Street & S Street.

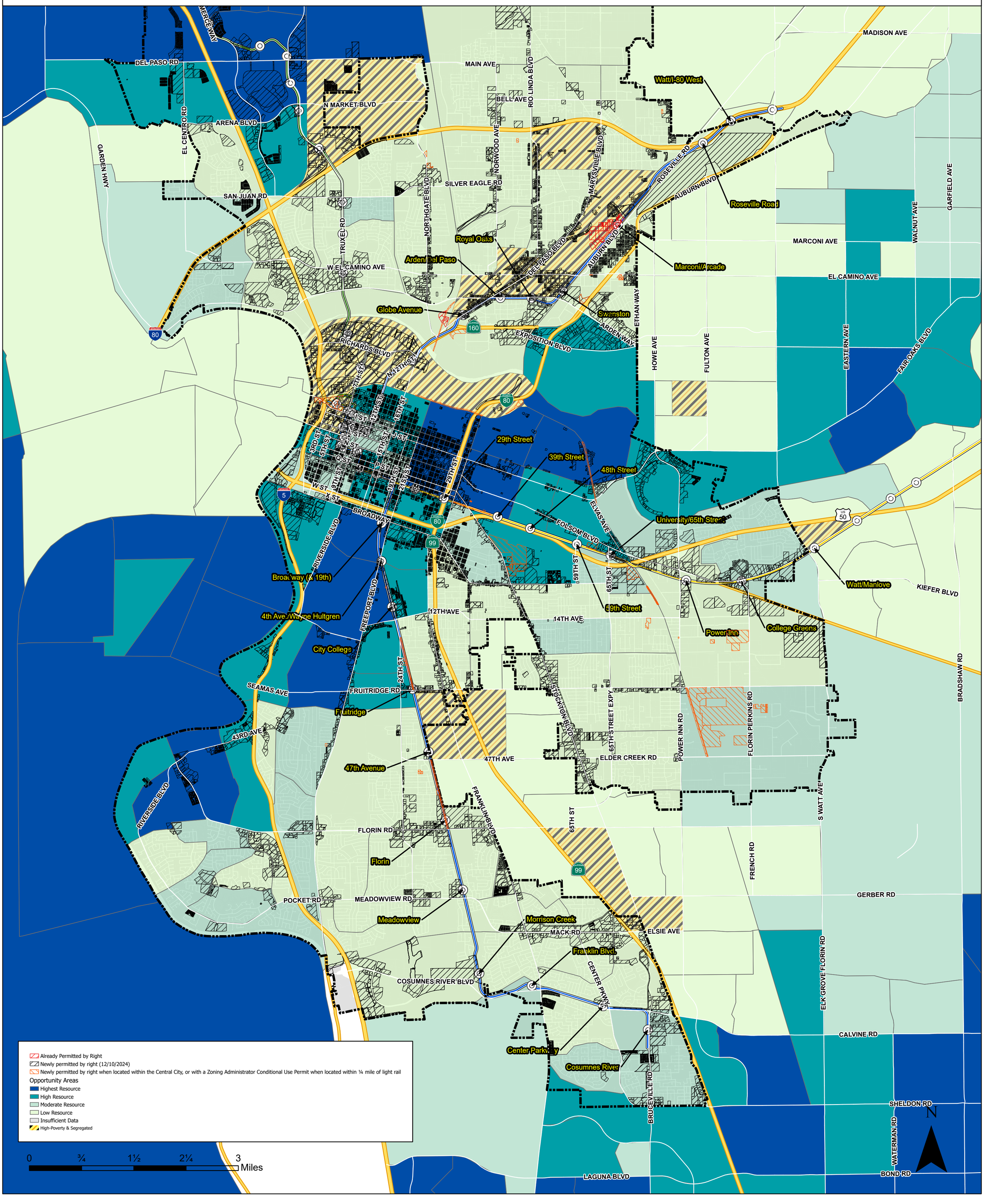
[i] This document may be updated as users provide feedback on its utility.

[ii] The MTP/SCS general land use, density and intensity in Center and Corridor Communities and Established Communities is based on 80 percent of the maximum allowed density or intensity of the land use designations in applicable local land use plans as they existed in 2016, unless otherwise noted in Appendix C and D.

[iii] The MTP/SCS land use forecast in Developing Communities was modeled according to adopted and proposed specific plans, master plans, and special plans as they existed in 2016, and is based on the housing and employment totals and the average net density of these plans, as outlined in Appendix C and D.

Expansion of Permitted Zones for Single Room Occupancy Hotels - Prohousing Application Category 1G Supplemental Material

Single Room Occupancy Hotels



Created by AT | 06.16.2025

City of SACRAMENTO
Community Development

300 Richards Boulevard, Sacramento, CA 95811

DESIGN DIRECTOR
RECORD OF DECISION
300 Richards Boulevard, Sacramento, CA 95811

Project Name:	12E Housing Development
Project Number:	DR23-096
Project Location:	1117 E Street & 424 12th Street (District 4 – Councilmember Valenzuela)
Assessor's Parcel No.:	002-0115-013-0000 & -014-0000
Applicant:	UC-Ibex 12E LLC (Attn: Eric Sotto) 1017 L Street, #738, Sacramento, CA 95814
Action Status:	Approved with Conditions — Action Date: 06/20/2024

REQUESTED ENTITLEMENT(S):

A. **CEQA Exemption** pursuant to Public Resource Code (PRC) section 21155.4.

B. **Site Plan and Design Review** of a three-story, 60,366 square-foot housing development with 132 multi-unit dwellings on a 0.59-acre property within the General Commercial (C-2-SPD) zone and the Central City Special Planning District (SPD).

C. **Density Bonus** and associated concessions/waivers for a housing development with 24 percent of total units income restricted to lower income households.

D. **Tree Permit** for the removal of three private-protected trees

ACTIONS TAKEN:

On 06/20/2024 the Design Director took the following actions based on the attached findings of fact and subject to the attached conditions of approval:

Approved entitlements (A), (B), (C), and (D) with conditions.

Action certified by:

Bruce Monighan (Jul 1, 2024 14:53 PDT)

Bruce Monighan, Design Director

Sent to Applicant: 07/01/2024

By:

Zach Dahla
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 of the Design Director decision of this item to the Planning and Design Commission must be filed by emailing an appeal form to planning@cityofsacramento.org within 10 calendar days of this meeting, on or before Monday, July 1, 2024. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

CONDITIONS OF APPROVAL

SITE PLAN AND DESIGN REVIEW

Planning

A1. The project approval allows for the construction of a three-story housing development with a total of 132 dwelling units (including 131 multi-unit and 1 live/work dwellings) as shown on the final approved plans. The proposed project shall be constructed per the final approved plans and/or exhibits and these conditions of approval.

A2. Site Plan and Design Review approval relies on the use of density bonus regulations pursuant to Sacramento City Code (SCC) section 17.860.040 and Government Code (Gov Code) sections 65915 through 65918; and therefore, is expressly condition upon the applicant's implementation of the following:

a. The applicant shall enter into the appropriate regulatory agreement(s) with the Sacramento Housing and Redevelopment Agency (SHRA), Capitol Area Development Authority (CADA), or other authorized government entity, for monitoring of all income-restricted dwelling units required to qualify for the use of density bonus regulations. The regulatory agreement(s) shall be consistent with requirements of the chosen authorized government entity and applicable provisions of SCC section 17.860.040.070 and Gov Code sections 65915 through 65918.

b. Prior to issuance of a Building Permit, the applicant shall provide a copy of the executed regulatory agreement(s) and provide evidence that any applicable monitoring fees have been paid to Planning Division staff.

c. Consistent with density bonus regulations, the income-restricted dwelling units shall be regulated for a period of 55 years.

A3. The site layout, building orientations and placements shall be as shown on the final approved plans.

A4. The proposed building shall not cross property lines and the applicable properties shall be merged prior to issuance of a building permit.

A5. The applicant shall provide the private and common open space areas as shown on the final approved plans, including the private patios along E Street and Democracy Alley and the internal common courtyard. Any modifications to private and common open space shall be reviewed by Planning staff to ensure the minimum open space requirement of 3,300 square feet is maintained.

A6. Provide a minimum of 13 short-term bicycle parking spaces for the project. Racks shall be designed to comply with the City's Bicycle Rack Design and Placement Manual. No long-term bicycle parking spaces are required for the development.

A7. Landscaping improvements including planters, trees, shrubs, and groundcover shall be constructed as indicated on the final approved plans.

A8. Any additional changes, additions, or modifications to the approved plans with respect to architectural design, layout, materials, setback, etc. shall require additional review and approval by Planning staff.

A9. The building shall be painted with the color theme as shown on the final approved plans. Any significant changes in applied paint colors shall be reviewed and approved by Planning staff during building permit plan check.

A10. Building massing, plane breaks, setbacks, and building heights shall be as shown on the final approved plans.

A11. The building elevations shall have a consistency of detail, material quality, and articulation as indicated on the final approved plans.

A12. Provide glazing and fenestration patterns as shown on the final approved plans.

A13. Provide the following building materials and color palette on the apartment buildings as indicated per approved plans.

a. Smooth finish cement plaster or EIFS system, White and Grey/Dark Grey

b. Brick Veneer Stacked Bond Block Wall, Grey/Dark Grey

c. Vertical Rib Metal Paneling, Grey/Dark Grey

d. Decorative Perforated Metal Gate

e. Black Metal Window System

f. Vertical Metal Railing, basis of design Iron Creek

g. Concrete Planters with Stacked Bond Brick Veneer, Grey/Dark Grey

A14. Provide light fixtures as shown on the final approved plans. Cutsheets of fixture specifications shall be provided during building permit plan check for review and approval by Planning staff.

A15. A photometric plan shall be provided for all outdoor lighting in and around the site at the time of plan check. Any new building mounted lighting shall be subject to final review and approval by Planning staff.

A16. Location of PTAC units and any other mechanical equipment and screening design shall be per approved plans with upgraded vent covers. PTAC units shall be painted to match exterior wall

material. All other mechanical equipment shall be screened from view behind landscaping or other screening mechanism approved by Planning staff.

A17. The operator shall comply with the maintenance, repair, and operation standards for multi-unit dwellings pursuant to SCC section 17.228.117.

A18. A sign indicating a 24-hour emergency phone number and contact person shall be kept current and posted on the building in a place clearly visible from the exterior.

A19. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans approved by Urban Design staff shall be subject to review and approval prior to any changes.

A20. The applicant shall obtain all necessary building permits prior to commencing construction.

A21. The applicant shall prepare a construction management plan prior to issuance of building permit for review and approval by the building division that addresses crane placement, potential encroachment into the public right of way, street closures, and potential effects on city street trees.

A22. Contractor and design team shall contact Planning Division's Site Conditions unit (Brad Marchetti – bmarchetti@cityofsacramento.org) for a pre-construction meeting prior to any grading or construction activities on-site.

A23. Planning In-progress inspections (93) shall be called for prior to the following Building Inspections: 10 Bldg-Foundation Forms, 12 Bldg-Concrete Slab Forms, 19 Bldg-Frame, and at the time of material mock-up and prior to ownership acceptance. An 89 Planning Final shall be called for prior to 29 Building Final.

A24. Prior to final building occupancy of the first unit, the project shall be subject to an on-site inspection by Planning staff to ensure all conditions of approval are satisfied.

A25. Signage has not been reviewed as a part of this project approval. The applicant shall obtain a sign permit before the fabrication or installation of any signage for the development.

A26. This approval is valid for three years and subject to SCC section 17.808.400.

Environmental

A27. The applicant shall comply with each applicable mitigation measure adopted for the project, as identified in the environmental document prepared pursuant to the California Environmental Quality Act (CEQA) and/or Mitigation Monitoring Plan (in this case the Central City Specific Plan EIR). If there is an error or omission in the Mitigation Monitoring Plan, the mitigation measure as set forth in the environmental document shall control.

Public Works

A28. 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 17.502.130 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 12th Street and E Street per City standards to the satisfaction of the Department of Public Works.

A29. The applicant shall repair or replace/reconstruct (in concrete) any deteriorated portion of Democracy alley adjacent to the subject property (from the subject property's western property line to 12th Street) per City standards to the satisfaction of the Department of Public Works.

A30. With the proposed development along the alley, the applicant shall install alley name signs at both alley entrances when required by either the Building, Police and/or Fire Departments. In the event the alley name signs are required, the applicant shall coordinate with the Department of Public Works on the location of the alley name signs at alley entrances. The installation of the alley name signs shall be to the satisfaction of the Department of Public Works.

A31. Prior to issuance of occupancy permits, the applicant shall coordinate with the Department of Public Works to modify the locking mechanism and obtain access through the existing alley restriction gates for solid waste/trash services only. Any work and costs associated with modifying the existing gates locking mechanism shall be at the applicant's expense and to the satisfaction of the Department of Public Works.

A32. The applicant shall remove all existing driveways and reconstruct the frontage improvements matching existing improvements to the satisfaction of the Department of Public Works.

A33. The applicant shall coordinate with the Department of Public Works, Parking Division to install a loading zone along E street and a 6-foot-wide curb cut to be used for trash services. The applicant shall pay for the installation of the loading zone and required signage and markings, and for removal of any existing parking equipment to facilitate the loading zone installation to the satisfaction of the Department of Public Works.

A34. 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 north-west corner of the 12th Street and E street intersection per City standards to the satisfaction of the Department of Public Works.

A35. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.

A36. 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.

A37. 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 to 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

Department of Utilities

A38. Applicant shall participate in the Central City Impact Fee Finance Plan and pay all required fees.

A39. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by 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. Note: DOU records indicate there is an existing 1.5-inch domestic water service in the Alley.

A40. If the applicant plans to apply for a water development fee waiver for the affordable units, the affordable units will be required to have a separate metered domestic water service from the market rate units.

A41. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.

A42. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a CSS fee estimate.

A43. All increases in sewer flow shall be mitigated. The proposed project is contributing increased sewer flows to the CSS and shall evaluate the available capacity of existing CSS mains from the project's point of service to the nearest 18-inch main. If any portion of the City mains to the

nearest 18-inch main is determined to have insufficient capacity to accommodate the increased sewer flow, the development shall be required to improve the undersized mains to the nearest 18-inch main. The applicant is advised to contact the City of Sacramento Utilities Department Sewer Planning Section (916-808-7890) at the early planning stages to address any sewer related requirements.

A44. There is an existing City combined sanitary sewer main in the Alley that is over 80 years old and is in need of an assessment. Prior to offsite improvement plan approval, the applicant shall coordinate with Department of Utilities Development Review Section (916-808-7890), so the City can make any necessary repairs to the existing 8-inch CSS main in the Alley.

A45. The development of this site must comply with the current drainage design standards. To meet this requirement 7,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.18 cfs/acre. The required detention volume can be partially or fully mitigated by implementing Low Impact Development (LID) features such as Stormwater planters and porous pavement, provided these features conform to the DOU's Hydromodification Management Plan (HMP) requirements. Designer shall utilize the latest edition of the Sacramento Area Hydrology Model (SAHM) when using LID features. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

A46. Onsite sewer and drainage facilities shall be separated systems.

A47. All on-site drainage systems shall be designed to the standards specified in the DOU onsite design manual.

A48. 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.

A49. 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.

A50. 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.

A51. 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.

SMUD

A52. SMUD has existing overhead 21kV facilities along the north side of the property (north side of Democracy Alley) that will need to remain. SMUD also has low voltage secondary lines on the north west corner of the property(south side of Democracy Alley) that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 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.

A53. SMUD has existing underground 21kV facilities along the north side of the property (south side of Democracy Alley) that will need to remain. SMUD also has underground 115 kV transmission lines along the south side of the property (north side of E Street) 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.

A54. 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.

A55. 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.

A56. 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.

A57. 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.

A58. 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.).

A59. 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..

A60. 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

A61. SMUD has underground transmission lines operating in proximity to the proposed development. The developer and their agents shall protect these high priority lines from damage during construction. Developer is responsible to follow SMUD Requirements for Excavation in Proximity to Underground Transmission Cables, TP0601. https://www.smud.org/-/media/Documents/Corporate/Working-with-SMUD/Land-Use/Requirements-for-Excavations.ashx

A62. The shown transformer location and space on the provided plans will have to be validated by SMUD to ensure it meets all location, spacing and design criteria per the requested service size. Additional space may be required pending the requested service size. Please contact SMUD Line Design for additional information.

SacSewer

A63. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

Police

A64. 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.

A65. Light poles, if applicable, shall be no higher than 16'.

A66. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.

A67. 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.

A68. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.

A69. Exterior lighting distribution and fixtures shall be approved by the Sacramento Police Department CPTED Sergeant (or designee) prior to issuance of a building permit.

A70. 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.

A71. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

A72. 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.

A73. 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.

A74. Fencing depicted in the plans is acceptable. Any other fencing shall be of decorative tubular steel, no climb type and a minimum of 6' in height.

A75. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.

A76. Manager with access to VASS storage shall be able to respond to any activation within two hours.

A77. 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.

A78. Each building entrance shall be covered by a camera set at 100 pixels per foot or higher.

A79. 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.

A80. VASS shall be capable of storing no less than 30 days' worth of activity.

A81. VASS shall provide comprehensive coverage of:

a. areas of ingress and egress

b. coverage of all four (4) exterior sides of the property

c. adjacent public rights of way

d. main lobby/entrance

e. hallways

f. elevators

g. common areas

A82. No more than 10% of the square footage of windows and clear doors for retail purposes 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.

A83. All dumpsters shall be kept locked or in locked enclosures.

A84. 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.

A85. Exterior benches shall be constructed so as to deter skateboarding (e.g., center armrest partitions).

A86. Property management shall be responsible for the daily removal of all litter from the site.

A87. Applicant shall install a law enforcement "Knox Box" for police access to common areas on the premises, including, but not limited to the main lobby entrance. If elevators can only be operated via electronic access card, management shall ensure a card is placed in the exterior knox box.

A88. Applicant shall employ uniformed security to respond to on-site disturbances, 24/7. Security shall conduct no less than two (2) site inspections daily. The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department's CPTED unit, or designee, and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.

A89. During construction:

a. 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.

b. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.

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

Parks

A90. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or

annexation to a parks maintenance district. (Contact Infrastructure Finance, Brent Mueller, (916)808-5715, bmueller@cityofsacramento.org).

Solid Waste

A91. Project shall meet the requirements outlined in City Code Chapter 13.10, 13.24, and 17.616.

A92. The trash enclosure shall have sufficient space to bins for trash, recycling, and organics. Containers may be used with an increase in collection frequency as an alternative to bins.

A93. Applicant shall provide a statement of how trash, recycling and organics will be organized and collected after project is complete, per City Code Chapter 17.616.020. This statement is required to explain how the property manager will collect from the trash, recycling and organics receptacles located around the site and place each material type in the appropriate bin in the trash enclosure.

A94. Solid waste trucks shall be able to safely move about the project, with minimum backing, and able to empty the containers safely. In order for a solid waste vehicle to service bins at the enclosure located off Democracy Alley, the waste hauler will need to be provided a key to open the gate so the solid waste vehicles can pass through the alleyway to 11th Street, or the gate in the alleyway must be removed.

A95. This project will be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City's web site at http://www.cityofsacramento.org/public-works/RSW/Collection-Services/Recycling/Construction-and-Demolition. Please contact the Solid Waste C&D team if you have any questions:
Phone: (916) 808-0965
Email: C&D@cityofsacramento.org

Urban Forestry

A96. All future plans shall include the following: Tree Preservation Measures in the General Notes, Grading Plans, Utility Plans, Demolition Plan, Landscape Plan and the offsite plans if the trees will be impacted by work proposed on each sheet. This does not replace any request for a project arborist's tree protection plan.

Required Tree Preservation Measures for City and Private Protected Trees

1. *This project shall contract with a project arborist experienced with tree protection and construction that is required to:*

    a. *Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.*

b. *Visit the site before and after demolition, grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.*

c. *Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.*

d. *The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.*

2. *All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities. Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by ¾-inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.*

3. *Right-of-way planters and City trees shall be separated from the construction site with a six-foot high chain link fence that shall remain throughout the duration of the project to protect trees and to prevent construction traffic from compacting the soil in the planters.*

4. *Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.*

5. *Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Qualified Arborist. Submit a tree permit application and a tree protection plan created by a Qualified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.*

6. *All excavation, grading or trenching within the dripline of a protected tree for the purpose of constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.*

7. *There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.*

8. *There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.*

9. *There shall be no soil compaction within the dripline of protected trees.*

10. *There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.*

11. *The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning or boring.*

12. *The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids and any other activities that may have negative impacts on the trees and soil.*

13. *All trees shall be watered regularly according to the recommendation of the project arborist.*

14. *The applicant shall be financially responsible for any damage to the city trees associated with the project. Accidental or negligent actions that damage city trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.*

Advisory Notes

ADV.A1. **Utilities.** Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.

ADV.A2. **Utilities.** Water meters shall be located at the point of service, which is back of curb for separated sidewalks, back of walk for connected sidewalks or at the inside edge of the right-of-way for public alleys.

ADV.A3. **Utilities.** As of 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.

ADV.A4. **Utilities.** The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

ADV.A5. **Utilities.** On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to

align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.

ADV.A6. **Utilities.** This development project is covered by a valid SB 330 application that was submitted prior to January 22, 2024, and therefore is not subject to the adjusted fee amounts for five years after January 22, 2024.

ADV.A7. **Police.** City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.

ADV.A8. **Parks.** As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at $214,368. The Park Development Impact Fee due for this project is based on the Central City Incentive Zone Rate of $2.18 per square foot for residential projects, with a minimum rate of $1,624 for units under 750 square feet and a maximum of $4,333 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.

b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

ADV.A9. **Fire.** 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. California Fire Code Section 501.4.

ADV.A10. **Fire.** Provide appropriate Knox access for site. California Fire Code Section 506.

ADV.A11. **Fire.** Locate and identify Fire Department Connections (FDCs) for the north building no farther than 50 feet and no closer than 15 feet from a fire hydrant and not more than 30 feet from a paved roadway.

ADV.A12. **Fire.** 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. California Fire Code as amended by the Sacramento City Code Amendments 903.2 (2&4).

ADV.A13. **Fire.** 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 provided with a means to access the room directly from the exterior. 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. California Fire Code as Amended by the Sacramento City Code Section 901.4.7.

ADV.A14. **Fire.** Provide a Site Safety Plan in compliance with Section 3303 of the California Fire Code. The plan shall identify at minimum, the following safety precautions during demolition and construction:

a. Name and contact information of the Owner's authorized agent (Site Safety Director) responsible for the development, implementation and maintenance of an approved written site safety plan.
b. Procedures for reporting emergencies.
c. Fire Department Access Routes.
d. Location of fire protection equipment, including type and size of fire extinguishers.
e. Smoking and cooking policies that include designated safe areas where smoking and cooking may occur with adequate signage in accordance with Section 3305.8.
f. Location(s) and proper safety considerations for temporary heating and any associated equipment.
g. Hot Work Plan when any welding and/or cutting shall occur.
h. Means of providing safeguards to minimize the risk of unwanted releases, fires or explosions involving hazardous materials, such as ignitable liquids/vapors or other combustible materials and ignition sources (cutting and welding, etc).
i. Designated smoking areas free of ignitable vapors and other combustible materials

ADV.A15. **Sac Metro Air District.** All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit Sac Metro Air District's website to find a list of the most common rules that apply at the construction phase of projects.

TREE PERMIT

B1. The Tree Permit for the removal of three (3) private protected trees, tree #1821 (30-inch DSH coast live oak), #8167 (29-inch DSH ailanthus), and #8169 (25-inch DSH ailanthus), as identified according to the Arborist report (see Attachment B) and related exhibits is approved with the following conditions:

a. The applicant shall pay in-lieu fees of $9,425.00 to be deposited to the Tree Planting and Replacement Fund, due upon receipt of the invoice.

b. The applicant shall retain all trees permitted for removal until after all fees associated with the application for a building permit have been paid.

FINDINGS OF FACT

ENVIRONMENTAL

1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the project, the

Design Director finds that the project is exempt from the CEQA pursuant to Public Resources Code (PRC) Section 21155.4 and CEQA Guidelines Section 15182(b) and finds as follows:

a. On April 19, 2018, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. (CEQA), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council approved an Environmental Impact Report (EIR) and adopted Findings of Fact and Statement of Overriding Considerations and approved the Central City Specific Plan (CCSP).

b. The project is a residential development project within the meaning of PRC section 21155.4(a).

c. The project is located in a transit priority area within the meaning of PRC section 21155.4(a)(1).

d. The project is consistent with the CCSP as required by PRC section 21155.4(a)(2).

e. The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area as set forth in the Sacramento Area Organization of Governments (SACOG) Metropolitan Transit Plan/Sustainable Communities Strategy, which has been accepted by the California Air Resources Board as applicable achieving greenhouse gas emission reduction targets.

f. There have been no substantial changes proposed in the specific plan that would require major changes in the CCSP EIR, or changes in the circumstances under which the EIR was prepared or new information that has become available.

SITE PLAN & DESIGN REVIEW

2. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan which designates the site as UCORLOW. Additionally, the design, layout, and physical characteristics of the proposed development is also consistent with the Central City Specific Plan as it supports the plan's emphasis for high intensity development near transit along commercial corridors.

3. 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 development is consistent with the purpose and intent of the Central City Neighborhood Design Guidelines and consistent with all applicable development standards of the C-2-SPD zone and Central City SPD. Further, the project is consistent with the provisions of State and City density bonus regulations.

4. 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.

5. The design, layout, and physical characteristics of the proposed development as conditioned are visually and functionally compatible with the surrounding neighborhood.

6. The design, layout, and physical characteristics of the proposed project ensure energy consumption is minimized and use of renewable energy sources is encouraged in that the building will have to comply with Title 24 energy compliance standards.

7. The design, layout, and physical characteristics of the proposed development as conditioned 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.

TREE PERMIT

8. The Tree Permit for the non-standard pruning of three private-protected trees is approved based on the following Findings of Fact:

    a. The removal of the trees is proposed due to building placement and associated grading and construction conflicts.

    b. The replacement plan is consistent with the standards set forth in section 12.56.060 of the Tree Planting, Maintenance and Conservation Ordinance.

NO NET LOSS FINDINGS (GOV. CODE, § 65863)

9. This project is located on a site listed in the 2021-2029 RHNA Housing Element Sites Inventory, specifically 1117 E Street (APN 002-0115-014-0000). This project proposes 8 units of low-income housing and 124 units of moderate-income housing. The site assumes 11 units of moderate-income housing. Thus, the project exceeds the assumed capacity in the Housing Element sites inventory.

200-YEAR FLOOD PROTECTION

10. 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, for the area intended to be protected by the system, 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, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA

2023 Adequate Progress Annual Report accepted by the City Council on October 24, 2023 (Resolution No. 2023-0337).

560 HIGUERA STREET, SUITE C
SAN LUIS OBISPO, CA 93401
TEL (805) 476-0399

COVER SHEET

12E APARTMENTS

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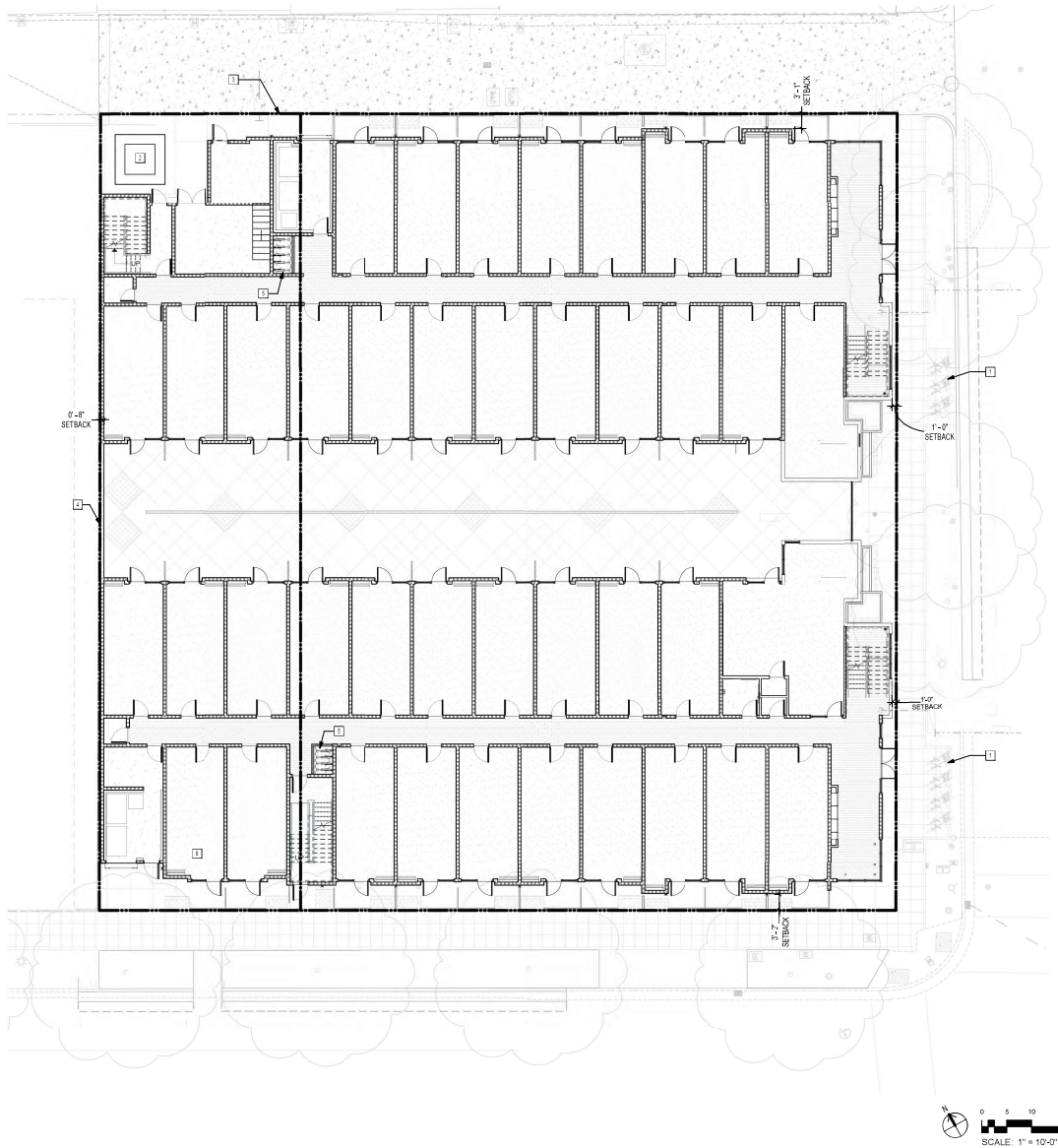


SHEET NOTES - SD-101

1 SHORT TERM BICYCLE RACKS
2 LINE OF TRANSFORMER PAD WITH 3'-0" CLEARANCE
3 PROPERTY LINE
4 6.2' TALL 8" CONCRETE BLOCK WALL AT PROPERTY LINE BETWEEN BUILDINGS ONLY
5 LONG TERM BICYCLE STORAGE
6 ELEVATOR LIFT

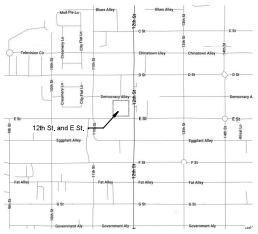
UNITS SUMMARY:
132 UNITS (86 STUDIOS / 45 LOFTS / 1 LIVE-WORK)

BUILDING AREA:
LEVEL 1: 19,290 SF
LEVEL 2: 19,125 SF
LEVEL 3: 21,951 SF (INCL MEZZANINES)
TOTAL SF: 60,366 SF

FAR: 2.35 (3.0 PERMITTED)

ZONING ANALYSIS - 12E

ITEM	SUBJECT	SPECIFIC REQUIREMENTS / ALLOWABLE	CODE SECTION / REFERENCE STANDARD
1	**APN:** 002-0115-016 and 002-0115-014 Existing Addresses: 424 12th Street and 1117 E Street 1117 E Street: 6,400 SF / 0.15 acres 424 12th Street: 19,269 SF / .44 acres Total Lot Size: 25,669 / .59 acres		Parcel Map
2	**Zoning Info** C-2 General Commercial / SPD (Central City Planning District) / Urban Corridor Low Density (Land Use Diagram): 20-110 DU per NET acre (Urban Corridor Low) FAR: 0.5 - 3.0 Max Bldg Lot Coverage: No Restrictions	N/A (65 Units base, Does Not Apply to Mixed Use Development) 2.35 FAR Proposed 76,000 SF Max- 58,775 SF Proposed	Land Use Map Table LU-1 HE - General Plan 17.444.090 and Land Use Map
3	**Maximum Allowed Height** Zoning Code max height: 85' Stories: 2-6	6 Stories Max- 3 Stories Proposed	17.444.090 17.808.130 Table LU-1
4	**Central City Design Review District and Design Review Guidelines Apply**		17.600.100.B
6	**Parking Requirements** Urban Parking District – Multi-Unit Residential: 0.5 spaces per unit** Short-Term Bicycle Parking: 1 space per 10 dwelling units Long-Term Bicycle Parking: 1 space per 2 dwelling units	No Parking Required 131 / 10 = 13 Short Term Provided 131 / 2 = 66 Long Term Provided	17.608.030 Figure 17.608-1 17.444.090.F Table 17.608.030C
	****Transit Oriented Development Ordinance - Parking Requirement modification** Reduced parking requirements near transit stations: within 1/4 mile of a light rail station off-street vehicle parking not required		2020 TOD Ordinance
8	**Setbacks** • Front-Yard Setback: No Min or Max • Street Side-Yard Setback: No Min or Max • Interior Side-Yard Setback: No Min or Max • Rear-Yard Setback: No Min or Max		17.216.730
9	**Open Space for Multi-Unit Dwellings** Sections 17.600.135.B and 17.600.135C.2 related to open space for multi-unit dwellings DO NOT apply within SPD. All other provisions of section 17.600.135 apply. Urban zone for Open Space Districts: A combination of private and common open space shall be provided for new multi-unit dwellings at a ratio of 25 square feet of open space per dwelling unit beyond the minimum required front-yard, side-yard, and rear-yard setbacks. Private open space must have a minimum width of 5 feet. Common open space must have a minimum width of 20 feet.	25 SF x 131 UNITS = 3,275 SF Min	17.444.090 17.444.090
10	**C-2 General Commercial Zone in Central City Planning District** A. Allowed uses. Except as provided below, the uses allowed in the C-2 zone outside the Central City SPD are allowed in the C-2 zone inside the Central City SPD. B. Conditional uses. Except as provided in this section, if this title requires he approval of a conditional use permit or other discretionary permit or imposes other restrictions or requirements on the establishment of a particular use in the C-2 zone outside the Central City SPD, approval of the same discretionary permit and compliance with the same restrictions or requirements are required for the use in the C-2 zone inside the Central City SPD. C. N/A D. Height. a. Generally. Except as provided in subsections D.2 and D.3, the maximum height of any building or structure is 85 feet. b. N/A c. Transitional height. i. The maximum height of any building or structure, or portion of a building or structure, within 50 feet of an R-1, R-2, R-2.5 or R-3A zone is 45 feet. ii. The maximum height of any building or structure, or portion of a building or structure, within 40-79 feet of an R-1, R-2, or R-2.5 zone is 55 feet. iii. The maximum height of any building or structure, or portion of a building or structure, within 40-79 feet of an R-3A zone is 65 feet. E. Floor area ratio (FAR). The minimum FAR for nonresidential and mixed use development is 0.4 unless: a. The use does not include a building or the use, by its nature, normally conducts a substantial amount of its operations outdoors; o b. The use is temporary and would not interfere with the long-term development of the site consistent with the FAR standard. F. Parking. The maximum allowable parking spaces for industrial and commercial uses within the parking districts established in section 17.608.030 are as follows: G. Urban – one parking space per 256 gross square feet of building devoted to industrial and commercial uses.		17.444.090



VICINITY MAP
NOT TO SCALE

SITE PLAN

12E APARTMENTS

196

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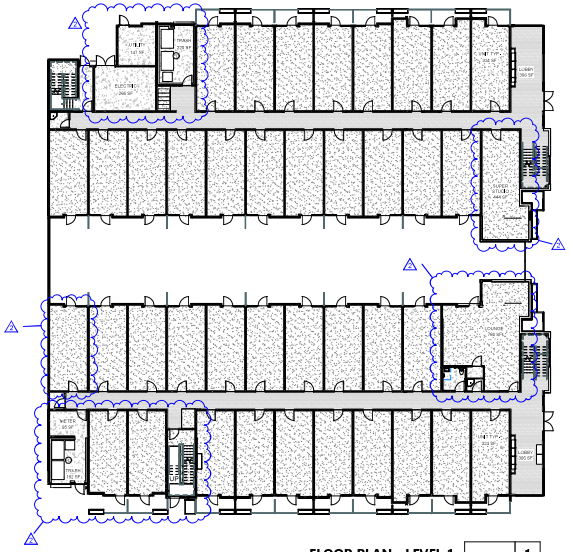
SAN LUIS OBISPO, CA 93401
TEL (805) 476-0399



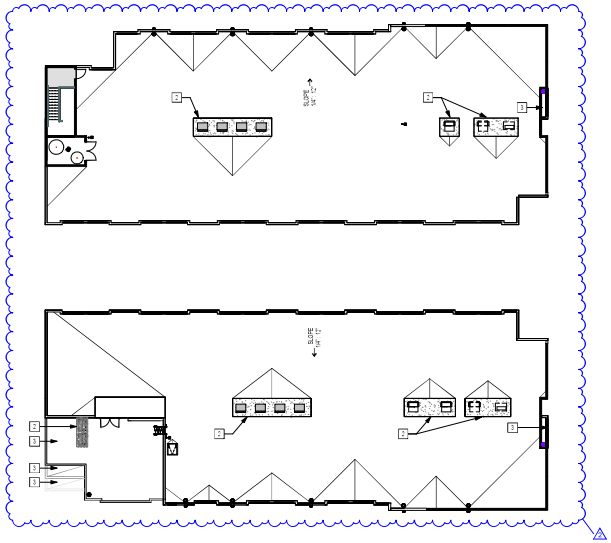
FLOOR PLAN - LEVEL 1 | 1/16" = 1'-0" | 1

FLOOR PLAN - LEVEL 3 | 1/16" = 1'-0" | 2

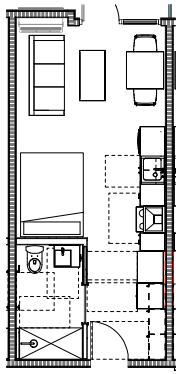
SHEET NOTES - SD-102

1 NO LOFT TYP. STUDIO ON SECOND FLOOR
2 AREA OF MECHANICAL EQUIPMENT. SET BACK TO AVOID ALL STREET LEVEL SIGHT LINES
3 ROOF BELOW

FLOOR PLAN - LEVEL 2 | 1/16" = 1'-0" | 3



ROOF | 1/16" = 1'-0" | 4



STUDIO ACCESSIBLE / ADAPTABLE UNIT PLAN | 1/4" = 1'-0" | 5

FLOOR PLAN

12E APARTMENTS

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

1 ELEVATION - EAST

1/8" = 1'-0"

2 ELEVATION - SOUTH

1/8" = 1'-0"

3 ELEVATION - COURTYARD NORTH

1/8" = 1'-0"

EXTERIOR ELEVATIONS

12E APARTMENTS

19-6

560 HIGUERA STREET, SUITE C
SAN LUIS OBISPO, CA 93401
TEL (805) 476-0395

SHEET NOTES - SD-201

1. PLASTER, SEE LEGEND
2. VERTICAL RIB METAL PANEL - GREY, SEE LEGEND
3. BLACK METAL WINDOW SYSTEM
4. BLACK HORIZONTAL METAL RAILING
5. STACKING BOND BLOCK WALL, GREY
6. DECORATIVE PERFORATED METAL GATE
7. CONCRETE PLANTERS WITH STACKED BOND BRICK VENEER TO BUILDING
8. PTAC UNITS PAINTED TO MATCH EXTERIOR WALL MATERIAL

MATERIAL LEGEND

1 ELEVATION - NORTH

1/8" = 1'-0"

2 ELEVATION - WEST

1/8" = 1'-0"

3 ELEVATION - COURTYARD SOUTH

1/8" = 1'-0"

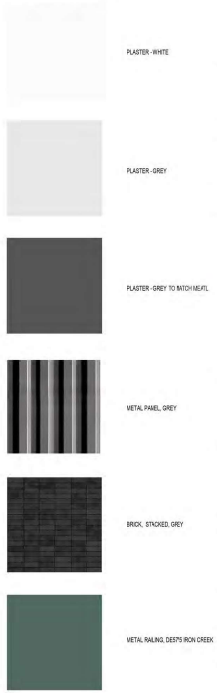
196

560 HIGUERA STREET, SUITE C
SAN LUIS OBISPO, CA 93401
TEL (805) 476-0395

SHEET NCTES - SD-202

1. PLASTER, SEE LEGEND
2. VERTICAL RIB METAL PANEL - GREY, SEE LEGEND
3. BLACK METAL WINDOW SYITEM
4. BLACK HORIZONTAL METAL RAILING
5. STACKING BOND BLOCK WALL, GREY
6. DECORATIVE PERFORATED METAL GATE
7. CONCRETE PLANTERS WITH STACKED BOND BRICK VENEER TO BUILDING
8. PTAC UNITS PAINTED TO MATCH EXTERIOR WAL MATERIAL

MATERIAL LEGEND



EXTERIOR ELEVATIONS

12E APARTMENTS

19-6
560 HIGUERA STREET, SUITE C
SAN LUIS OBISPO, CA 93401
TEL (805) 476-0399

1 E STREET SCAPE ELEVATIONS
1/16" = 1'-0"

2 12TH STREET ELEVATION
1/16" = 1'-0"

3 CHINATOWN ALLEY SCAPE ELEVATION
1/16" = 1'-0"

STREETSCAPE ELEVATIONS

12E APARTMENTS

EXISTING TREES:

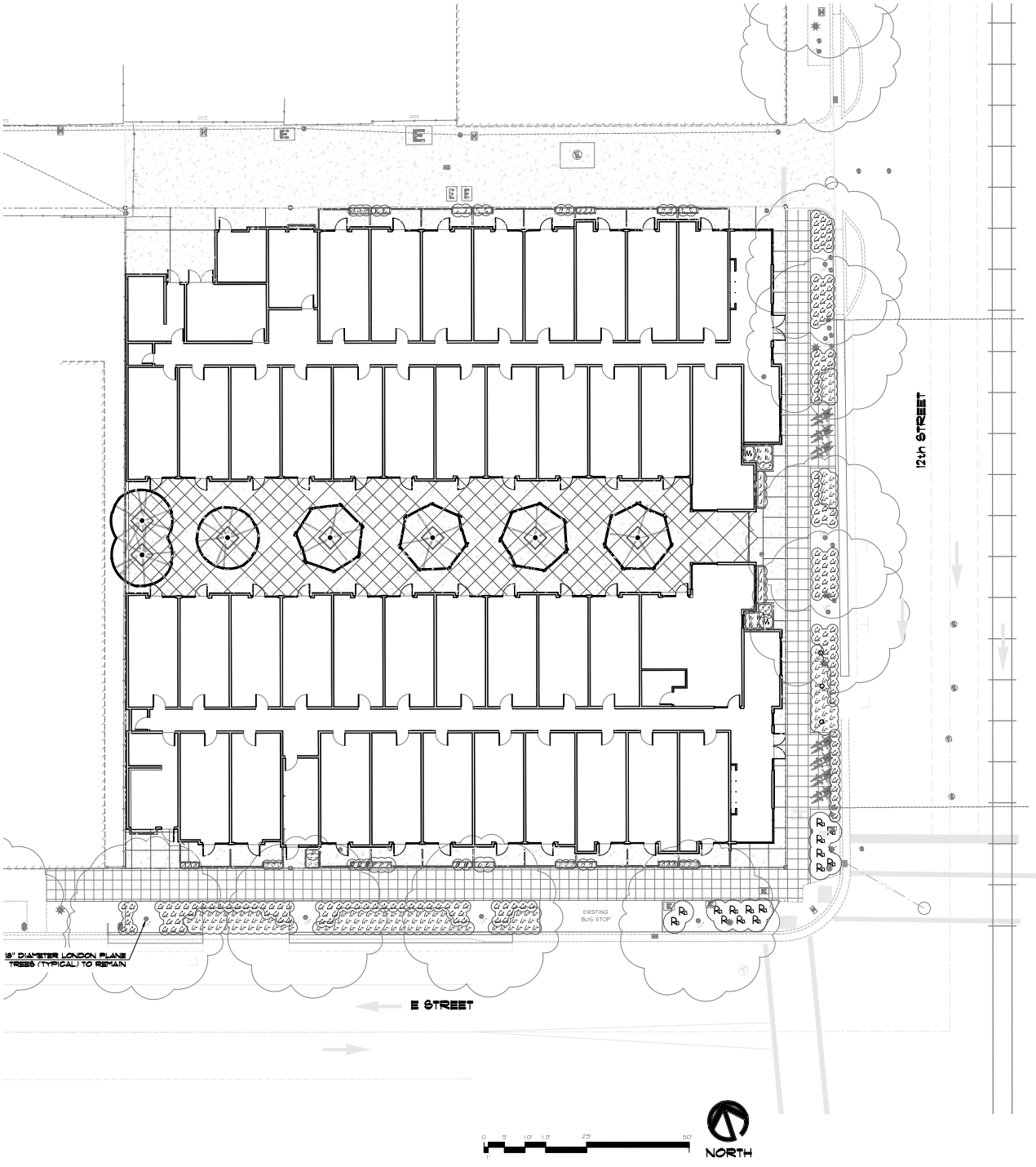
EXISTING TREES (18" PLATANUS ACERIFOLIA) WILL BE PRUNED IN ACCORD WITH AN ADMINISTRATIVE TREE PERMIT.

PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY	REMARKS
	ACER PALMATUM 'SANGO KAKU'/JAPANESE MAPLE	24" BOX	6	MODERATE WATER USE
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'/COMPACT SOUTHERN MAGNOLIA	24" BOX	3	MODERATE WATER USE
ALB	A ALOE X. 'BLUE ELF'/BLUE ELF ALOE	1 GALLON	6	
ANG	AN ANIGOZANTHOS X. 'AMBER VELVET'/KANGAROO PAW	1 GALLON	5	
BER	B BERGENIA CRASSIFOLIA/WINTER BERGENIA	1 GALLON	9	
BUL	BU BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM	1 GALLON	6	NO "HALLMARK"
CKO	CK CAREX DIVULSA/EURASIAN GRAY SEDGE	1 GALLON	160	
CKO	C CAREX OSHIMENSIS 'EVEREST'/VARIEGATED JAPANESE SEDGE	1 GALLON	4	
DNC	D DIANELLA REVOLUTA 'BABY BUSS'/BLACK FLAX LILY	1 GALLON	13	
ERI	E ERIGERON KARVINSKIANUS/FLEABANE	1 GALLON	2	
GER	G GERANIUM X. 'CANTABRIGIENSE 'BIOKOVO'/BIOKOVO CRANESBILL	1 GALLON	3	
HLO	H HELLEBORUS ARGUTIFOLIUS 'PACIFIC FROST'/CORSICAN HELLEBORE	1 GALLON	10	
IRD	I IRIS DOUGLASIANA/DOUGLAS IRIS	1 GALLON	10	
LMB	LA LOMANDRA LONGIFOLIA 'LOMLON'/LIME TUFF MAT RUSH	1 GALLON	126	
MHV	M MAHONIA X. MEDIA 'MARVEL'/MARVEL MAHONIA	5 GALLON	2	
PAV	P PHYLLOSTACHYS AUREA/GOLDEN BAMBOO	5 GALLON	1	
PNH	PE PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P.'/BEARD TONGUE	1 GALLON	3	
ROF	R8 ROSA X. 'MEIMIRROTE'/APRICOT DRIFT ROSE	2 GALLON	15	

Required Tree Preservation Measures for City and Private Protected Trees

1. This project shall contract with a project arborist experienced with tree protection and construction that is required to:
   a. Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.
   b. Visit the site before and after demolition, grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.
   c. Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.
   d. The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.
2. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.
   a. Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by ¾-inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.
3. Right-of-way planters and City trees shall be separated from the construction site with a six-foot high chain link fence that shall remain throughout the duration of the project to protect trees and to prevent construction traffic from compacting the soil in the planters.
4. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.
5. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Qualified Arborist. Submit a tree permit application and a tree protection plan created by a Qualified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.
6. All excavation, grading or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.
7. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.
8. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
9. There shall be no soil compaction within the dripline of protected trees.
10. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.
11. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning or boring.
12. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids and any other activities that may have negative impacts on the trees and soil.
13. All trees shall be watered regularly according to the recommendation of the project arborist.
14. The applicant shall be financially responsible for any damage to the city trees associated with the project. Accidental or negligent actions that damage city trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.



Garth Ruffner
Landscape Architect
(916) 797-2879
4120 Douglas Blvd. #306-301, Roseville, California 95746
GarthRuffner.com CA Landscape Architect #2808

Project:

12E HOUSING

NE CORNER OF 12th ST. & E ST.
CITY OF SACRAMENTO
CALIFORNIA

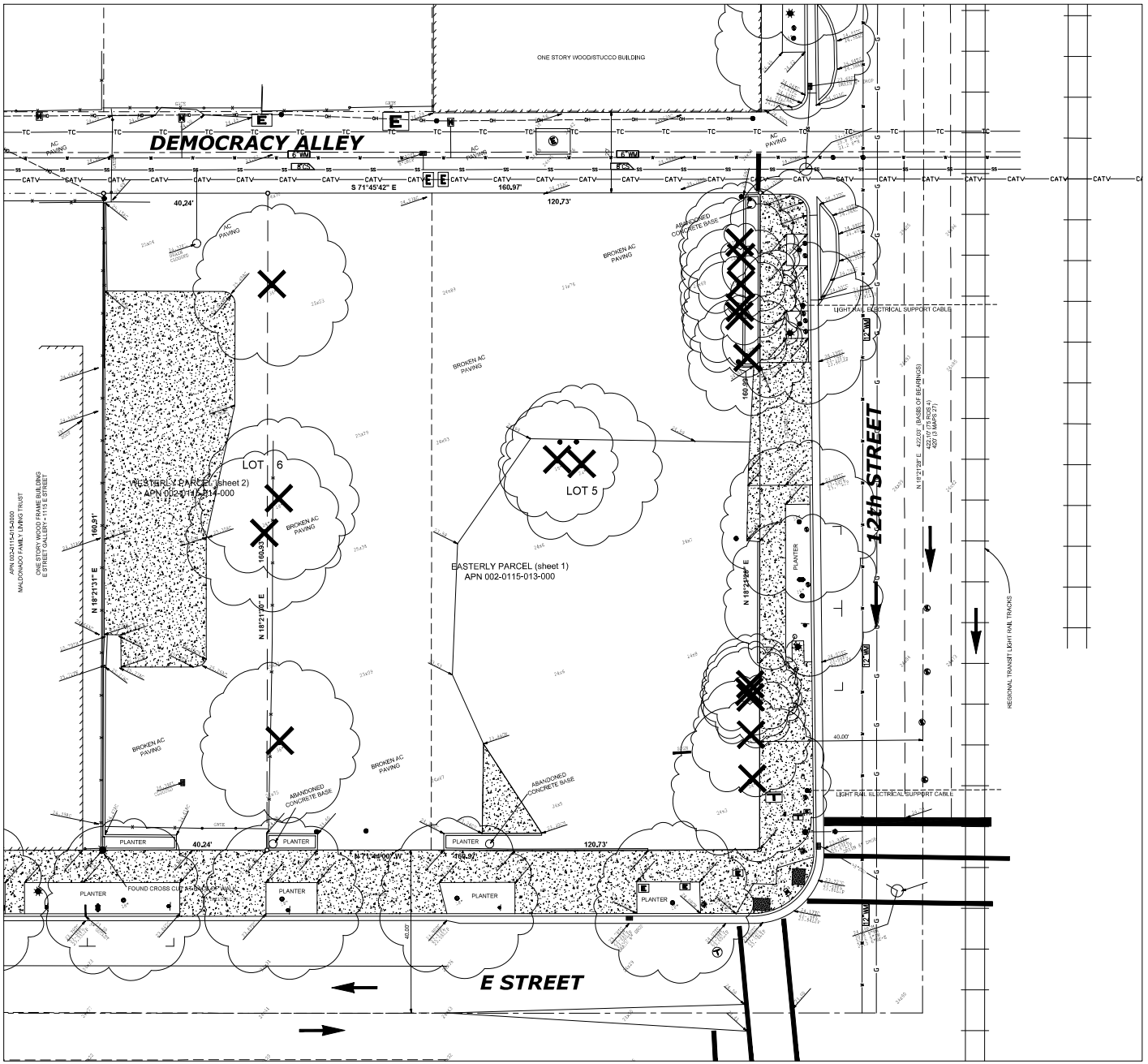
FOR UC-IBEX 12E LLC

Sheet Title:

PRELIMINARY LANDSCAPE PLAN

Date: APR. 11, 2024
Scale: 1"=10'-0"
Job Number: 43025
Sheet Number: LA of 1

Apr 11, 2024 - 2:39pm



TREE REMOVAL LEGEND:

X — EXISTING TREE TO BE REMOVED (SEE ARBORIST REPORT)

NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY MORROW SURVEYING, DATED APRIL 2023.
2. REFER TO PROJECT ARBORIST REPORT FOR TREE REMOVAL, PRUNING, AND PROTECTION RECOMMENDATIONS.
3. A SEPARATE TREE PERMIT APPLICATION HAS BEEN SUBMITTED FOR THIS PROJECT.
4. REFER TO CONCEPT LANDSCAPE PLAN FOR MORE INFORMATION ON CITY STREET TREES.

SCALE BAR 1"=10'
0' 5' 10' 20' 30'

DESIGNED BY: KH
DRAWN BY: KH
CHECKED BY: KH
SCALE: AS SHOWN

NO. | DATE | REVISIONS | BY

12E APARTMENTS
SACRAMENTO CALIFORNIA

VERTICAL PACIFIC
Sacramento, CA
admin@vp-civil.com

DATE SIGNED:
THESE DRAWINGS ARE NOT CONSIDERED FINAL UNTIL THE DATE HAS BEEN SIGNED AND DATED.

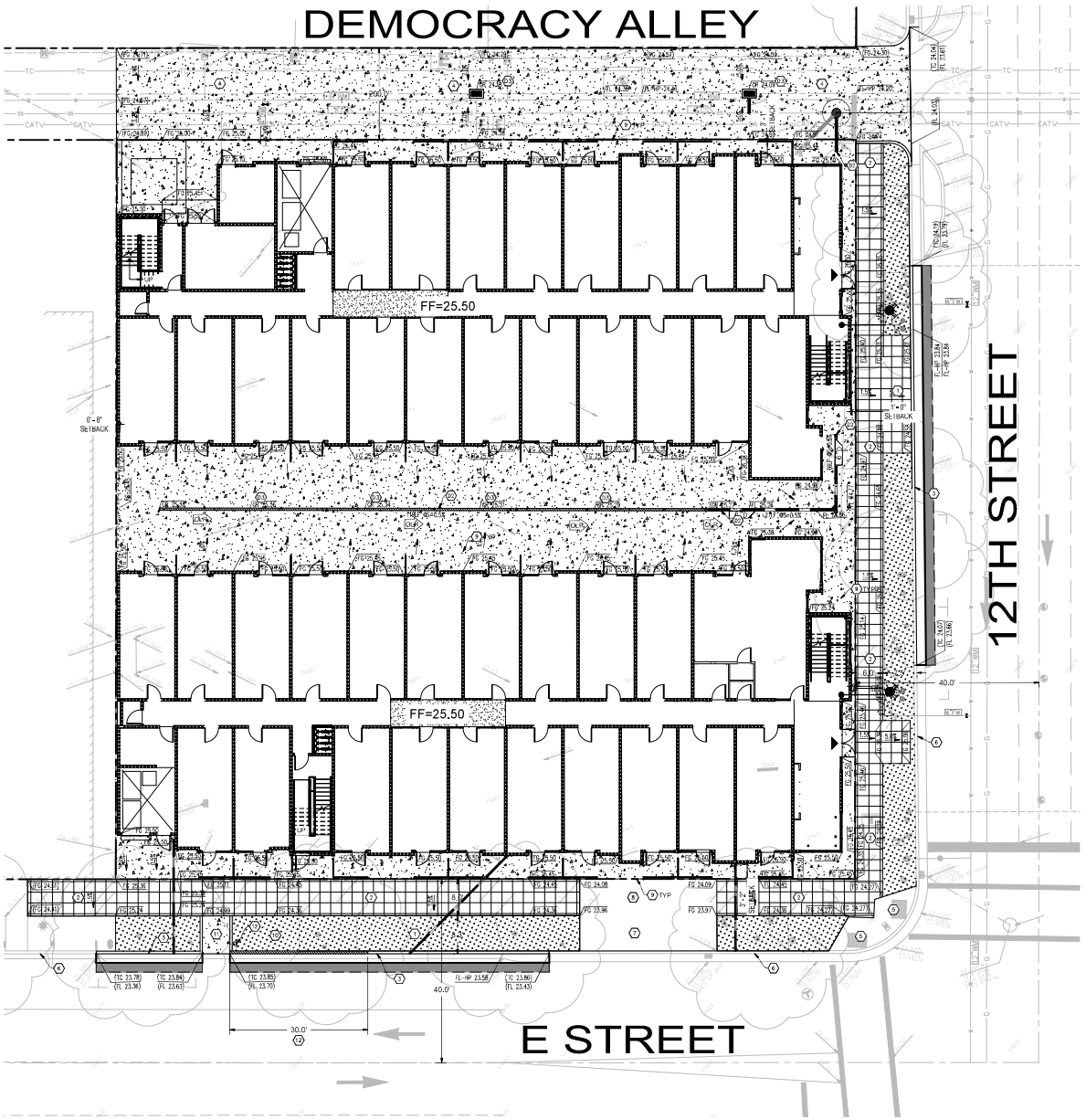
PRELIMINARY NOT FOR CONSTRUCTION

EXISTING CONDITIONS

SHEET: C1.0 OF

DATE: 05/21/24
JOB NO: 1007

© Land Development Engineering | Project 1007 - 12E - J:\Current Projects\1007 - 12E - J\Civil\Drawings\Sheets\C1.0 EXISTING CONDITIONS.dwg - Layout: C1.0 EXISTING CONDITIONS - 5/21/2024 - 1:30PM - Plotted by: Kyle



LEGEND:

- NEW SIDEWALK PAVEMENT WITH HISTORICAL SCORING PATTER (PER CITY OF SACRAMENTO STANDARDS)
- NEW CONCRETE PAVEMENT
- PROPOSED PLANTER AREA- REFER TO LANDSCAPE PLANS.
- NEW ASPHALT PAVEMENT (MATCH EXISTING OR 4"A.C./12"A.B. MINIMUM)
- NEW TYPE 2 CURB & GUTTER PER CITY OF SACRAMENTO STANDARD DWG. T-11
- /TG 24.10 MATCH GRADE
- /FG 24.10 FINISHED GRADE ELEVATION
- /FL 24.10 FLOWLINE ELEVATION
- /TC 24.10 TOP OF CURB ELEVATION
- SAWCUT LINE
- PVC SDR-35 STORM DRAIN PIPE
- STORM DRAIN CLEANOUT
- TYPE B MODIFIED DRAIN INLET
- TRENCH DRAIN

PRELIMINARY CONSTRUCTION NOTES:

1. EXISTING DRIVEWAY TO BE REMOVED.
2. PLACE NEW SIDEWALK WITH HISTORIC SCORE PATTERN.
3. INSTALL NEW TYPE 2 CURB & GUTTER.
4. INSTALL NEW ALLEY PAVEMENT.
5. EXISTING ADA RAMP TO REMAIN.
6. EXISTING CURB & GUTTER TO REMAIN.
7. EXISTING BUS STOP PAD & SIGNAGE TO REMAIN.
8. EXISTING SIDEWALK TO REMAIN.
9. PROPOSED ABOVE-GROUND PLANTER. SEE LANDSCAPE PLAN.
10. EXISTING DRIVEWAY TO REMAIN FOR TRASH SERVICES & WASTE MANAGEMENT ACCESS.
11. INSTALL 6 FOOT CURB CUT FOR TRASH BIN ACCESS.
12. INSTALL 30' LOADING ZONE WITH CURB STRIPING AND LOADING ZONE SIGNAGE.

PRELIMINARY STORM DRAIN NOTES:

20. INSTALL 8" TRENCH DRAIN.
22. INSTALL 6" STORM DRAIN SERVICE WITH CONNECTION TO BUILDING DRAIN SYSTEM.
23. INSTALL ALLEY DRAIN INLET & CONNECT TO EXISTING CSS MAIN.

IMPERVIOUS AREA INFORMATION:

TOTAL SITE AREA: 0.59 AC / 25,909 SF

EXISTING ON-SITE IMPERVIOUS AREA: 9,573 SF - 37% OF TOTAL AREA

PROPOSED ON-SITE IMPERVIOUS AREA: 25,909 SF - 100% OF TOTAL AREA

CHANGE IN IMPERVIOUS AREA: +16,336 SF / 63%

NOTES:

1) PROPOSED IMPERVIOUS AREAS LISTED ARE APPROXIMATE AND ARE REFLECTIVE OF THE PROJECT AT ITS CURRENT STATUS.

2) DEVELOPER INTENDS TO PAY THE IMPACT FEE (IN ACCORDANCE WITH CITY OF SACRAMENTO STANDARDS SECTION 9.4.5 PART 1) IN LIEU OF PROVIDING ON-SITE DETENTION.

NOTES

1. THIS EXHIBIT IS BASED ON THE PRELIMINARY 12TH AND E SITE PLAN PREPARED BY 1908K ARCHITECTS DATED APRIL 2023.
2. THIS GRADING AND DRAINAGE PLAN IS PRELIMINARY IN NATURE AND WAS PREPARED SOLELY TO ILLUSTRATE PROJECT PROPOSED GRADING AND DRAINAGE CONCEPTS AS REQUIRED FOR CITY THE ENTITLEMENT APPLICATION. FINAL DESIGN MAY VARY FROM THAT SHOWN HERON AS THE DESIGN PROGRESSES.
3. PROPOSED ELEVATIONS (INCLUDING FINISHED FLOOR ELEVATIONS) SHOWN PER PLAN ARE ESTIMATES ONLY. ACTUAL ELEVATIONS MAY CHANGE DURING FINAL DESIGN.
4. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED APRIL 2023.
5. EXISTING UTILITY IMPROVEMENTS ARE BASED ON AVAILABLE CITY BASE UTILITY MAPS AND RECORD DRAWINGS. ACTUAL SIZES, TYPES AND LOCATIONS MAY CHANGE PENDING FURTHER DESIGN COORDINATION EFFORTS.
6. NO EXISTING ON-SITE DRAINAGE COURSES, ETC.

SCALE BAR 1"=10'

DESIGNED BY: KH
DRAWN BY: KH
CHECKED BY: KH
SCALE: AS SHOWN

NO.	DATE	REVISIONS	BY	APPD.

12E APARTMENTS

SACRAMENTO CALIFORNIA

VERTICAL PACIFIC
Sacramento, CA
admin@vp-civil.com

DATE SIGNED:
THESE DRAWINGS ARE NOT CONSIDERED FINAL UNTIL THE DATE IS SHOWN HEREON HAS BEEN SIGNED AND DATED.

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER E. SIMAS No. C88595 CIVIL STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY GRADING & DRAINAGE

SHEET C2.0 OF

DATE: 05/21/24

JOB NO: 1007

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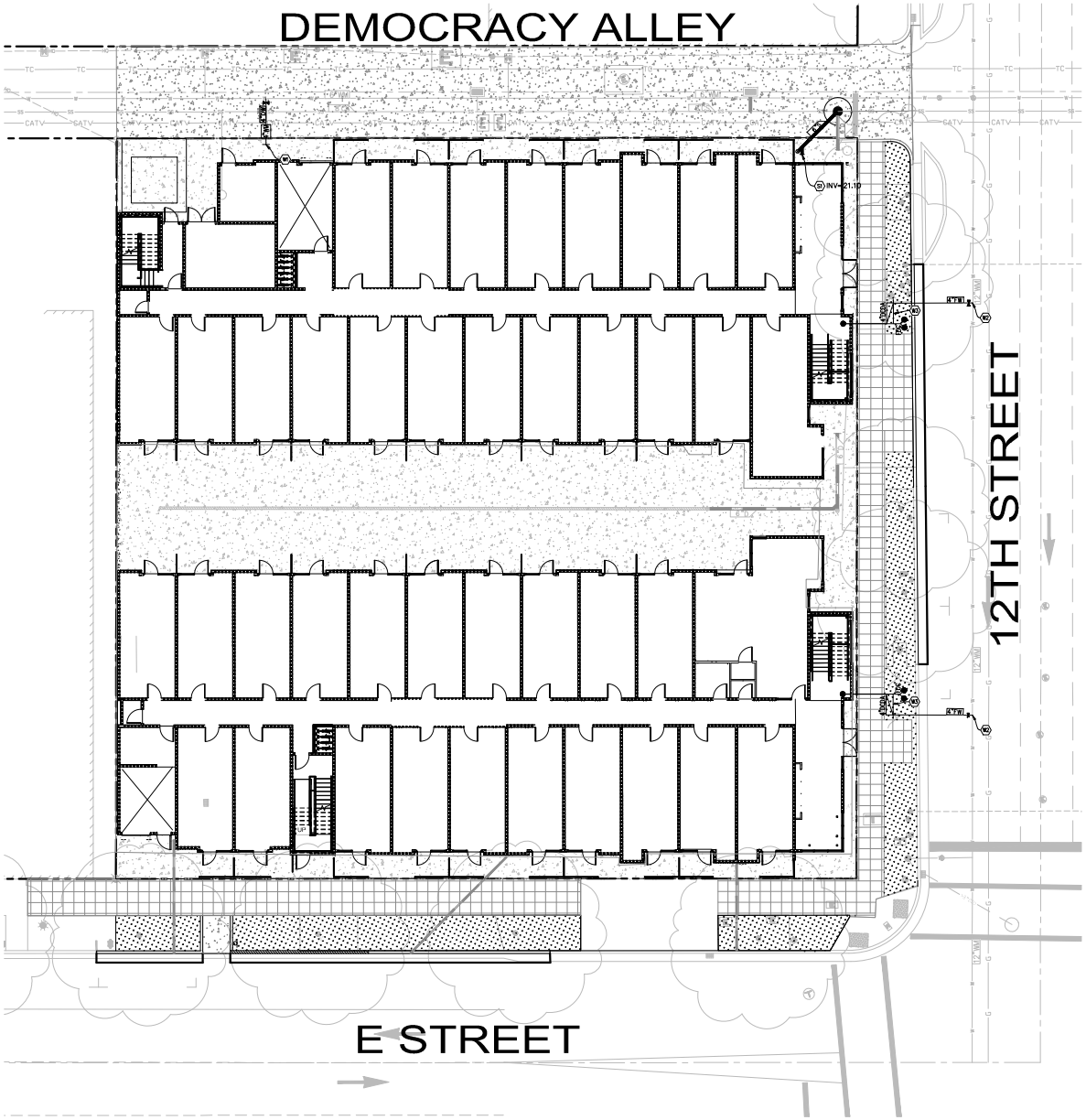


LEGEND:

- 4"MW — WATER METER
- 4"DW — DOMESTIC WATER SERVICE
- 6"FW — FIRE WATER SERVICE
- WATER VALVE
- FDC — FIRE DEPARTMENT CONNECTION
- 8"FW — FIRE HYDRANT AND LEAD
- SEWER CLEANOUT
- 4"S — SEWER SERVICE

PRELIMINARY SEWER NOTES:

(S1) INSTALL SANITARY SEWER SERVICE @ S=2% TO WITHIN 5' OF BUILDING WALL & CONNECT TO EXISTING CSS MAIN.

PRELIMINARY WATER NOTES:

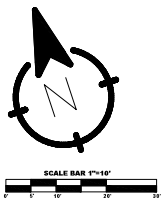
(W1) INSTALL DOMESTIC WATER SERVICE & METER BOX & CONNECT TO EXISTING MAIN. BACKFLOW PREVENTOR TO BE INSTALLED INSIDE UTILITY ROOM.

(W2) INSTALL FIRE SPRINKLER SERVICE & CONNECT TO EXISTING MAIN.

(W3) INSTALL 6" DCDA WITH MOUNTED FDC.

NOTES

1. THIS EXHIBIT IS BASED ON THE PRELIMINARY 12TH AND E SITE PLAN PREPARED BY 195IX ARCHITECTS DATED APRIL 2023.
2. THIS UTILITY PLAN IS PRELIMINARY IN NATURE– FINAL DESIGN MAY VARY FROM THAT SHOWN HERON AS THE DESIGN PROGRESSES.
3. PROPOSED INVERT ELEVATIONS SHOWN PER PLAN ARE ESTIMATES ONLY. ACTUAL ELEVATIONS MAY CHANGE DURING FINAL DESIGN.
4. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED APRIL 2023.
5. EXISTING UTILITY IMPROVEMENTS ARE BASED ON AVAILABLE CITY BASE UTILITY MAPS AND RECORD DRAWINGS. ACTUAL SIZES, TYPES AND LOCATIONS MAY CHANGE PENDING FURTHER DESIGN COORDINATION EFFORTS.



DESIGNED BY: KH
DRAWN BY: KH
CHECKED BY: KH
SCALE: AS SHOWN

NO.	DATE	REVISIONS	BY

12E APARTMENTS

SACRAMENTO CALIFORNIA

VERTICAL PACIFIC

Sacramento, CA
admin@vp-civil.com

DATE SIGNED:

THESE DRAWINGS ARE NOT CONSIDERED FINAL UNTIL THE REGISTERED SEAL BELOW HAS BEEN SIGNED AND DATED.

PRELIMINARY WATER & SEWER PLAN

SHEET C3.0 OF

DATE: 05/21/24

JOB NO: 1007

© Land Development Engineering | Project 1007 - 12E - 2C Gateway Apartments | 2024 07 16.dwg - Layout: C3.0 PRELIMINARY WATER & SEWER PLAN | 7/16/2024 - 1:12:49 PM | Plotted by: Kate

Housing Development Toolkit Map (Beta Version)

Layers can be filtered **individually** using the tools below. For more information please see the User Guide.

Land Use and Zoning

General Plan Land Use

Apply | Cancel

Maximum FAR (Floor Area Ratio)

Apply | Cancel

Minimum FAR (Floor Area Ratio)

Apply | Cancel

Zoning

Zoning is

C-2 - General Commercial

Choose from drop down

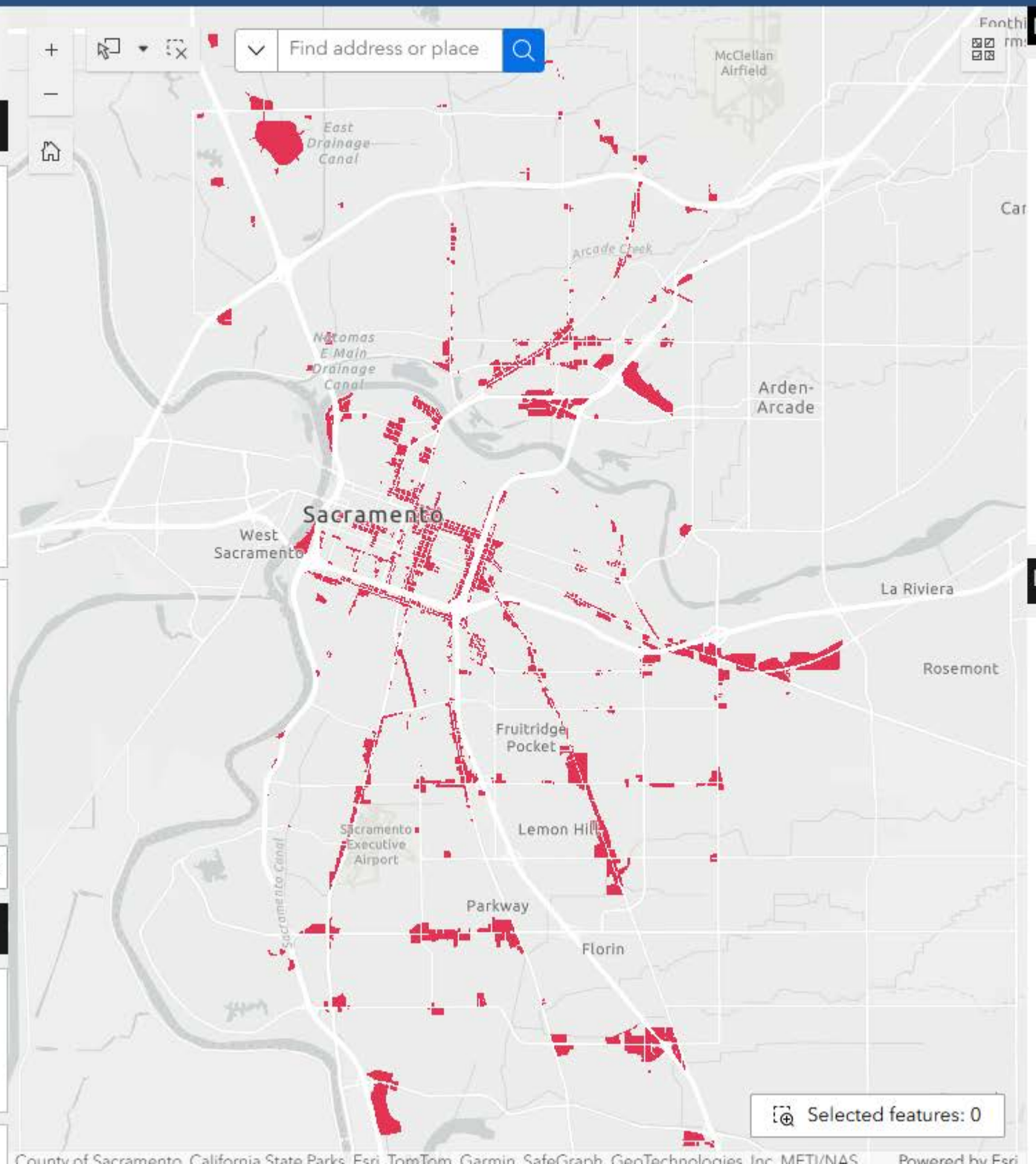
Apply | Cancel

Floodplain and Stormwater Drainage

Stormwater Drainage Infrastructure at High Priority Housing Development Areas

Apply | Cancel

FEMA Digital Flood Insurance Rate Map



Map Layer List

Development Areas

2040 General Plan

Zoning

2025 CTCAC/HCD Opportunity Areas

Magpie Creek Local Floodplain

FEMA Digital Flood Insurance Rate Map

Addresses

Parcel Centroid

Map Legend

M-2 - Heavy Industrial

MIP - Manufacturing - Industrial Park

MRD - Manufacturing, Research and Development

C-1 - Limited Commercial

C-2 - General Commercial

C-3 - Central Business District

C-4 - Heavy Commercial

EC - Employment Center

HC - Highway Commercial

OB - Office Building

SC - Shopping Center

A - Agricultural

Agriculture-Open Space

City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
CityofSacramento.org/dsd

City of Sacramento Ministerial Approval of Infill Housing Development Projects Planning-Approval Only

Application Form

Please complete all sections, providing as much detail as possible regarding the scope of your proposal.

Subject Site Information

Project Name: Stockton Blvd - West Parcel

Site address or location of property: 4601 10th Ave

Assessor's Parcel Number(s): 01402220690000

Total property size in acres (Gross/Net): C-2 = 1.08 Acres, RMX = 0.42, Total = 1.5 Acres

Square feet if less than one (1) acre:

Property Owner Information

Contact name: Dan Weinstein

Company name: LW UC Davis Med LLC

Mailing Address: 11828 La Grange

City: Los Angeles State: CA Zip: 90025

Phone: 310-849-4035 Ext: Fax:

Email Address: Sahel@ctihousing.com

Applicant Information

Contact name: Judson Buttner

Company name: Lorcan O'Herlihy Architects (LOHA)

Mailing Address: 4106 W Jefferson Blvd

City: Los Angeles State: CA Zip: 90016

Phone: 310-657-4363 Ext: Fax:

Email Address: jb@loharchitects.com

Staff Use Only

Date Filed: _____ Received By: _____

File Number: _____

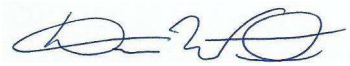
Letter of Agency from Property Owner

This section of the application is required to be completed if this application is submitted by someone other than the property owner.

I, the undersigned legal owner of record, hereby grant permission to: LORCAN O'HERLIHY ARCHITECTS

Name of Applicant

to apply for a ministerial housing project proposed for my property.



Signature of Property Owner

5/18/2021

Date

Project Narrative

Please describe the scope of work being proposed for review:

The project is a residential mixed use building with 130 dwelling units, ground floor parking, residential amenities, and 1,000sf of retail. All parking is on grade and there is no subterranean level. The project varies in height from 3 stories at 9th Ave and 10th Ave to 5 stories at the corner of Stockton Blvd and 10th Ave. The maximum proposed height is 55ft measured to the plate line. The project includes 2-4 levels of type VA construction and limited Type IA construction at the ground level. Podium level amenity spaces and pool are included.

Objective Requirements

The proposed development will be evaluated against the eligibility requirements, objective development standards, and the Citywide Infill Housing Design Standards. If the project meets these requirements and standards, the planning application will be approved.

Please answer "yes", "no", or "N/A" (not applicable) to the items below and provide the requested information. In order to be eligible to use the ministerial approval of infill housing process and this application, the proposed project must meet all eligibility requirements below (as indicated by the shaded box).

	Eligibility Requirements	Yes	No	N/A	Staff
1.	Is the project a residential development with two or more housing units? (Single unit dwellings are not eligible to be reviewed under this ministerial process unless they include an attached accessory dwelling unit) (City Code Section 17.860.030.A.1.) *Number of units:* 130	X			Y
2.	The project does not require a conditional use permit, variance, legislative change request, or any other discretionary entitlement or request (City Code Section 17.860.030.A.2.)	X			Y
3.	The project is an infill project as defined in City Code Section 17.108.100 (per City Code Section 17.860.030.A.3.)	X			Y
4.	If a mixed-use building, is the residential square footage at least 2/3 of the gross building square footage? (City Code Section 17.860.030.A.4.)	X			Y
5.	The design, layout, and physical characteristics of the project are consistent with, and do not deviate from, the city's development standards and design guidelines (per City Code Section 17.860.030.A.5.)	X			Y
6.	The project is consistent with the general plan and any applicable specific plan or transit village plan (City Code Section 17.860.030.A.7.)	X			Y
7.	Does the project involve any of the following? Check below. □ The demolition of dwelling units occupied by one or more tenants in a multi-unit dwelling within one year prior to the time an application is submitted for approval (City Code Section 17.860.030.A.6.a.) □ The demolition of dwelling units subject to an affordable housing regulatory agreement (City Code Section 17.860.030.A.6.b.) □ A reduction in the total number of dwelling units on the site (City Code Section 17.860.030.A.6.c.)		X		N
8.	Does the project involve a historic or cultural resource? (City Code Section 17.860.030.A.8.)		X		N
9.	Is the site located in any of the following areas or does the site include any of the following? *Please note:* By checking "yes" or "no" the applicant is stating that they have verified the information and will provide documentation upon request. (City Code Section				

	Eligibility Requirements	Yes	No	N/A	Staff
	17.860.030.A.9., a. through j.) Staff exercises the right to accept documentation from other sources if deemed to be more authoritative. ○ a. Planned unit development (see here) ○ b. Within a historic district listed on the Sacramento register, the National Register of Historic Places, or the California Register of Historical Resources (see here for the Sacramento register and see the Built Environment Resources Directory, or BERD, here for California and National historic resources) ○ c. On or within 1,000 feet of an existing or former landfill ○ d. Designation as a hazardous waste site (see https://geotracker.waterboards.ca.gov/ and https://www.envirostor.dtsc.ca.gov/public/) unless the appropriate enforcement agency has cleared the site for residential use ○ e. An existing mobile home park (see https://www.hcd.ca.gov/casas/cmirMp/onlineQuery) ○ f. Protected species (see https://wildlife.ca.gov/conservation/cesa) ○ g. Wetlands (see https://www.fws.gov/wetlands/data/mapper.html) ○ h. Land identified for conservation (see https://www.fws.gov/sacramento/es/Habitat-Conservation-Plans/) ○ i. Conservation areas/easements (see https://www.conservation.ca.gov/dlrp/fmmp) ○ j. Archaeological resources, paleontological resources, tribal cultural resources, or human remains		X		N[1]

M / l·äŜ: T10000017403 - Status: Open Site Assessment

bh¢9 ! y ! ŏŏŜfl· Ƙ2fŘ has been placed on this project file (IR20-347) that required further documentation clearing the site for residential use from Sacrament County Environmental Management Department (SCEMD) and Central Valley Regional Water Quality Control Board (CBRWQCB) prior to issuance of any Building Permits. All documentation to be provided to City of Sacramento Planning Department

Please answer “yes”, “no”, or “N/A” (not applicable) to the items below and provide the requested information. In order to be approved, the project must meet all the applicable objective standards below (1-32):

	Objective Development Standards (1-32)	Yes	No	N/A	Staff
General Standards					
1.	Does the site have a **General Plan** designation that allows development at the proposed density/FAR? *General Plan designation:* URBAN CORRIDOR LOW *Allowed Density/FAR:* C2 Zone:110 DU/Acre = 119 DU, RMX Zone:60 DU/Acre = 25 DU, FAR = 0.3-3.0 *Project Density/FAR:* C-2 Zone: 107 DU / 2.1 FAR, RMX Zone: 23 DU / 1.39 FAR	X			Y
2.	Does the site have a **zoning designation** that allows residential development at the proposed density? *Zoning designation:* C2, RMX *Allowed density:* C2 Zone:110 DU/Acre = 119 DU, RMX Zone:60 DU/Acre = 25 DU *Proposed density:* C-2 Zone: 107 DU, RMX Zone: 23 DU, Total Unit Count = 130 DU	X			Y
3.	Are all proposed **use(s)** allowed by-right in the zone? *Proposed uses:* Residential Dwelling, Multi Unit Retail Store	X			Y
4.	Does the proposed development meet the Citywide Infill Housing Design Standards?	X			Y
5.	Does the development meet the **lot coverage** requirement? *Maximum lot coverage:* None for C2 zone, None specified for RMX zone *Proposed lot coverage:* C2: 77%, RMX: 61%, Site Avg: 73%	X			Y
6.	Are all new structures at or below the **height** limit in the zone? *Maximum allowed height:* Varies 45ft- 65ft *Proposed height to plate line:* Varies 35ft- 55ft	X			Y
7.	Do all **roof structures** comply with the requirements in City Code Section 17.600.145? *Roof structures/height:* Within 20% of height limit depending on level	X			Y
8.	Do all proposed **duplex dwellings** meet the architectural design standards in City Code Section 17.600.110?			x	N/A

	Objective Development Standards (1-32)	Yes	No	N/A	Staff
9.	Do all new structures meet the required front, rear, interior side, and street side **setbacks**? Allowed exceptions can be found in City Code Section 17.600.125. *List applicable exceptions:* _____	X			Y
10.	If the site is less than five acres in size, is all development setback a minimum of 20-feet from the landside toe of any **flood control levee**? If five acres in size or greater, is all development setback a minimum of 50-feet? *Size of development site:* _____			X	N/A
11.	Does the development meet **open space** requirements for two units, multi-unit dwelling, and/or office uses? (City Code Sections 17.600.135 and 17.600.140 or unless specified in a special planning district). *Open Space provided (sq.ft.):* 16,913 SF	X			Y
12.	If a mixed use project, does the development meet the **architectural design standards** for vertical mixed use development in City Code Section 17.600.150?	X			Y
13.	If located within ¼ mile of a **light rail transit** station, does the site development meet the standards in City Code Section 17.600.160?			X	N/A
14.	Is all **mechanical equipment** screened from view from adjacent streets and public areas? (Section 17.600.165)	X			Y
Parking and Maneuvering					
15.	Does the project provide the minimum required vehicle **parking** and not exceed the maximum allowed, if applicable? (City Code Section 17.608) *Minimum required parking:* 0.5 x 130 DU = 65 Res Stalls + 1 / No Retail Req'd *Maximum required parking:* No Max *Parking provided:* 128 Residential Parking Stalls.	X			Y
16.	Does the site plan/floor plan depict the location of the required minimum amount of short-term and long-term **bicycle parking**? [Table 17.608.030C and 17.608.040(N)] *Minimum required parking:* Long Term: 65 Res, 2 Retail, Short Term: 13 Res, 2 Retail *Maximum required parking:* *Parking provided:* Long Term: 65 Res, 2 Retail, Short Term: 13 Res, 2 Retail	X			Y
17.	Do all bicycle racks and layouts meet the City of Sacramento Bike Rack Design and Placement Design Standards?	X			Y
18.	Do all **driveways** comply with the objective standards in City Code Section 17.508, including minimum width and location?	X			Y

	Objective Development Standards (1-32)	Yes	No	N/A	Staff
19.	Do all **parking spaces** comply with parking facility standards, including the location of parking, minimum width, length, and maneuvering, ratio of compact spaces, and overhang into planter areas? (City Code Section 17.608.040) *Number of compact spaces/% of total:* 50%	X			Y
20.	Does exterior **lighting** in vehicle and bike parking areas comply with the requirements in City Code Section 17.608.040(L)?	X			Y
21.	Do all required **loading and unloading areas** meet the requirements of City Code Section 17.608.050?	X			Y
Landscaping and Paving					
22.	Do all duplex dwellings and multi-unit dwellings meet the **landscaping** requirements in City Code Section 17.612.010(A)?			X	Y
23.	If a multi-unit dwelling or mixed-use project, does the site comply with the **landscape planter** requirement in City Code Section 17.612.010(B)?	X			Y
24.	Does the site meet paving requirements in City Code Section 17.612.020?	X			Y
25.	Does the site plan show the minimum **walkway** width and comply with other site requirements in City Code Section 17.612.030?	X			Y
26.	Does the landscape plan demonstrate compliance with the **tree shading** requirements for parking lots? (City Code Section 17.612.040)			X	Y
Recycling and Solid Waste					
27.	Does the site plan depict adequate area to meet the required recycling and solid waste **volume requirements**? (Section 17.616.030)	X			Y
28.	Does the site comply with the development standards for recycling and trash **enclosures** found in City Code Section 17.616.040?	X			Y
Wall, Fence, and Gate					
29.	Does the project meet the **wall and fence** requirements for duplex and multi-unit dwelling developments in City Code Section 17.620.110?	X			Y
30.	If **gates** are proposed, does the site plan demonstrate compliance with design and operations requirements in City Code Article II. Gated Developments?	X			Y
31.	If provided, do **sound walls** comply with the development standards in City Code Section 17.620.320?			X	N/A
32.	Do all **accessory structures**, such as carports, garages, patios, and other enclosed structures meet the development standards in City Code Section 17.624?			X	N/A

Objective Development Standards (1-32)		Yes	No	N/A	Staff
Other (answering "no" does not disqualify the project)					
33.	Please contact the City prior to submitting this application to determine whether a traffic study is needed. Has a City-approved **traffic operations and safety study** been completed and submitted with this application? If not, what is the expected date of completion? *Please note:* The study is not needed if no driveways or curb cuts are proposed as part of the project. The requirement of a traffic operations and safety study will be determined in a pre-application meeting (optional, but highly recommended), prior to a pre-application meeting or through the building permit submittal process. Staff review time can take up to 12 weeks. *Completion Date:* TBD		X		N/A
34.	Does the project include **abandoning easements or rights-of-way?** If so, please note that this requires approval by the City Council as a discretionary action (not ministerial).		X		N/A
35.	Request for information: Does the project include a proposal for a **density bonus**? *Please note:* Density bonus is not required.		N		N
36.	**Advisory Note: The Department of Utilities** will not review this project during this application timeline. One or more studies may be required concerning **water, sewer and/or drainage**. Please note that utility needs will be addressed following Planning approval during the Building permit phase.				
37.	**Advisory Note: Sacramento Municipal Utility District (SMUD) Consultation Meeting strongly recommended**. Infill development can be difficult to serve and may require complex solutions that ensure service to the proposed project, the surrounding properties, as well as access to onsite equipment. SMUD offers a free consultation that can outline potential issues and provide service solutions. Electing to pass over this step could require changes to project design or project delays.				
38.	**Advisory Note:** A permit will be required by another department if "regulated work" concerning a Private Protected Tree or a City Tree is part of the project. (See City Code chapter 12.56)				

Subsequent permitting is required from Urban Forestry for regulated work prior to commencing construction.

Please answer “yes”, “no”, or “N/A” (not applicable) to the items below and provide the requested information. In order to be approved, the project must meet all the applicable objective infill housing design standards below:

Citywide Infill Housing Design Standards		Yes	No	N/A	Staff
1 Site Planning					
1-1	Locate structures so that entries, porches and balconies face a street, alley, or common open space of at least 10’ in width.	X			Y
1-2	For projects of more than 150 dwelling units, provide amenities to serve residents that include at least 1,000 square feet of open park or plaza space, 10 benches and tables, and one play lot for children.			X	N/A
2 Building Orientation					
2-1	Duplex and multi-unit buildings on a site perimeter are to be oriented to the adjacent public street by providing windows from living rooms, dining rooms, kitchens, and bedrooms windows, porches, balconies and entryways or other entry features along the street.	X			Y
2-2	Publicly visible walls containing blank areas of greater than 400 square feet are prohibited.	X			Y
2-3	The main entrances to residential buildings shall face the adjacent roadways and/or open space features.	X			Y
2-4	Pedestrians shall have a path of travel a minimum of 4’ wide and ADA compliant from the principal building entrances to the street.	X			Y
2-5	Windows in buildings are to be designed and located so as not to allow a direct view into directly adjacent building windows.	X			Y
3 Setbacks					
3-1	Multi-unit developments of more than two buildings shall be designed with setbacks that are offset by at least two feet to a street wall.			X	N/A
3-2	Site plans shall have a variation in both the street patterns and the siting of structures so that the appearance of the streetscape is not repetitive. Continuous lines of buildings with the same setback are not allowed. If there is more than one building adjacent to the same street frontage, those buildings shall have different setbacks from the street.	X			Y
3-3	Individual buildings shall be designed with an articulated front; wall surfaces offset by at least 12”, bays, if provided, with a projection of at least 24” and porches closer to the street than recessed garages.	X			Y
4 Vehicle Circulation / Parking					
4-1	Surface parking lots and garages shall be located to the side or rear of buildings or in basements and not adjacent to public roadways.			X	N/A

	Citywide Infill Housing Design Standards	Yes	No	N/A	Staff
4-2	Landscaping a minimum width of 6' clear and walkways a minimum of 4' wide shall be provided between buildings and paved parking areas. Parking directly against buildings is not allowed.	X			Y
4-3	Parking fields are to be constructed as small lots no larger than 50 cars per individual lot and may be interconnected by drive aisles if separated by landscaped medians not less than 10' in width and planted with trees and landscaping.			X	N/A
4-4	Covered parking may be provided but it shall not interfere with pedestrian access or access to interior common spaces.	X			Y
5 Garages / Carports					
5-1	Carport roofs shall match the materials and colors of the structures. If carport roofs are flat or need to vary from the design of adjacent buildings, they shall be located interior to the site and shielded from street views.	X			Y
5-2	Setbacks of garages shall be varied by at least 2 feet between buildings to avoid a singular line of garage walls. Garage entrance shall be on the side or the rear if feasible.			X	N/A
5-3	Rows of garages or carports around the perimeter of a development are not allowed adjacent to any public street.			X	N/A
6 Pedestrian Circulation					
6-1	Pedestrian walkways and paths of travel shall not be combined with, or be a part of driveways unless textures, patterns, and colors are provided to designate pedestrian crossing areas and entries. Pedestrian walkways adjacent to parking areas and driveways shall have a minimum grade separation of 6".	X			Y
6-2	Pedestrian pathways shall include landscaping. Amenities such as trellises and benches shall be provided on any pedestrian path longer than 200 feet.	X			Y
7 Common Open Space					
7-1	All units that overlook interior common spaces shall have kitchen, living room, or bedroom windows that allow residents to see the common space areas.	X			Y
7-2	Common facilities that are located on the ground level such as recreation rooms, and laundry and mail areas shall be located adjacent to any ground level common open space and connected by pedestrian ways a minimum of 4 feet wide.	X			Y
8 Landscaping					
8-1	Exterior spaces shall be designed to provide a path of travel to the public street with landscape that includes trees and ground plants.	X			Y
8-2	Street-facing elevations, if provided with a setback, shall be designed with landscaping adjacent to their foundation or porch face.	X			Y

	Citywide Infill Housing Design Standards	Yes	No	N/A	Staff
8-3	Landscaping and/or architectural treatments shall be provided to screen views of service elements that include storage areas, trash enclosures, mechanical equipment, transformers, HVAC and other similar elements. Screening shall be either landscaping a minimum of 3 feet high or architectural screens designed to match building features.	X			Y
8-4	Unpaved areas shall be planted with irrigated plant materials.	X			Y
8-5	Architectural features: trellises, arbors, and perimeter garden walls are required to match the building design materials.	X			Y
8-6	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.	X			Y
8-7	CPTED standards for landscaping shall be followed. 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.	X			Y
8-8	Only deciduous shade trees are permitted around the east, west and south sides of residences to help reduce cooling loads during the summer and allow solar gain during the winter months.	X			Y
8-9	Trees shall be planted in the setbacks and common areas at intervals appropriate to the full spread of the mature trees as determined by the Department of Public Works Urban Forestry section.	X			Y
8-10	Plant species shall be suitable for the Sacramento climate. Low-water landscaping materials are required. All new landscaping shall comply with the City of Sacramento Water Conservation Ordinance (15.92).	X			Y
8-11	All planting areas, including those designed to accommodate the 2-foot overhang on parking spaces, shall be landscaped with groundcover or other planting materials.	X			Y
8-12	Landscaping shall not impede access to fire hydrant connections.	X			Y
9 Irrigation					
9-1	An automated irrigation system shall be installed to provide coverage of all irrigated landscaped areas.	X			Y
9-2	Irrigated landscape areas shall comply with the City of Sacramento's Water Efficient Landscape Requirement (15.92)	X			Y
9-3	Automated controllers with rain shut-off valves are required.	X			Y
9-4	Irrigation controls must be screened from view by landscaping or other attractive site materials.	X			Y
10 Common Open Space for Multi-Unit Dwellings and Mixed-Use Developments					
10-1	Multi-unit projects of more than 10 units shall include delineated common use space.	X			Y

	Citywide Infill Housing Design Standards	Yes	No	N/A	Staff
10-2	Exterior common areas shall be accessible by a walk a minimum of 4 feet wide and disabled accessible from all buildings and connected by a comprehensive, on-site pedestrian circulation system.	X			Y
10-3	The placement of air conditioning and other mechanical equipment shall not reduce provided private open space by more than 10%.	X			Y
11 Lighting					
11-1	Exterior lighting shall not be wall mounted industrial light packs and shall be the same architectural style of the building.	X			Y
11-2	Parking areas and entry drives shall be lighted to facility pedestrian movement and safety meeting CPTED Standards. Lighting shall be provided for pedestrian safety as required by City code. Lighting shall be contained within the project property boundaries as required by City code. Pole mounted lighting shall be no taller than 16 feet.	X			Y
11-3	Pedestrian path poles shall not be taller than 12 feet. Site lighting shall be contained within the property boundaries. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties. Provide a Photometrics plan to demonstrate light containment on site and compliance with CPTED standards for light maximum, minimum and contrast.	X			Y
11-4	All outdoor lighting shall provide even light around the property. Exterior walkways, alcoves, plazas and passageways shall be illuminated to a maintained minimum of ¼ foot candles per square foot of surface area at a 2-foot candle average and a 4:1 average to minimum ratio. 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. Lights shall be on at night with photosensitive timers so they go on at dusk and off at dawn.	X			Y
12 Security / Crime Prevention Through Environmental Design					
12-1	For security, where landscaping is provided between the sidewalk and a building entrance or window, shrubbery above 30” in height is prohibited.	X			Y
12-2	Windows shall be free of obstructions, such as bushes, trees, and walls, so that there are clear views from inside the dwelling units to streets, common spaces, and parking spaces.	X			Y
12-3	Barriers between outdoor areas on the project property, such as fences and walls, shall be designed to be at least 50% transparent.	X			Y
12-4	Shared facilities, such as laundry rooms or mail rooms shall be located adjacent to primary residential and community uses such as clubhouses and doors to these shared facilities shall have windows with direct views to pedestrian walkways.	X			Y
12-5	All exterior unit doors shall have wide-angle viewers (peep holes).	X			Y

	Citywide Infill Housing Design Standards	Yes	No	N/A	Staff
12-6	All exterior doors, alcoves, hallways, stairwells, parking areas, pedestrian walkways, and recessed areas shall be illuminated with wall or ceiling mounted light fixtures and connected to photosensors.	X			Y
12-7	There shall be a clear transition between the City sidewalk or public property, and the development's property. This is to be achieved through changes in pavement textures or landscaping.	X			Y
13 Storage / Accessory Structures / Mechanical / HVAC / Utility Equipment					
13-1	The roof pitch of accessory structures shall be the same as the roof slope of primary structures. Materials and colors shall also match the primary structures.	X			Y
13-2	When provided, resident storage areas shall be integrated into the building design. Storage facilities integrated with carports shall have architectural treatment to match the buildings.			X	N/A
13-3	Mechanical equipment (e.g., heating, cooling, antennas, satellite dishes, air conditioners or similar mechanical devices) shall be concealed with ground mounted walls or fencing or if roof mounted, with mechanical screens or roof wells.	X			Y
13-4	Utility equipment such as transformers, electric and gas meters, electrical panels and junction boxes on primary public street views shall be screened by walls and/or landscaping.	X			Y
14 Trash / Recycling Enclosures					
14-1	Trash enclosures shall comply with City standards for construction. Enclosures are to contain both waste disposal and recycling containers. Provide for green waste and organic food waste containers if required. Containers shall not block each other for access to the user or for trucks emptying them.	X			Y
14-2	All enclosures shall have access routes that do not have vertical curbs in the path of travel to the truck. Materials for sidewalk or driveway access are to be concrete and flat to prevent wheels from becoming stuck.	X			Y
14-3	Trash storage areas are to be located away from any views from the public right of way.	X			Y
14-4	Trash enclosures are required to be constructed of concrete block. Split face block, brick, stucco or similar quality materials are allowed. The use of unsurfaced concrete block is not allowed.			X	N/A
14-5	Landscaping is required at the solid walls of any trash enclosures for screening.			X	N/A
14-6	Trash enclosures that include a roof shall have a roof that matches the building design.			X	N/A

Citywide Infill Housing Design Standards		Yes	No	N/A	Staff
15 Fencing / Walls					
15-1	Sound walls, masonry walls or fences shall be designed with changes in plane, height, material or material texture. Masonry walls shall change material, plane, or height every 100 feet. Fences shall have masonry columns every 40 feet. Tubular iron architectural fencing may be continuous in height and material.			X	N/A
15-2	Gating shall be the same style of the fencing.	X			Y
15-3	Acceptable fencing materials include tubular architectural metal, wrought iron/brick mix, hedges, brick, split faced concrete block and wood. Chain link fencing, barbed wire, and security tops to metal tubular fencing are not allowed.	X			Y
15-4	Fencing shall not create a complete barrier to pedestrian movement to or within the site. Provide for pedestrian gates that are accessible and code compliant.	X			Y
15-5	Fencing shall not block or impede the use of hydrants or fire department connections or hydrants. All gates shall have “knox” access for emergency use subject to review and approval by the City of Sacramento Fire Department.	X			Y
16 Parking Lot Water Quality					
16-1	Parking lots which are part of new developments with one acre or more impervious area are required to provide treatment control measures that capture and treat stormwater runoff through settling, filtration, and /or biodegradation. The treated runoff must then be released to the storm drain system or percolated into the ground.	X			Y
16-2	Integrate treatment measures with areas used for landscaping. Biofiltration features or vegetated swales, if required, shall meet the Department of Utilities, Stormwater Management Program.	X			Y
17 Architectural Variety					
17-1	Projects with multiple buildings and a total unit count of more than 150 units shall include at least two different styles of buildings. The style difference must include one of the following: variation of exterior finish materials, variation of roof forms and roof elements, and variation of building offsets, bays, and entry elements.			X	N/A
17-2	Duplex and multi-unit projects shall be designed to respect the privacy of surrounding uses. Upper story views into adjacent yards are to be screened or blocked. Site buildings and add screening features to reduce encroachment on the privacy of adjacent residences. Windows shall be offset between buildings, and patios and balconies shall be screened from adjacent units.	X			Y
18 Scale / Massing / Articulation					
18-1	Facades longer than 100 feet shall be designed with surface and height breaks of at least two feet in height or two feet in depth.	X			Y

	Citywide Infill Housing Design Standards	Yes	No	N/A	Staff
18-2	Elevations visible from streets shall contain features to provide visual interest, including wall or window bays, porches with posts or columns, dormers, gable roof elements, wainscoting in a material different from the wall material, shutters, or window boxes.	X			Y
18-3	Townhouse or rowhouse units shall have varying front setbacks of no less than two feet and shall provide staggered roof planes related to the wall plane breaks.			X	N/A
18-4	Elements such as roof dormers, hips, gables, balconies, wall projections and porches are required to break up the mass of building facades. Not less than 40% of the length of a building façade shall be treated with such elements. End units shall have the same design elements as front facades. Unarticulated and windowless walls are not allowed.	X			Y
19 Facades / Entries					
19-1	Upper story windows shall be recessed from the wall surface by a minimum or 2" or shall have surface trim and sills.	X			Y
20 Materials / Textures / Colors					
20-1	Exterior finish materials shall consist of stucco, wood siding, dimensional profile metal architectural siding, fiber cement products, stone, and/or brick. Plywood siding, including T-111 is not allowed.	X			Y
20-2	The use of a variety and combination of building materials is required with a minimum of three materials used on the project.	X			Y
20-3	Signs shall be consistent with City Sign Code standards.	X			Y
20-4	Materials and colors shall be placed using the building mass elements as defined edges.	X			Y
20-5	Roof materials, such as concrete and clay tile, are allowed. Composition shingles of the heavy laminated 35 year guarantee dimensional type is allowed. Dimensional profile metal architectural roofing is allowed. Wood shake or shingle roofing is not allowed.	X			Y
21 Site Orientation					
21-1	Buildings shall be located adjacent to the street at the front setback line, immediately behind a public or semi-public space, or behind a landscaped area such as an outdoor seating area for a restaurant.	X			Y
21-2	Mixed-use buildings shall be designed with commercial storefronts on the ground floor and residential units above or live-work residential units on the ground floor.	X			Y
21-3	The street corners of corner sites shall include buildings, public plazas, or open space areas.	X			Y
22 Building Design					
22-1	Building materials of different type or form shall be used to differentiate building planes.	X			Y

Citywide Infill Housing Design Standards		Yes	No	N/A	Staff
23 Windows / Entries					
23-1	At mixed-use buildings, entrances to residential, office or other upper story uses shall be clearly distinguishable in form and location from retail entrances.	X			Y
23-2	Doors at retail storefronts shall be provided with clear glazing.	X			Y
23-3	Service or employee doors that are visible from public streets or walkways shall be glazed with translucent glazing.	X			Y
23-4	Upper story windows shall be recessed from the wall surface by a minimum of 2”.	X			Y
23-5	Commercial storefronts where provided and unless required by specific area design standards, provide shall have clear, street-oriented display windows a minimum of 50% of the street frontage. These windows shall provide visual access to the inside of the buildings.	X			Y
23-6	Ground floor retail windows shall be of a storefront design and shall be larger in proportion than upper floor residential windows.	X			Y
24 Horizontal and Vertical Mixed-Use					
24-1	Buildings shall be arranged with open space and walks connecting directly with both residential and commercial uses.	X			Y
24-2	Provide a publicly accessible minimum 4-foot-wide pathway from a public sidewalk to plazas, courts or open space designed in the project.	X			Y
24-3	Parking areas shall be located on the sides and or rear of projects with pedestrian connections to the buildings.	X			Y

Applicant Certification

I hereby certify under penalty of perjury that the statements furnished above and in the attached exhibits present the data and information required for this ministerial approval process to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Signature of Applicant

5/18/2021

Date

Please note that once this document is submitted to the City of Sacramento, your information will be posted online and is part of the public record; however, the City will not sell your data or information for any purposes.

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811
Help Line: 916-264-5011
CityofSacramento.org/dsd

FOR STAFF USE ONLY:

[X] The proposed project meets all Planning development standards and Planning design standards; therefore, this Planning application is **approved**. This approval is subject to a seven-day reconsideration period, consistent with City Code Section 17.812.020. Please note that subsequent Building permits are required for construction. The project may require additional permits from other agencies or departments.

[ ] The proposed project does not meet all Planning development standards and Planning design standards; therefore, this application is hereby **denied**. The unmet Planning standards are as noted on the checklist above. A new application can be submitted at any time, subject to the standard submittal requirements and fees.

	2-11-22
Signature of Staff	Date of Decision

Planning approval is valid for up to three years from the date of decision (City Code Section 17.808.470).

Advisory Conditions of Approval

Planning Division

1. The project shall be constructed in conformance with the approved plans. Any changes to approved plans will require Planning Division staff review for substantial conformance to the objective standards of this approval.

2. The project is approved based on compliance with the objective development standards within the checklist and the Citywide Infill Housing Design Standards checklist.

Department of Public Works

Public Improvements Required Prior to Issuance of Building Permits

1. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards per section 17.502.020 and assured as set forth in Section 17.502.130 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 Stockton Boulevard, 9th Avenue and 10th Avenue per City standards to the satisfaction of the Department of Public Works.

2. To accommodate the proposed relocation of sidewalk and proposed loading zone along 10th Avenue, the applicant shall dedicate a 5-foot Public Pedestrian Easement over portions of the relocated sidewalk to the satisfaction of the Department of Public Works.

3. A revocable encroachment permit is required for any proposed removable encroachments onto the right of way (i.e. bike racks, signage, etc.) to the satisfaction of the Department of public Works.

4. 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.

5. Per City Code 17.508**,** all new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works. The applicant shall remove any existing driveways not proposed with the project and reconstruct the frontage improvements per City standards to the satisfaction of the Department of Public Works.

6. 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 following locations:

    a. The south-west corner of Stockton Boulevard and 9th Avenue intersection.

    b. The north-west corner of Stockton Boulevard and 10th Avenue intersection.

c. The existing western receiving ramp for the mod-block pedestrian crossing signal.

7. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.

8. The site plan shall conform to the development standards for off-street parking facilities requirements as set forth in City Code 17.608.040.

9. 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.

10. 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.

SMUD

11. SMUD has existing overhead 21kV facilities along the north side of the property (south side of 9th Ave) that will need to remain. SMUD also has existing overhead 21kV facilities that bisects the property north/south from 10th Ave that will either need to remain and/or be relocated while maintaining any service it provides. Please contact SMUD Line Design for additional information. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 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.

12. 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.

13. 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.

14. 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.

15. 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. There is an existing SMUD easement on the subject parcel recorded in Sacramento County in Book 275 and Page 412. Any existing SMUD facilities will need to be removed prior to approving of a quitclaim easement.

16. 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.).

17. 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.

18. 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.

19. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.

20. The shown transformer location and space must meet all SMUD spacing and clearance requirements. Please contact SMUD Line Design for the minimum space and clearance requirements necessary per your service size.

Urban Forestry

21. All utility connections shall be located outside the dripline of existing city trees and private protected trees.

22. There shall be no decomposed granite in any of the right-of-way planters.

23. Removal, pruning or any other regulated work such as grade changes or trenching within the dripline of a city tree or a private protected tree may not occur without a valid tree permit issued in accordance with Sacramento City Code 12.56.050. The Public Works Department, Urban Forestry Section will review, and process tree permit applications associated with projects that have received ministerial approval through the City's ministerial approval of infill housing process. Tree permits for removal that are processed in this manner are subject to mandatory tree replacement, public notice, and appeal provisions. In some cases, compliance with all provisions of Sacramento City Code 12.56.050 may necessitate alterations to the design of a project.

24. Tree Preservation Measures – The applicant shall revise the plans to include the following Tree Preservation Measures in the General Notes, Grading Plans, Utility Plans, Demolition Plan, Landscape Plan and the Offsite Improvement Plans. This does not replace any request for a project arborist's tree protection plan.

    Required Tree Preservation Measures for City and Private Protected Trees

    1. This project shall contract with a project arborist experienced with tree protection and construction that is required to:

        a. Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.

        b. Visit the site before and after demolition, grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.

c. Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.

d. The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.

2. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities. Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by ¾-inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.

3. Right-of-way planters and City trees shall be separated from the construction site with a six-foot high chain link fence that shall remain throughout the duration of the project to protect trees and to prevent construction traffic from compacting the soil in the planters.

4. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.

5. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Qualified Arborist. Submit a tree permit application and a tree protection plan created by a Qualified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.

6. All excavation, grading or trenching within the dripline of a protected tree for the purpose of constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.

7. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.

8. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.

9. There shall be no soil compaction within the dripline of protected trees.

10. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.

11. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade

changes, trenches, root or canopy pruning or boring.

Park Planning and Development Services

25. Maintenance District: The applicant shall initiate and complete the formation of a park's maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a park's maintenance district. (*Contact Infrastructure Finance, Jessica Steinhauer, (916) 808-8243).*

Sacramento Police Department

26. 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.

27. Light poles, if applicable, shall be no higher than 16'.

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

29. 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.

30. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.

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

32. 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.

33. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

<u>Landscaping</u>

34. 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.

35. 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.

Security

36. Fencing, if applicable, shall be of decorative tubular steel, no climb type and a minimum of 6’ in height.

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

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

39. 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.

40. Each building entrance and exit shall be covered by a camera set at 100 pixels per foot or higher.

41. 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.

42. VASS shall be capable of storing no less than 30 days’ worth of activity.

43. VASS shall provide comprehensive coverage of:

    a. areas of ingress and egress

    b. parking lot

    c. coverage of all four (4) exterior sides of the property

    d. adjacent public rights of way

    e. main lobbies

    f. hallways

44. No more than 10 percent of the square footage of windows and clear doors for retail purposes 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.

45. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures shall be slatted to allow visual surveillance of the interior.

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

47. 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.

48. Exterior benches shall be constructed so as to deter skateboarding (e.g., center armrest partitions).

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

50. Applicant shall install a ***law enforcement*** "Knox Box" for police access to common areas on the premises, including, but not limited to retail areas and the main entrance to each residential building. If elevators can only be operated via electronic access card, management shall ensure a card is placed in the exterior knox box.

51. Applicant shall employ uniformed security to respond to on-site disturbances 24/7. The security company shall conduct no less than three (3) site inspections per day. The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department's CPTED unit, or designee, and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.

During Construction

52. 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.

53. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.

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

Department of Utilities

55. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by Department of Utility Development Review (DOU) 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 (Note: If the applicant plans to apply for a water development fee waiver or is in the designated Water Development Fee Waiver Area, the retail/commercial area will be required to have a separate metered domestic water service from the proposed residential use).

56. Concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply

test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.

57. Landscaped areas greater than 5,000 square feet shall have a separate street tap for a metered irrigation service.

58. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a CSS fee estimate.

59. All increases in sewer flow shall be mitigated. The proposed project is contributing increased sewer flows to the CSS and shall evaluate the available capacity of existing CSS mains from the project's point of service to the nearest 18-inch main. If any portion of the City mains to the nearest 18-inch main is determined to have insufficient capacity to accommodate the increased sewer flow, the development shall be required to improve the undersized mains to the nearest 18-inch main. The applicant is advised to contact the City of Sacramento Utilities Department Sewer Planning Section (916-808-7890) at the early planning stages to address any sewer related requirements.

60. Concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. To meet this requirement 7,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.18 cfs/ac. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval (Note: A maintenance agreement will be required for detention and Low Impact Development (LID) features).

61. The onsite water, sewer and storm drain systems shall be private systems maintained by the property owner or other approved entity.

62. Onsite sewer and drainage facilities shall be separated systems.

63. 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.

64. The lot shall be graded so that drainage does not cross property lines or private drainage easement shall be dedicated.

65. 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.

66. 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.
67. 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.

68. Foundation dewatering discharges to the CSS will not be allowed. The CSS does not have adequate capacity to allow for dewatering discharges for foundations. Foundations shall be designed without the need for dewatering.

Fire Department

69. 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

70. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road (minimum 20' wide) and approved water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1, 507.5.1) ***Adequate access is not provided along the north and west exposures of the structure as shown and will require mitigating measures.***

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

72. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C102.1 as amended the Sacramento Municipal Code.

73. Provide appropriate Knox access for site. CFC Section 506

74. 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.

75. Provide standpipe hose valve at the intermediate landing levels of stairways as required by the Sacramento Fire Official.

76. Emergency Responder Radio Coverage may be required. Testing shall be conducted by an authorized technician to verify compliance with section 510, CFC. This test shall verify that building will support the Sacramento City Fire Department Radio Communication System. This test shall be performed once all computers, electronics and/ or wireless systems and etc. have been installed.

Sacramento Regional County Sanitation District

77. 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 Permit Services Unit at (916) 876-6100 or email PermitServices@sacsewer.com.

Advisory

Department of Public Works

ADV 1. Prior to obtaining Building Permits, and to accommodate the expected increase of pedestrian crossings between the two planned buildings, the applicant shall enhance the existing signalized pedestrian crossing and construct a pedestrian refuge island along Stockton Boulevard where the existing pedestrian crossing signal is located to the satisfaction of the Department of Public Works. The applicant shall provide for all needed signage and markings needed for the crosswalk and pedestrian refuge island.

ADV 2. The applicant should be advised that standard curb cuts per the city's standards will be requested for driveway access and not round corners with ramps as shown on the site plan.

ADV 3. All vehicular gates must be operated with remote control access/fobs to ensure quick access.

Department of Utilities

ADV 4. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

ADV 5. As of 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.

ADV 6. Water meters shall be located at the point of service, which is back of curb for separated sidewalks, or back of walk for connected sidewalks.

ADV 7. Water taps across street medians are not allowed.

ADV 8. A point of service manhole or cleanout is required on all drainage and sewer connections to the city system.

ADV 9. All groundwater discharges to the Combined or Separated Sewer and/or drainage systems must be regulated and monitored by the DOU (City Council Resolution #92-439). Groundwater discharges to the City's sewer system are defined as follows:

a. Construction dewatering discharges
b. Treated or untreated contaminated groundwater cleanup discharges
c. Uncontaminated groundwater discharges
d. Discharges associated with soil remediation projects

ADV 10. Currently, two types of groundwater discharges are recognized by the DOU: limited term discharges and long-term discharges. These types of discharges are described as follows:

a. "limited discharges" are short groundwater discharges of 30-daysduration or less. Limited discharges must be approved through the DOU by an approval letter.

b. "long-term discharges" are groundwater discharges of greater duration than 30-days. Long-term discharge must be approved through the DOU and the City Manager through a Memorandum of Understanding (MOU) process.

Note: All discharges must also be permitted by the Sacramento Regional Sanitation Sewer District

Park Planning and Development Services

ADV 11. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a. 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 based on the Housing Incentive Zone Rate of $1.86 per square foot for residential projects, with a minimum rate of $1,389 for units under 750 square feet and a maximum of $3,705 for units over 2,000 square feet and the Housing Incentive Zone Rate of $0.17 per square foot for retail/commercial services. 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.

b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Sacramento Police Department

ADV 12. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.

Sacramento Regional County Sanitation District

ADV 13. The City of Sacramento (City) 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 city collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).

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A5.31	UNIT TYPE 3.1 - 2-BEDROOM + BALCONY	•	•
A5.41	UNIT TYPE 4A - CORNER 2-BEDROOM	•	•
A5.42	UNIT TYPE 4B - CORNER 2-BEDROOM	•	•
A5.43	UNIT TYPE 4C - CORNER 2-BEDROOM	•	•
A5.44	UNIT TYPE 4D - CORNER 2-BEDROOM	•	•
A5.50	UNIT TYPE 5 - MICRO STUDIO	•	•
A5.60	UNIT TYPE 6 - 1-BEDROOM TOWNHOUSE	•	•
A5.61	UNIT TYPE 6.1 - 1-BEDROOM TOWNHOUSE	•	•
A5.62	UNIT TYPE 6A - 1-BEDROOM TOWNHOUSE	•	•
A5.71	ENLARGED LOBBY	•	•
A5.71a	ENLARGED LOBBY	•	•
A5.72	ENLARGED CLUBHOUSE	•	•
A5.73	ENLARGED OFFICES + GYM	•	•
A5.73a	ENLARGED OFFICES + GYM	•	•
A5.74	ENLARGED COURTYARD + POOL	•	•
A5.75	ENLARGED COMMON AREA A	•	•
A5.76	ENLARGED COMMON AREA B	•	•
A5.80	ENLARGED BATHROOMS	•	•
A5.81	ENLARGED BATHROOMS	•	•
A5.82	ENLARGED BATHROOMS	•	•
A5.83	ENLARGED BATHROOMS	•	•
A5.84	ENLARGED BATHROOMS	•	•
A5.90	ENLARGED KITCHENS	•	•
A5.91	ENLARGED KITCHENS	•	•
A5.92	ENLARGED KITCHENS	•	•
A6.01	ENLARGED PLANS - STAIR 1	•	•
A6.02	ENLARGED PLANS - STAIR 2	•	•
A6.03	ENLARGED PLANS - STAIR 3	•	•
A6.04	ENLARGED PLANS - STAIR 4	•	•
A6.06	ENLARGED PLANS - ELEVATOR	•	•
A7.01	WALL SECTIONS	•	•
A7.02	WALL SECTIONS	•	•
A7.03	WALL SECTIONS	•	•
A8.00	TYPICAL BELOW GRADE W.P. DETAILS	•	•
A8.10	DETAILS - TYPE I	•	•
A8.11	DETAILS - TYPE I	•	•
A8.20	STOREFRONT DETAILS	•	•
A8.21	WINDOW DETAILS	•	•
A8.22	EXTERIOR DOOR DETAILS	•	•
A8.23	EXTERIOR DOOR DETAILS	•	•
A8.30	BALCONY DETAILS	•	•
A8.31	PERFORATED METAL PANEL DETAILS	•	•
A8.32	METAL PANEL DETAILS	•	•
A8.40	COURTYARD DETAILS	•	•
A8.41	STAIR AND RAILING DETAILS	•	•
A8.50	ROOF DETAILS	•	•
A8.60	PLANTER DETAILS	•	•
A8.61	PARKING DETAILS	•	•
A9.01	GENERAL INTERIOR DETAILS	•	•
A9.02	INTERIOR DOOR DETAILS	•	•
A9.03	CEILING DETAILS	•	•
A9.21	MILWORK DETAILS	•	•
L1.01	LEVEL 1 HARDSCAPE PLAN	•	•
L1.02	LEVEL 2 HARDSCAPE PLAN	•	•
L2.01	LEVEL 1 IRRIGATION PLAN	•	•
L2.02	LEVEL 2 IRRIGATION PLAN	•	•
L2.03	IRRIGATION DETAILS	•	•
L2.04	IRRIGATION SPECIFICATIONS	•	•
L3.01	LEVEL 1 PLANTING PLAN	•	•
L3.02	LEVEL 2 PLANTING PLAN	•	•
S0.01	GENERAL NOTES	•	•
S0.02	GENERAL NOTES	•	•
S0.11	TYPICAL DETAILS - CONCRETE	•	•
S0.12	TYPICAL DETAILS - CONCRETE	•	•
S0.13	TYPICAL DETAILS - CONCRETE	•	•
S0.21	TYPICAL DETAILS - CMU	•	•
S0.22	TYPICAL DETAILS - CMU	•	•
S0.31	TYPICAL DETAILS - STEEL	•	•
S0.32	TYPICAL DETAILS - STEEL	•	•
S0.33	TYPICAL DETAILS - STEEL	•	•
S0.41	TYPICAL DETAILS - WOOD	•	•
S0.42	TYPICAL DETAILS - WOOD	•	•
S0.43	TYPICAL DETAILS - WOOD	•	•
S0.44	TYPICAL DETAILS - WOOD	•	•
S0.45	TYPICAL DETAILS - WOOD	•	•
S0.51	TYPICAL DETAILS - WOOD SHEAR WALL	•	•
S0.52	TYPICAL DETAILS - WOOD SHEAR WALL	•	•
S0.61	TYPICAL DETAILS - TIEDOWNS & HOLDOWNS	•	•
S0.62	TYPICAL DETAILS - TIEDOWNS & HOLDOWNS	•	•
S0.63	TYPICAL DETAILS - ANCHORS	•	•
S0.71	DETAILS - ROOF TIEBACK ANCHORS	•	•
S2.01	LEVEL 1 / FOUNDATION PLAN	•	•
S2.01A	MEZZANINE FRAMING PLAN	•	•
S2.02	LEVEL 2 FRAMING PLAN	•	•
S2.02A	LEVEL 2 ADD REBAR PLAN (NORTH-SOUTH)	•	•
S2.02B	LEVEL 2 ADD REBAR PLAN (EAST-WEST)	•	•
S2.03	LEVEL 3 FRAMING PLAN	•	•
S2.04	LEVEL 4 FRAMING PLAN	•	•
S2.05	LEVEL 5 FRAMING PLAN	•	•
S2.06	ROOF FRAMING PLAN	•	•
S3.21	COLUMN DETAILS AND SCHEDULE	•	•
S3.31	CONCRETE SHEAR WALL DETAILS + SCHD	•	•
S4.11	TYPICAL DETAILS - CONCRETE SLAB	•	•
S4.12	TYPICAL DETAILS - CONCRETE SLAB + FOUNDATION	•	•
S4.21	DETAILS - CONCRETE BEAM	•	•
S4.22	DETAILS - CONCRETE BEAM	•	•
S4.31	DETAILS - STUD RAILS	•	•
S5.11	DETAILS - WOOD FLOOR AND ROOF	•	•
S5.12	DETAILS - WOOD FLOOR AND ROOF	•	•
S5.21	DETAIL - LIGHT GAUGE SECTIONS AND DETAILS	•	
S5.22	DETAIL - LIGHT GAUGE SECTIONS AND DETAILS	•	
S6.11	DETAILS - ELEVATOR GUIDERAIL SUPPORT	•	•
S7.11	SECTIONS AND DETAILS	•	•
M0.01	MECHANICAL FRONT SHEET	•	•
M0.02	MECHANICAL SYMBOLS AND ABBREVIATIONS	•	•
M0.03	MECHANICAL SCHEDULES	•	•
M0.04	MECHANICAL SCHEDULES	•	•
M0.05	MECHANICAL SCHEDULES	•	•
M0.06	MECHANICAL SCHEDULES	•	•
M0.07	MECHANICAL SCHEDULES	•	•
M0.08	MECHANICAL SCHEDULES	•	•
M0.09	MECHANICAL SCHEDULES	•	•
M0.10	MECHANICAL SCHEDULES	•	•
M2.01	MECHANICAL LEVEL 1 PLAN	•	•
M2.02	MECHANICAL LEVEL 2 PLAN	•	•
M2.03	MECHANICAL LEVEL 3 PLAN	•	•
M2.04	MECHANICAL LEVEL 4 PLAN	•	•
M2.05	MECHANICAL LEVEL 5 PLAN	•	•
M2.06	MECHANICAL ROOF PLAN	•	•
M3.01	REFRIGERANT PIPING LEVEL 1 PLAN	•	•
M3.02	REFRIGERANT PIPING LEVEL 2 PLAN	•	•
M3.03	REFRIGERANT PIPING LEVEL 3 PLAN	•	•
M3.04	REFRIGERANT PIPING LEVEL 4 PLAN	•	•
M3.05	REFRIGERANT PIPING LEVEL 5 PLAN	•	•
M3.06	REFRIGERANT PIPING ROOF PLAN	•	•
M4.01	MECHANICAL DIAGRAMS	•	•
M4.02	MECHANICAL DIAGRAMS	•	•
M4.03	MECHANICAL DIAGRAMS	•	•
M4.04	MECHANICAL DIAGRAMS	•	•
M4.05	MECHANICAL DIAGRAMS	•	•
M4.06	MECHANICAL DIAGRAMS	•	•
M4.07	MECHANICAL DIAGRAMS	•	•
M4.08	MECHANICAL DIAGRAMS	•	•
M5.01	MECHANICAL CONTROL DIAGRAMS	•	•
M6.01	MECHANICAL TITLE 24	•	•
M6.02	MECHANICAL TITLE 24	•	•
M6.03	MECHANICAL TITLE 24	•	•
M6.04	MECHANICAL TITLE 24	•	•
M6.05	MECHANICAL TITLE 24	•	•
M6.06	MECHANICAL TITLE 24	•	•
M7.01	MECHANICAL VENTILATION CALCULATION	•	•
P0.01	PLUMBING FRONT SHEET	•	•
P0.02	PLUMBING WATER CALCULATIONS	•	•
P0.03	PLUMBING SITE PLAN	•	•
P2.01	PLUMBING LEVEL 1 WATER AND GAS PLAN	•	•
P2.02	PLUMBING LEVEL 2 WATER AND GAS PLAN	•	•
P2.03	PLUMBING LEVEL 3 WATER AND GAS PLAN	•	•
P2.04	PLUMBING LEVEL 4 WATER AND GAS PLAN	•	•
P2.05	PLUMBING LEVEL 5 WATER AND GAS PLAN	•	•
P2.06	PLUMBING WATER AND GAS ROOF PLAN	•	
P3.01	PLUMBING LEVEL 1 WASTE AND VENT PLAN	•	•
P3.02	PLUMBING LEVEL 2 WASTE AND VENT PLAN	•	•
P3.03	PLUMBING LEVEL 3 WASTE AND VENT PLAN	•	•
P3.04	PLUMBING LEVEL 4 WASTE AND VENT PLAN	•	•
P3.05	PLUMBING LEVEL 5 WASTE AND VENT PLAN	•	•
P3.06	PLUMBING ROOF WASTE AND VENT PLAN	•	•
P4.01	PLUMBING LEVEL 1 STORM WATER PLAN	•	•
P4.02	PLUMBING LEVEL 2 STORM WATER PLAN	•	•
P4.03	PLUMBING LEVEL 3 STORM WATER PLAN	•	•
P4.04	PLUMBING LEVEL 4 STORM WATER PLAN	•	•
P4.05	PLUMBING LEVEL 5 STORM WATER PLAN	•	•
P4.06	PLUMBING STORM WATER ROOF PLAN	•	•
P5.01	PLUMBING ENLARGED TYPICAL UNIT PLANS	•	•
P5.02	PLUMBING ENLARGED TYPICAL UNIT PLANS	•	•
P5.03	PLUMBING ENLARGED TYPICAL UNIT PLANS	•	•
P5.04	PLUMBING ENLARGED TYPICAL UNIT PLANS	•	•
P5.05	PLUMBING ENLARGED TYPICAL UNIT PLANS	•	•
P5.06	PLUMBING ENLARGED TYPICAL UNIT PLANS	•	•
P5.07	PLUMBING ENLARGED BOILER ROOM	•	•
P6.01	PLUMB. COLD + HOT WAT. RISER DIAGRAMS	•	•
P6.02	PLUMB. COLD + HOT WAT. RISER DIAGRAMS	•	•
P6.03	PLUMB. COLD + HOT WAT. RISER DIAGRAMS	•	•
P6.04	PLUMB. COLD + HOT WAT. RISER DIAGRAMS	•	•
P6.05	PLUMB. COLD + HOT WAT. RISER DIAGRAMS	•	•
P6.06	PLUMB. COLD + HOT WAT. RISER DIAGRAMS	•	•
P6.07	PLUMB. COLD + HOT WAT. RISER DIAGRAMS	•	•
P6.08	PLUMB. COLD + HOT WAT. RISER DIAGRAMS	•	•
P6.09	PLUMB. COLD + HOT WAT. RISER DIAGRAMS	•	•
P6.11	PLUMB. WASTE + VENT RISER DIAGRAMS	•	•
P6.12	PLUMB. WASTE + VENT RISER DIAGRAMS	•	•
P6.13	PLUMB. WASTE + VENT RISER DIAGRAMS	•	•
P6.14	PLUMB. WASTE + VENT RISER DIAGRAMS	•	•
P6.15	PLUMB. WASTE + VENT RISER DIAGRAMS	•	•
P6.16	PLUMB. WASTE + VENT RISER DIAGRAMS	•	•
P6.17	PLUMB. WASTE + VENT RISER DIAGRAMS	•	•
P6.18	PLUMB. WASTE + VENT RISER DIAGRAMS	•	•
P6.19	PLUMB. WASTE + VENT RISER DIAGRAMS	•	•
P6.20	PLUMB. WASTE + VENT RISER DIAGRAMS	•	•
P6.21	PLUMBING GAS RISER DIAGRAMS	•	•
P6.31	PLUMBING STORM WATER RISER DIAGRAMS	•	•
P6.32	PLUMBING STORM WATER RISER DIAGRAMS	•	•
P6.33	PLUMBING STORM WATER RISER DIAGRAMS	•	•
P6.34	PLUMBING STORM WATER RISER DIAGRAMS	•	•
P7.01	PLUMBING DETAILS	•	•
P7.02	PLUMBING DETAILS	•	•
E0.01	ELECTRICAL FRONT SHEET	•	•
E0.02	ELECTRICAL LOAD CALCULATIONS	•	•
E0.03	ELECTRICAL SINGLE LINE DIAGRAM	•	•
E0.04	ELECTRICAL SINGLE LINE DIAGRAM	•	•
E0.05	ELECTRICAL SINGLE LINE DIAGRAM	•	•
E0.06	ELECTRICAL SINGLE LINE DIAGRAM	•	•
E0.09	ELECTRICAL PANEL SCHEDULES	•	•
E0.10	ELECTRICAL PANEL SCHEDULES	•	•
E0.11	ELECTRICAL PANEL SCHEDULES	•	•
E0.12	ELECTRICAL PANEL SCHEDULES	•	•
E0.13	ELECTRICAL PANEL SCHEDULES	•	•
E1.00	ELECTRICAL SITE POWER PLAN	•	•
E2.00	ELECTRICAL SITE LIGHTING PLAN	•	•
E2.01	ELECTRICAL LEVEL 1 POWER PLAN	•	•
E2.02	ELECTRICAL LEVEL 2 POWER PLAN	•	•
E2.03	ELECTRICAL LEVEL 3 POWER PLAN	•	•
E2.04	ELECTRICAL LEVEL 4 POWER PLAN	•	•
E2.05	ELECTRICAL LEVEL 5 POWER PLAN	•	•
E2.06	ELECTRICAL ROOF POWER PLAN	•	•
E3.01	ELECTRICAL LEVEL 1 LIGHTING PLAN	•	•
E3.02	ELECTRICAL LEVEL 2 LIGHTING PLAN	•	•
E3.03	ELECTRICAL LEVEL 3 LIGHTING PLAN	•	•
E3.04	ELECTRICAL LEVEL 4 LIGHTING PLAN	•	•
E3.05	ELECTRICAL LEVEL 5 LIGHTING PLAN	•	•
E4.01	ELEC. LEVEL 1 LIGHTING CONTROL PLAN	•	•
E4.02	ELEC. LEVEL 2 LIGHTING CONTROL PLAN	•	•
E4.03	ELEC. LEVEL 3 LIGHTING CONTROL PLAN	•	•
E4.04	ELEC. LEVEL 4 LIGHTING CONTROL PLAN	•	•
E4.05	ELEC. LEVEL 5 LIGHTING CONTROL PLAN	•	•
E4.06	ELECTRICAL LIGHTING CONTROL DIAGRAMS	•	•
E5.01	ELECTRICAL DETAILS	•	•
E5.02	ELECTRICAL DETAILS	•	•
E6.01	ELECTRICAL ENLARGED POWER PLANS	•	•
E6.02	ELECTRICAL ENLARGED POWER PLANS	•	•
E6.03	ELECTRICAL ENLARGED POWER PLANS	•	•
E6.04	ELECTRICAL ENLARGED LIGHTING PLANS	•	•
E6.05	ELECTRICAL ENLARGED LIGHTING PLANS	•	•
E6.06	ELECTRICAL ENLARGED LIGHTING PLANS	•	•
E6.07	ELECTRICAL ROOM ENLARGED PLANS	•	•
E6.08	ELECTRICAL TITLE 24	•	
E6.09	ELECTRICAL TITLE 24	•	
E7.01	SITE PHOTOMETRICS PLAN	•	•
E7.02	LEVEL 1 PHOTOMETRICS PLAN	•	•
E7.03	LEVEL 2 PHOTOMETRICS PLAN	•	•
E7.04	LEVEL 3 PHOTOMETRICS PLAN	•	•
E7.05	LEVEL 4 PHOTOMETRICS PLAN	•	•
E7.06	LEVEL 5 PHOTOMETRICS PLAN	•	•

PROJECT AREAS (PER CBC)

ALLOWABLE + PROPOSED AREAS (CBC):

Per CBC Tables 504.3 and 504.4, See Buildings Illustrated on A0.15

BUILDING 1 - TYPE IA

Level	Name	Area
Level 1	Building 1 S-2 - L1	15226 SF
Level 1	Building 1 S-2 - L1	526 SF
Level 1	Building 1 R-2 - L1	2652 SF
Level 1	Building 1 A-3 - L1	1947 SF
Level 1	Building 1 M - L1	1142 SF
Level 1	Building 1 R-2 - L1	4382 SF
Grand total: 6		25875 SF

MIXED OCCUPANCY, SINGLE STORY BUILDING PER CBC 506.2.2
Allowable area (square feet) (Aa) = [At + (NS × If)]
(No Frontage Increase)
Unlimited Area allowed for Type I construction at R-2, M and A-3 Occupancies

BUILDING 2 - TYPE VA

Level	Name	Area
Level 1	Building 2 S-2 - L1	3815 SF
Level 2	Building 2 A-3 - L2	528 SF
Level 2	Building 2 R-2 - L2	7493 SF
Level 3	Building 2 A-3 - L3	150 SF
Level 3	Building 2 R-2 - L3	7875 SF
Level 4	Building 2 R-2 - L4	4932 SF
Grand total: 6		24793 SF

MIXED OCCUPANCY, MULTI STORY BUILDING PER CBC 506.2.4
Allowable area (square feet) (Aa) = [At + (NS × If)]
(No Frontage Increase)

R-2 Occupancy:
(Aa) = [36,000 + (12,000 × 0)]
(Aa) = 36,000
A-3 Occupancy:
(Aa) = [11,500 + (12,000 × 0)]
(Aa) = 11,500
S-2 Occupancy:
(Aa) = [63,000 + (21,000 × 0)]
(Aa) = 63,000

Aggregate Area:
Story 1:
S-2: 3,815 / 63,000 = 0.06
= 0.6
Story 2:
R-2: 7,493 / 36,000 = 0.21
A-3: 528 / 11,500 = 0.05
= 0.26
Story 3:
R-2: 7,875 / 36,000 = 0.22
A-3: 150 / 11,500 = 0.01
= 0.23
Story 4:
R-2: 4,932 / 36,000 = 0.14
= 0.14

0.06 + 0.26 + 0.23 + 0.14 = **0.69** (Less than 2 Per CBC 506.2.4.)

BUILDING 3 - TYPE VA

Level	Name	Area
Level 2	Building 3 A-3 - L2	1319 SF
Level 2	Building 3 R-2 - L2	8399 SF
Level 3	Building 3 R-2 - L3	9869 SF
Level 4	Building 3 R-2 - L4	9872 SF
Level 5	Building 3 R-2 - L5	1352 SF
Level 5	Building 3 R-2 - L5	2621 SF
		36116 SF

MIXED OCCUPANCY, MULTI STORY BUILDING PER CBC 506.2.4
Allowable area (square feet) (Aa) = [At + (NS × If)]
(No Frontage Increase)

R-2 Occupancy:
(Aa) = [36,000 + (12,000 × 0)]
(Aa) = 36,000
A-3 Occupancy:
(Aa) = [11,500 + (12,000 × 0)]
(Aa) = 11,500

Aggregate Area:
Story 2:
R-2: 8,399 / 36,000 = 0.23
A-3: 1,319 / 11,500 = 0.11
= 0.34
Story 3:
R-2: 9,872 / 36,000 = 0.27
= 0.27
Story 4:
R-2: 9,872 / 36,000 = 0.27
= 0.27
Story 5:
R-2: 9,872 / 36,000 = 0.27
= 0.27

0.34 + 0.27 + 0.27 + 0.27 = **1.15** (Less than 2 Per CBC 506.2.4.)

BUILDING 4 - TYPE VA

Level	Name	Area
Level 1	Building 4 S-2 - L1	3994 SF
Level 1	Building 4 R-2 - L1	3589 SF
Level 2	Building 4 R-2 - L2	11629 SF
Level 2	Building 4 A-3 - L2	515 SF
Level 3	Building 4 R-2 - L3	11995 SF
Level 3	Building 4 A-3 - L3	150 SF
Level 4	Building 4 R-2 - L4	7327 SF
Grand total: 7		39199 SF

MIXED OCCUPANCY, MULTI STORY BUILDING PER CBC 506.2.4
Allowable area (square feet) (Aa) = [At + (NS × If)]
(No Frontage Increase)

R-2 Occupancy:
(Aa) = [36,000 + (12,000 × 0)]
(Aa) = 36,000
A-3 Occupancy:
(Aa) = [11,500 + (12,000 × 0)]
(Aa) = 11,500
S-2 Occupancy:
(Aa) = [63,000 + (21,000 × 0)]
(Aa) = 63,000

Aggregate Area:
Story 1:
R-2: 3,589 / 36,000 = 0.1
S-2: 3,994 / 63,000 = 0.06
= 0.16
Story 2:
R-2: 11,626 / 36,000 = 0.32
A-3: 518 / 11,500 = 0.05
= 0.37
Story 3:
R-2: 11,995 / 36,000 = 0.33
A-3: 150 / 11,500 = 0.01
= 0.34
Story 4:
R-2: 7,327 / 36,000 = 0.20
= 0.20

0.16 + 0.37 + 0.37 + 0.20 = **1.1** (Less than 3 Per CBC 506.2.4.)

BUILDING 5 - TYPE VA

Level	Name	Area
Level 2	Building 5 R-2 - L2	4923 SF
Level 3	Building 5 R-2 - L3	4923 SF
Level 4	Building 5 R-2 - L4	4923 SF
Level 5	Building 5 R-2 - L5	4424 SF
Grand total: 4		19194 SF

SINGLE OCCUPANCY, MULTI STORY BUILDING PER CBC 506.2.3
Allowable area (square feet) (Aa) = [At + (NS × If)]
(No Frontage Increase)
R-2 Occupancy:
(Aa) = 36,000 + (12,000 × 0) x 2 = 72,000

OCCUPANCY SEPARATION (CBC)

Per CBC Tables 508.4

OCCUPANCY	REQUIRED SEPARATION (Sprinklered Per NFPA 13)			
	M	S-2	R-2	A-3
M	NONE	-	-	-
S-2	1 HOUR	NONE	-	-
R-2 [a]	1 HOUR	1 HOUR[c]	NONE	-
A-3	1 HOUR	NONE	1 HOUR	NONE

a. See Section 420.
420.2 Separation Walls
Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.
420.3 Horizontal Separation
Floor assemblies separating dwelling units in the same buildings, floor assemblies separating sleeping units in the same building and floor assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711.
420.4 Automatic Sprinkler System
Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8. Group R-2.1 shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. Group R-2.1 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.6. Quick-response or residential automatic sprinklers shall be installed in accordance with Section 903.3.2.
420.6 Fire Alarm Systems and Smoke Alarms
Fire alarm systems and smoke alarms shall be provided in Group R-1, R-2 and R-2.1 occupancies in accordance with Sections 907.2.8, 907.2.9 and 907.2.10, respectively. Single- or multiple-station smoke alarms shall be provided in Group R-2, R-2.1, R-3 and R-4 in accordance with Section 907.2.10. Group R-2.2 shall be equipped throughout with an automatic fire alarm systems per 907.2.9.2 and shall have a manual fire alarm pull station at the 24-hour staff watch office.

c. See Section 406.3.2 and 406.6.4.

PROJECT UNITS + RENTABLE AREA (ZONING)

Per SCC, "Floor area ratio (FAR)" means the gross building area (GBA) of development, exclusive of structured parking areas and open space (common, public, and private), proposed on the site divided by the total net lot area (NLA). The formula is GBA/NLA = FAR (Example: 43,560 / 43,560 = FAR 1.0).

ALLOWABLE FLOOR AREA:
Per SAMC General Plan for Urban Corridor Low

MAX 3.0 FAR
1.51 ACRES = 65,672 SF X 3
= 197,016 SF MAX FLOOR AREA

PROVIDED FLOOR AREA: = 109,304 SF FLOOR AREA
Per chart below

West Parcel Parking	
Parking Spaces Retail	0
Parking Spaces Res- Single	88
Parking Spaces Res- Tandem	42
Total Parking Spaces	130
Overall Stalls / Unit	1.00
Stalls per 2 Bedroom Unit	2.00
Stalls per 1 Bed/Studio Units	0.81

3 1 Bedroom Units will have 2 stalls in tandem

West Parcel Units			
Unit Type	Average SF	Current Count	Unit %
Studio (Micro)	400	2	1.5%
Studio	475	41	31.5%
1 Bedroom Open Mezzanine	500-600	10	7.7%
1 Bedroom	650	59	45.4%
2 Bedroom	875-1100	18	13.8%
2 Bedroom Mezzanine	800	0	0.0%
Total		130	100.0%

At Level 1

West Floor Breakdown						
Use	Floor 1	Floor 2	Floor 3	Floor 4	Floor 5	Total
Residential	5,329	25,730	26,906	19,741	10,446	88,152
Retail	0	0	0	0	0	0
Total RSF						88,152
Residential Lobby + Mail	2,051	0	0	0	0	2,051
Management Offices	608	0	0	0	0	608
Lounge / Clubhouse	1,000	0	0	0	0	1,000
Business Center	300	0	0	0	0	300
Gym + Yoga Room	1,793	0	0	0	0	1,793
Circulation	2,520	2,448	2,319	2,019	629	9,935
Maintenance & Utility	4,023	373	373	373	323	5,465
Parking	36,000	0	0	0	0	36,000
Gross Bldg Area						109,304
Building Effeciency						80.6%
Open Space	7,610	5,666	1,109	1,010	1,518	16,913

/12

HEIGHT / STORIES / (ZONING + CBC)

ALLOWABLE HEIGHT AND STORIES (CBC):

Per CBC Tables 504.3 and 504.4

OCCUPANCY	TYPE IA (Sprinklered Per NFPA 13)	
A, B, M	UNLIMITED MAX HEIGHT	UNLIMITED STORIES
S-2	UNLIMITED MAX HEIGHT	UNLIMITED STORIES
R-2	UNLIMITED MAX HEIGHT	UNLIMITED STORIES

OCCUPANCY	TYPE VA (Sprinklered Per NFPA 13 without area or height increase)	
A	70FT MAX HEIGHT	3 MAX STORIES
B	70FT MAX HEIGHT	4 MAX STORIES
R-2	60FT MAX HEIGHT	4 MAX STORIES

PROPOSED HEIGHT AND STORIES:

OCCUPANCY	TYPE IA (Sprinklered Per NFPA 13)	
A, B, M, S-2, R-2	16' - 1" HEIGHT	1 STORY

OCCUPANCY	TYPE VA (Sprinklered Per NFPA 13 without area increase)	
A, B, R-2	57' - 6" HEIGHT	3- 4 STORIES

FIRE SEPARATION + RATED ASSEMBLIES

CONSTRUCTION TYPE:

Per table CBC TABLE 601

BUILDING ELEMENT	TYPE IA	TYPE VA
PRIMARY STRUCTURAL FRAME	3 HOURS *(See A and B below)*	1 HOURS *(See B below)*
BEARING WALLS EXTERIOR INTERIOR	3 HOURS 3 HOURS *(See A below)*	1 HOU

REQUIRED TREE PRESERVATION MEASURES FOR CITY TREES

1. ALL CONCRETE SIDEWALKS AND DRIVEWAYS SHALL BE RETAINED THROUGHOUT CONSTRUCTION TO PROTECT THE ROOTS AND SOIL FROM THE IMPACTS OF CONSTRUCTION ACTIVITIES. EXISTING DRIVEWAYS SHALL BE USED AS ACCESS TO THE SITE.

2. RIGHT-OF-WAY PLANTERS AND CITY TREES SHALL BE SEPARATED FROM THE CONSTRUCTION SITE WITH A SIX-FOOT HIGH CHAIN LINK FENCE THAT SHALL REMAIN THROUGHOUT THE DURATION OF THE PROJECT.

3. ANY REGULATED WORK WITHIN THE TREE PROTECTION ZONE OF A CITY TREE SHALL BE SEPARATELY PERMITTED PRIOR TO THE START OF CONSTRUCTION AND SUPERVISED BY A QUALIFIED ARBORIST. SUBMIT A TREE PERMIT APPLICATION AND A TREE PROTECTION PLAN CREATED BY A QUALIFIED ARBORIST TO URBANFORESTRY@CITYOFSACRAMENTO.ORG AND REFER TO THE PLANNING PROJECT NUMBER OR OFF SITE PROJECT NUMBER.

4. ALL EXCAVATION, GRADING OR TRENCHING WITHIN THE DRIPLINE OF A CITY TREE SHALL EMPLOY ONE OF THE FOLLOWING METHODS: HYDRO-EXCAVATION, PNEUMATIC EXCAVATION OR HAND DIGGING AND SHALL BE SUPERVISED BY A QUALIFIED ARBORIST.

5. THERE SHALL BE NO GRADE CHANGES WITHIN THE DRIPLINE OF CITY TREES. ALL GRADE CHANGES SHALL BE ACCOMMODATED ONSITE.

6. THERE SHALL BE NO SOIL COMPACTION WITHIN THE DRIPLINE OF CITY TREES.

7. THERE SHALL BE NO NON-NATIVE SOIL, NON-ORGANIC MATTER OR STRUCTURAL SOIL ADDED TO THE RIGHT-OF-WAY PLANTER.

8. ALL TREES SHALL BE WATERED REGULARLY ACCORDING TO THE RECOMMENDATION OF THE PROJECT ARBORIST.

9. THE APPLICANT SHALL BE FINANCIALLY RESPONSIBLE FOR ANY DAMAGE TO THE CITY TREES ASSOCIATED WITH THE PROJECT. ACCIDENTAL OR NEGLIGENT ACTIONS THAT DAMAGE CITY TREES MAY RESULT IN A PENALTY. THE MONETARY VALUE OF ANY SUCH DAMAGES WILL BE APPRAISED BY THE CITY URBAN FORESTER OR HIS AUTHORIZED REPRESENTATIVE AND SHALL BE EXPRESSED AS THE MONETARY EQUIVALENT OF ALL LABOR AND MATERIALS REQUIRED TO BRING THE TREE IN QUESTION TO A STATE OF COMPARABLE UTILITY WITH REGARDS TO ITS CONDITION AND FUNCTION PRIOR TO THE BEGINNING OF THE PROJECT.

TREE PRESERVATION NOTES

SCALE
1/4" = 1'-0"

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PROJECT NAME & ADDRESS

Stockton Blvd

West Parcel
4601 10th Ave
Sacramento, CA 95820

East Parcel
3441 Stockton Blvd
Sacramento, CA 95820

ARCHITECT'S STAMP

CONSULTANTS

ISSUED FOR:

NO:	DESCRIPTION	DATE
1	DD CONSULTANT COORDINATION SET	10/30/2020
2	MINISTERIAL PLANNING APPLICATION	12/03/2020
3	REVISED COORD. BACKGROUNDS	05/07/2021
4	MINISTERIAL PLANNING APPLICATION	05/26/2021
5	SHRA BACKGROUNDS	07/19/2021
6	MINISTERIAL APP. CORRECTIONS	09/22/2021
7	70% CD BID SET	09/06/2021
8	SMUD + PG&E SUBMITTAL	09/01/2021
9	90% CD BID SET	10/15/2021
10	MINISTERIAL APP. CORRECTIONS	11/03/2021

KEY SECTION

KEY PLAN

SHEET NAME
CONSTRUCTION NOTES

SHEET NO
A0.02A

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Per SCC: 17.600.135

A. A combination of private and common open space shall be provided for new multi-unit dwellings at a ratio of 100 square feet of open space per dwelling unit beyond the minimum required front-yard, side-yard, and rear-yard setbacks.

B. Private open space shall have a minimum width of five feet. Common open space shall have a minimum width of 20 feet.

C. Common open space, when provided, shall be:

1. Improved with trees, shrubs, living ground cover, decorative paving, seating, trash receptacles, and pedestrian-oriented lighting;

2. Located outdoors and open to the sky, except that up to 10% of the open space may be covered by structures such as eaves, balconies, pergolas, gazebos, arcades, or other shade structures; and

3. Located where there is regular foot traffic, in view of entrances and windows of adjacent buildings, and designed with landscaping and structures arranged to avoid creating hiding areas.

Required Open Space: 130 Dwelling Units x 100 sf = **13,000 sf**

Provided Open Space: See Below

Area Schedule (Open Space) Common

Name	Level	Area
L1 OPEN SPACE COM 3	Level 1	6201 SF
L1 OPEN SPACE COM 4	Level 1	1409 SF
L2 OPEN SPACE COM 1	Level 2	3567 SF
L2 OPEN SPACE COM 2 (COVERED)	Level 2	477 SF
L2 OPEN SPACE COM 3 (COVERED)	Level 2	494 SF
L5 OPEN SPACE COM 1	Level 5	1067 SF
Grand total: 6		13216 SF

LESS THAN 10% OF COMMON SPACE IS COVERED PER SCC

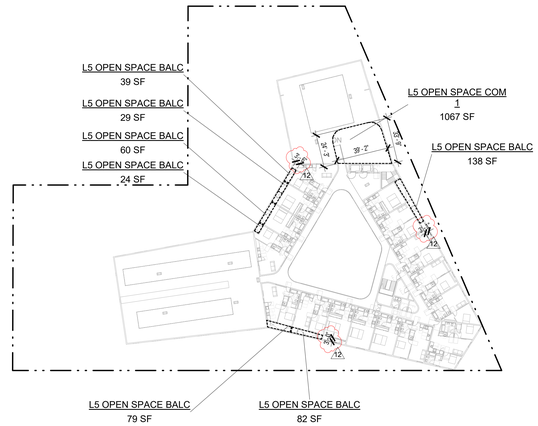
Area Schedule (Open Space) Private

Name	Level	Area
L2 OPEN SPACE BALC	Level 2	1128 SF
L3 OPEN SPACE BALC	Level 3	1109 SF
L4 OPEN SPACE BALC	Level 4	1010 SF
L5 OPEN SPACE BALC	Level 5	451 SF
Grand total: 62		3697 SF

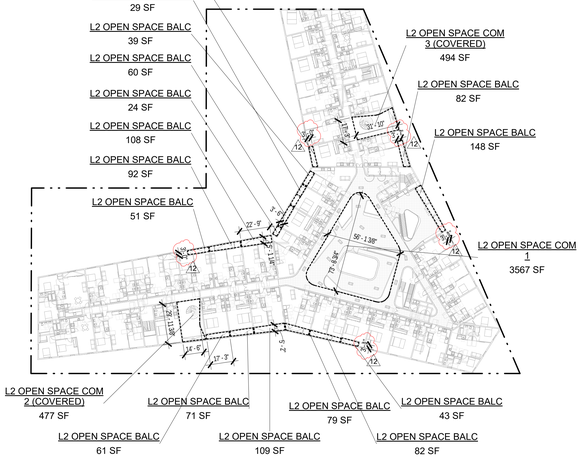
TOTAL GREATER THAN 13,000 SF MIN OPEN SPACE

LEVEL 3

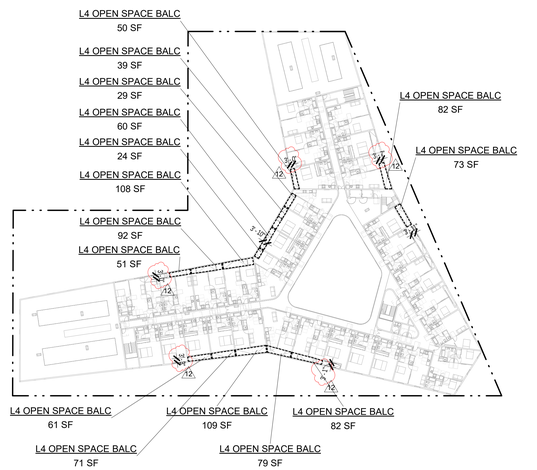
LEVEL 5



LEVEL 2



LEVEL 4



LEVEL 1

OPEN SPACE CALCULATIONS | SCALE 1" = 40'-0" | 1

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11	BID RFI	12/15/2021
12	MINISTERIAL APP. CORRECTIONS 2	01/21/2022

KEY SECTION

KEY PLAN

SHEET NAME
OPEN SPACE CALCULATIONS

SHEET NO.
A0.14

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LIGHTING SCHEDULE	DECRIPTION	MANUFACTURER	PRODUCT NAME	LOCATION	REMARKS
L-1	LINEAR	PRUDENTIAL LIGHTING	P40	CORRIDORS / COMMON AREAS	
L-2	RECESSED LIGHTS	ALCON LIGHTING	14086-4	LIVING / DINING / KITCHEN	
L-3	PENDANTS	DCC LIGHTING	XXX-XXX-XXX	KITCHENS / BEDROOMS	
L-4	BATHROOM VANITIES	LITECONTROL	NOTE 67L LED WALL DIRECT	BATHROOMS	
L-5	PARKING / UTILITY	TBD	TBD	PARKING / BOH	
L-6	CYLINDRICAL PENDANT	GOTHAM	2" INCITO	CORRIDORS / COMMON AREAS	WITH WOOD SLAT CEILINGS IN LOBBIES, CLUBHOUSES, DOUBLE HEIGHT
L-7	CLOSET STRIP	PRUDENTIAL LIGHTING	HALFSNAP SURFACE MOUNTED STRIP LIGHT	CLOSET	
L-8	EXT. + UNIT ENTRY SCONCE	RBW	SURFACE MOUNTED SCONCE	RESIDENTIAL UNITS	
L-9	EXT. SOFFIT DOWNLIGHT	GOTHAM	IC04 DOWNLIGHT	EXTERIOR	
L-10	POLE TOP LIGHT	BEGA	POLE TOP LUMINAIRE 84 120	EXTERIOR	DOWNLIGHT AT PARKING AND PLAZA AREAS, 15' HEIGHT TO TOP OF FIXTURE
L-11	TREE UPLIGHT	BK	DELTA STAR LED	EXTERIOR	
L-12	WALL LIGHT	BEGA	RECESSED WALL LUMINAIRES	EXTERIOR	
L-13	LINEAR LIGHT	LUMINII	KENDO M WET LINEAR ILLUMINATION SYSTEM	EXTERIOR	

GENERAL NOTES:
1. EXTERIOR LIGHTING SHALL BE SHIELDED OR OTHERWISE DESIGNED TO AVOID SPILL-OVER ILLUMINATION ON ADJACENT STREETS AND PROPERTIES PURSUANT TO 17.608.040.L.4. PARKING LOT LIGHTING SHALL NOT BE TALLER THAN 16 FEET.

12

LIGHTING SCHEDULE — SCALE 12" = 1'-0"

FURNITURE TAG	DECRIPTION	MANUFACTURER	PRODUCT NAME	LOCATION	REMARKS
F-1	FULL SIZE WALL BED	HDESIGNGROUP	A220XLLWW	MICRO STUDIOS AND STANDARD STUDIOS	MULTIMO COMPACT FULL SOFA BED AND CABINET WALL SYSTEM
F-2	COUCH	HDESIGNGROUP	EEI-3093-AZU	RESIDENTIAL UNITS	GLANZE TUFTED CONVERTIBLE SOFA
F-3	ARMCHAIR AND OTTOMAN	HDESIGNGROUP	EEI-2136-GRY, EEI-3577-GRY	RESIDENTIAL UNITS	
F-4	RUG	HDESIGNGROUP	R-10238-58	RESIDENTIAL UNITS	
F-5	DINING TABLES + CHAIRS	HDESIGNGROUP	EEI-784-WAL, EEI-537-WAL	RESIDENTIAL UNITS	
F-6	DESK	HDESIGNGROUP	EEI-2852-GRY-WAL	RESIDENTIAL UNITS	
F-7	BOOKCASE	HDESIGNGROUP	EEI-2854-GRY-WALL-SET	RESIDENTIAL UNITS	
F-8	BAR STOOLS	HDESIGNGROUP	EEI-2814-GME	RESIDENTIAL UNITS	
F-9	WALL SHELVES	HDESIGNGROUP	W003220595	RESIDENTIAL UNITS	
F-10	WARDROBE	HDESIGNGROUP	MOD-6077-WAL-WHI	RESIDENTIAL UNITS	
F-11	TV CONSOLE	HDESIGNGROUP	EEI-2533-WAL-WHI	RESIDENTIAL UNITS	
F-12	DRESSER	HDESIGNGROUP	MOD-6076-WAL-WHI	RESIDENTIAL UNITS	
F-13	QUEEN BED	HDESIGNGROUP	MOD-6296-WAL-SET	RESIDENTIAL UNITS	
F-14	QUEEN SIZE MATRESS	HDESIGNGROUP		RESIDENTIAL UNITS	

FURNITURE SCHEDULE — SCALE 12" = 1'-0"

PLUMBING FIXTURE NUMBER	DESCRIPTION	MANUFACTURER	PRODUCT NAME	LOCATION	REMARKS
WC-1	WATER CLOSET	KOHLER	K-3810	RESIDENTIAL UNITS	
L-1	LAVATORY	DURAVIT	045250	RESIDENTIAL UNITS	
				RESIDENTIAL UNITS	
F-1	KITCHEN FAUCET	DELTA	2692ZLF	RESIDENTIAL UNITS	
F-2	BATHROOM FAUCET	WATERWORKS	FLYTE LOW PROFILE FLLS50	RESIDENTIAL UNITS	
SH-1	SHOWER SET			RESIDENTIAL UNITS	
SH-2	SHOWER / TUB SET	WATERWORKS	FLYTE FLP810	RESIDENTIAL UNITS	
SH-3	HAND SHOWER			RESIDENTIAL UNITS	
SH-4	SHOWER HEAD	WATERWORKS	UNIVERSAL UNSH90	RESIDENTIAL UNITS	
BT-1	BATH TUB	DURAVIT	700332	RESIDENTIAL UNITS	
KS-1	KITCHEN SINK	KOHLER	K-3325-HCF-NA	RESIDENTIAL UNITS	FOR LARGER KITCHENS
KS-2	KITCHEN SINK	KOHLER	K-3184-NA	RESIDENTIAL UNITS	FOR SMALLER KITCHENS

APPLIANCES	DECRIPTION	MANUFACTURER	PRODUCT NAME	LOCATION	REMARKS
R-1	REFRIGERATOR	GE	GIE18GSNRSS	RESIDENTIAL UNITS KITCHEN	STAINLESS STEEL
R-2	REFRIGERATOR	GE	GIE19JSNRSS	RESIDENTIAL UNITS KITCHEN	STAINLESS STEEL
DW-1	DISHWASHER	GE	GDT225SSLSS	RESIDENTIAL UNITS KITCHEN	STAINLESS STEEL
ER-1	ELECTRIC RANGE	GE	JB480SMSS	RESIDENTIAL UNITS KITCHEN	STAINLESS STEEL
MW-1	MICROWAVE	GE	JNM3163RJSS	RESIDENTIAL UNITS KITCHEN	STAINLESS STEEL
W/D	COMBINATION WASHER DRYER	GE	GUD27ESSMWW	RESIDENTIAL UNITS	ELECTRIC
WR-1	WASHER	GE	GFW510SCNWW	RESIDENTIAL UNITS	
DR-1	DRYER	GE	GFD55ESSNWW	RESIDENTIAL UNITS	ELECTRIC

BATHROOM ACCESSORIES	DECRIPTION	MANUFACTURER	PRODUCT NAME	LOCATION	REMARKS
TP-1	TOILET PAPER DISPENSER	GATCO 4243	RESIDENTIAL UNITS BATHROOM	GATCO	CHROME
TB-1	TOWEL BAR	GATCO 4240	RESIDENTIAL UNITS BATHROOM	GATCO	CHROME
TR-1	TOWEL RING	GATCO 4242	RESIDENTIAL UNITS BATHROOM	GATCO	CHROME
RD-1	SHOWER CURTAIN ROD	63-F	RESIDENTIAL UNITS BATHROOM	MOEN	CHROME
MR-1	FRAMELESS MIRROR		RESIDENTIAL UNITS BATHROOM		MIRROR 40" W x 48" H, SURFACE MOUNT
VB-1	VANITY BACKSPLASH	40"x4" QUARTZ TO MATCH WASH BASIN	RESIDENTIAL UNITS BATHROOM	CEASRSTONE	
VC-1	MEDICINE CABINET				

PLUMBING FIXTURES AND APPLIANCES SCHEDULES — SCALE 12" = 1'-0"

MATERIAL NUMBER	MATERIAL	MANUFACTURER	PRODUCT NAME	LOCATION	REMARKS
MP-1	METAL FACADE PANELS - CORRUGATED	METAL SALES (ALT: BERRIDGE)	T10-A WALL PANEL, PAINTED WHITE	EXTERIOR FACADE	KYNAR 45 YEAR PAINT, PANEL CAN BE STEEL OR ALUM, EXPOSED FASTENERS
MP-2	METAL FACADE PANELS - CORRUGATED	METAL SALES (ALT: BERRIDGE)	T10-C WALL PANEL, PAINTED WHITE	EXTERIOR FACADE	KYNAR 45 YEAR PAINT, PANEL CAN BE STEEL OR ALUM, EXPOSED FASTENERS
MP-3	METAL FACADE PANELS - CORRUGATED	METAL SALES (ALT: BERRIDGE)	T10-D WALL PANEL, PAINTED WHITE	EXTERIOR FACADE	KYNAR 45 YEAR PAINT, PANEL CAN BE STEEL OR ALUM, EXPOSED FASTENERS
MP-P1	PERFORATED METAL PANELS - CORRUGATED	METAL SALES (ALT: BERRIDGE)	T10-A WALL PANEL, PAINTED WHITE	EXTERIOR FACADE	KYNAR 45 YEAR PAINT, PANEL CAN BE STEEL OR ALUM, EXPOSED FASTENERS, PERF VERSION OF SOLID PANEL
MP-P2	PERFORATED METAL PANELS - CORRUGATED	METAL SALES (ALT: BERRIDGE)	T10-C WALL PANEL, PAINTED WHITE	EXTERIOR FACADE	KYNAR 45 YEAR PAINT, PANEL CAN BE STEEL OR ALUM, EXPOSED FASTENERS, PERF VERSION OF SOLID PANEL
MP-P3	PERFORATED METAL PANELS - CORRUGATED	METAL SALES (ALT: BERRIDGE)	T10-D WALL PANEL, PAINTED WHITE	EXTERIOR FACADE	KYNAR 45 YEAR PAINT, PANEL CAN BE STEEL OR ALUM, EXPOSED FASTENERS, PERF VERSION OF SOLID PANEL
MP-4	PAINTED SHEET METAL - SOLID	TBD	TBD	EXTERIOR DOUBLE HEIGHT COMMON AREAS	KYNAR 45 YEAR PAINT, PANEL CAN BE STEEL OR ALUM, EXPOSED FASTENERS
PL-1	PLASTER - "CONCRETE"			EXTERIOR FACADE	SMOOTH PLASTER WITH FINISH SIMILAR TO CONCRETE
PL-2	PLASTER - WHITE			EXTERIOR FACADE	SANTA BARBARA FINISH
MS-1	MESH GUARDRAIL	JAKOB ROPE SYSTEMS OR SIM		EXTERIOR FACADE	MESH INFILL MATERIAL INSIDE METAL FRAME. FRAME PAINTED WHITE
MF-1	PAINTED ALUMN FIN (GUARDRAIL POST)			EXTERIOR COURTYARD FACADES	EXTRUDED ALUM, PAINTED. FUNCTIONS AS POST STRUCTURE FOR GUARDRAIL
TC-1	TRAFFIC COATING			EXTERIOR WALKWAY FINISH	ARCHITECT TO CONFIRM COLOR
CP-1	PAVER TILES OPTION 1 OPTION 2 OPTION 3	 DALTILE DALTILE ARIZONA TILE	 INDUSTRIAL PARK, LIGHT GRAY IP07, 12X12 DIGNITARY EMINANCE GREY DR10, 24X24 PIETRA ITALIA, GREY, 24X24	EXTERIOR COURTYARDS + SURROUNDING WALKWAYS	OPTIONS PROVIDED FOR PRICING
WD-1	WOOD COMPOSITE DECKING	TREX		POOL DECK AND ROOF DECK	
CS-1	CONCRETE SLAB			PARKING AREA	

EXTERIOR FINISHES — SCALE 12" = 1'-0"

MATERIAL NUMBER	MATERIAL	MANUFACTURER	PRODUCT NAME	LOCATION	REMARKS
CS-2	CONCRETE SLAB			INTERIOR AMENITY SPACES, INCLUDING LOBBY	POLISHED/SEALED -CONFIRM WITH ARCHITECT
LV-1A	VINYL PLANK FLOORING UNIT SCHEME 1 OPTION 1 OPTION 2 OPTION 3	 MOHAWK GROUP MOHAWK GROUP KEMBER	 VIVID STEP SHIMMERING SAND W128 EDGELAND C0085 95 BATIK ECOKLIK 5" OAK LIGHT GRAY BRUSHED, 10% SHEEN	RESIDENTIAL UNITS	OPTIONS PROVIDED FOR PRICING. OPTION 3 IS ENGINEERED HARDWOOD ALTERNATIVE.
LV-1B	VINYL PLANK FLOORING UNIT SCHEME 2 OPTION 1 OPTION 2 OPTION 3	 MOHAWK GROUP MOHAWK GROUP KEMBER	 EDGELAND C0085 31 CLEAN GRAINIAC C0013 132 HAYDAY ECOKLIK 6" ALMOND OAK OPEN PORE 10% SHEEN	RESIDENTIAL UNITS	OPTIONS PROVIDED FOR PRICING. OPTION 3 IS ENGINEERED HARDWOOD ALTERNATIVE.
LV-2	ELASTOMERIC DECORATIVE FLOORING	SIKA	COMFORTFLOOR, STEEL GRAY	AMENITY AREA FLOORING + CORRIDORS	AMENITY AREA FLOORING + CORRIDORS
LV-3	ELASTOMERIC DECORATIVE FLOORING	SIKA	COMFORTFLOOR DECORATIVE, TRAFFIC GREY WITH 70% C1410, 20% C9955, 10% C1140	AMENITY AREA FLOORING + CORRIDORS	AMENITY AREA FLOORING + CORRIDORS
AF-1	ATHLETIC FLOORING - GYM	TARKETT	DROPZONE SPECKLE 8MM, STEEL	GYM	
AF-3	ATHLETIC FLOORING - WALL BASE	TARKETT OR SIMILAR		GYMS	
CT-1A	FLOOR TILE UNIT SCHEME 1 OPTION 1 OPTION 2	 DALTILE DALTILE	 CRAFTER TWILL CF16 12X24 MODERN HEARTH MH06 12X24	RESIDENTIAL UNIT BATHROOM	
CT-1B	FLOOR TILE UNIT SCHEME 2 OPTION 1 OPTION 2	 MARAZZI DALTILE	 MOROCCAN CONCRETE, GRAY MC52, 12X24 PORTFOLIO CHARCOAL PF09, 12X24	RESIDENTIAL UNIT BATHROOM	
CT-2A	WALL TILE UNIT SCHEME 1 OPTION 1 OPTION 2	 DALTILE BELSTONE	 VITRUVIAN WALL TILE, VV11 MATTE WHITE, 4X12 SURROUNDSTONE OPTIMUM WHITE	RESIDENTIAL UNIT BATHROOM	
CT-2B	WALL TILE UNIT SCHEME 2 OPTION 1 OPTION 2	 DALTILE BELSTONE	 VITRUVIAN WALL TILE, VV11 MATTE WHITE, 4X12 SURROUNDSTONE, CRYSTAL CARRARA, SHANNON	RESIDENTIAL UNIT BATHROOM	
CT-3	TILE BASE			RESIDENTIAL UNIT BATHROOM	MATCH WALL TILE
CT-4	TILE BACKSPLASH - UNIT SCHEMES 1&2	DALTILE	VITRUVIAN WALL TILE, VV11 MATTE WHITE, 4X12	RESIDENTIAL UNIT KITCHEN	
CT-5	FLOOR TILE			AMENITY BATHROOM	
CT-6	WALL TILE			AMENITY BATHROOM	
CT-7	FLOOR PAVER	FLAT WORX	MIX 602 HONED, 920-11	CLUBHOUSE FLOOR	
LM-1A	LAMINATE CABINETS UNIT SCHEME 1 OPTION 1 OPTION 2	 WILSONART KEMBER	 DESIGNER WHITE, MATTE FINISH GRIGIO PAPPILON, SUPERMATT	RESIDENTIAL UNIT KITCHENS	OPTIONS PROVIDED FOR PRICING
LM-1B	LAMINATE CABINETS UNIT SCHEME 2 OPTION 1 OPTION 2	 WILSONART KEMBER	 NORTH SEA, MATTE FINISH ANTRACITE 8002, VELVET	RESIDENTIAL UNIT KITCHENS	OPTIONS PROVIDED FOR PRICING
ES-1A	ENGINEERED STONE COUNTER UNIT SCHEME 2 OPTION 1 OPTION 2 OPTION 3	 QORTSTONE BELSTONE ARIZONTA TILE- DELLA TERRA	 Q5005 STATUARIO SPAQUITO VITTORIA WHITE	RESIDENTIAL UNIT KITCHENS	OPTIONS PROVIDED FOR PRICING
ES-2A	ENGINEERED STONE COUNTER UNIT SCHEME 2 OPTION 1 OPTION 2	 QORTSTONE QORTSTONE	 Q1028 WINTER WHITE Q5058 PEWTER GRAY	RESIDENTIAL UNIT KITCHENS	OPTIONS PROVIDED FOR PRICING
GYP-1	GYPSUM BOARD 5/8"			GYPSUM BOARD 5/8"	
PT-1	WHITE PAINT TO MATCH GYP-1			CLUBHOUSE BUILT-INS	
WD-2	WALL BASE			WALL BASE	
WD-3	WOOD SLAT CEILING	8WOOD	1100 CRS PIECE GRILLE, WSTRN HEMLOCK, CLR FIN.	AMENITY SPACE CEILING	ALTERNATE: ARMSTRONG WOOD GRILLE SYSTEMS, PLAIN SAWN NATURAL MAPLE
WD-4	WOOD SLAT CEILING, PANELED	8WOOD	2100 PANELIZED LINEAR, CLR FIN.	AMENITY SPACE CEILING	-
WS-1	WINDOW SHADE	MECHO SHADE	URBANSHADE, MANUAL, WHITE FINISH.	RESIDENTIAL UNITS	INCLUDE BLACKOUT LAYER AT BEDROOMS.

INTERIOR FINISHES — SCALE 12" = 1'-0"

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6	MINISTERIAL APP. CORRECTIONS	09/22/2021
7	70% CD BID SET	09/06/2021
8	SMUD + PG&E SUBMITTAL	09/01/2021
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10	MINISTERIAL APP. CORRECTIONS	11/03/2021

KEY SECTION

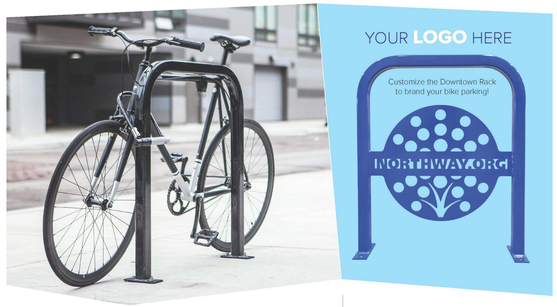
KEY PLAN

SHEET NAME
FINISH SCHEDULE

SHEET NO.
A0.22

© Copyright Lorcan O'Herlihy Architects. If DWG is not 30" x 42", it is reduced

Downtown Rack



FINISH OPTIONS

Galvanized | Stainless | PVC Dip

Powder Coat

White	Black	Light Gray RAL 7042	Deep Red RAL 3003	Yellow RAL 1023
CNH Bright Yellow	Orange RAL 2004	Beige RAL 1001	Iron Gray RAL 7011	Hunter Green RAL 6005
Light Green RAL 6018	Green RAL 6016	Sepia Brown RAL 8014	Blue RAL 5005	Sky Blue RAL 5015
Dark Purple	Flat Black	Wine Red RAL 3005	Bronze	Silver RAL 9007

MOUNT OPTIONS

Surface | In-Ground

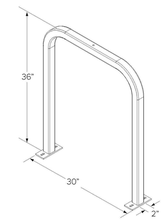
Tamper resistant fasteners available upon request.

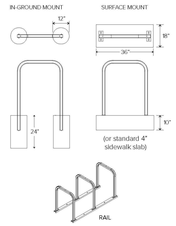
Rail

OPTIONAL LEAN BAR

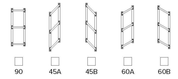
©2021

Downtown Rack **Submittal Sheet**



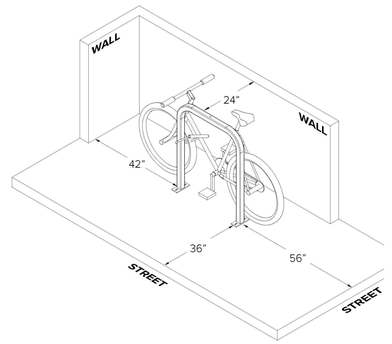


CAPACITY	2 Bikes
MATERIALS	2" x 2" x .188" square tube - mild steel 2" x 2" x .120" square tube - stainless steel
FINISHES	☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option. ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat ☐ **PVC Dip** Black PVC ☐ **Stainless** Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.
MOUNT OPTIONS	☐ **Surface** Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request. ☐ **In-Ground** In-ground mount is embedded into concrete base. Specify in-ground mount for this option ☐ **Rail** Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3" x 1.4" x 3/16" thick galvanized mounting rails. Specify rail mount for this option.
OPTIONAL LEAN BAR	☐ **Add Lean Bar**



©2021

Downtown Rack



©2021

Downtown Rack **Installation** Surface Mount

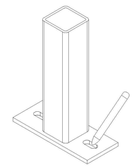
TOOLS NEEDED

Tape Measure
Marker or Pencil
Masonry Drill Bit
Drill (Hammer drill recommended)
Hammer
Wrench 9/16"
Level

RECOMMENDED BASE MATERIAL

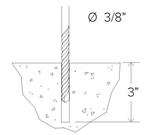
Solid concrete is the best base material for installation. To ensure the proper anchors are shipped with your rack, ask your Dero Rack representative which anchor is appropriate for your application. Be sure nothing is underneath the base material that could be damaged by drilling.

1



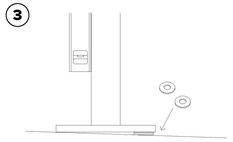
Place the rack in the desired location. Use a marker or pencil to outline the holes of the flange onto the base material.

2



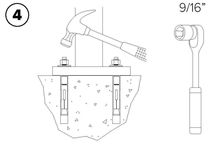
Drill 3/8" diameter holes 3" deep into surface. Make sure the holes are at least 3" away from any cracks in the base material.

3



Place rack (and washers to level rack if necessary) over holes.

4

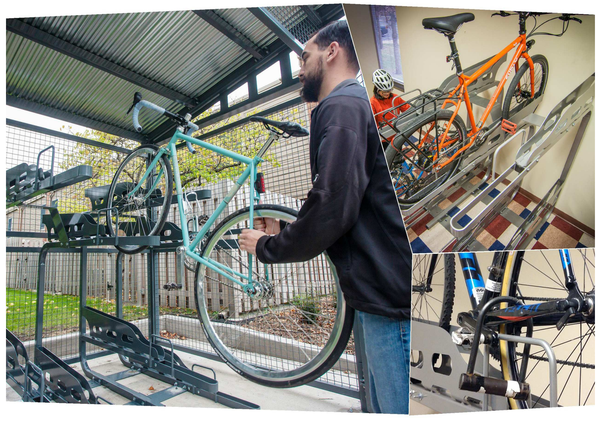


Thread nuts onto anchors, leaving approximately 1/4" of the anchor protruding, and tap into surface. Tighten nuts down to secure rack.

©2021

SHORT TERM BIKE PARKING RACKS | SCALE NTS | 2

Dero **Duplex**



FINISH OPTIONS

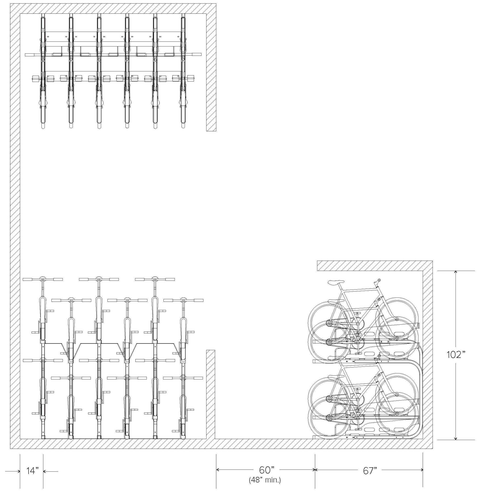
Galvanized | Stainless

Powder Coat

White	Black	Light Gray RAL 7042	Deep Red RAL 3003	Yellow RAL 1023
CNH Bright Yellow	Orange RAL 2004	Beige RAL 1001	Iron Gray RAL 7011	Hunter Green RAL 6005
Light Green RAL 6018	Green RAL 6016	Sepia Brown RAL 8014	Blue RAL 5005	Sky Blue RAL 5015
Dark Purple	Flat Black	Wine Red RAL 3005	Bronze	Silver RAL 9007

©2021

Dero **Duplex** **Setbacks** Single Sided



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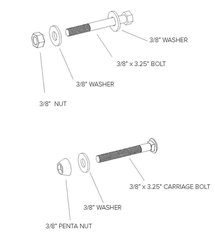
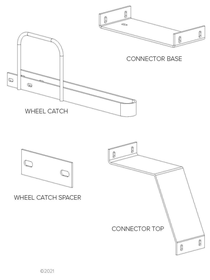
Dero **Duplex** **Parts List**





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LONG TERM BIKE PARKING RACKS | SCALE NTS | 1

LOHA

LORCAN
O'HERLIHY
ARCHITECTS
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Los Angeles, Ca 90016

t : 310.657.4363
f : 310.657.4980

PROPERTY OWNER
LW UC Davis Med LLC
9595 Wilshire Blvd, Suite 900
Beverly Hills, CA 90210

PROJECT NAME & ADDRESS

Stockton Blvd
West Parcel
4601 10th Ave
Sacramento, CA 95820

East Parcel
3441 Stockton Blvd
Sacramento, CA 95820

ARCHITECT'S STAMP

CONSULTANTS

ISSUED FOR:

NO.	DESCRIPTION	DATE
1	CD CONSULTANT COORDINATION SET	10/30/2020
2	MINISTERIAL PLANNING APPLICATION	12/03/2020
3	REVISED COORD. BACKGROUNDS	05/07/2021
4	MINISTERIAL PLANNING APPLICATION	05/26/2021
5	SHRA BACKGROUNDS	07/19/2021
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7	70% CD BID SET	09/08/2021
8	SMUD + PG&E SUBMITTAL	09/01/2021
9	90% CD BID SET	10/15/2021
10	MINISTERIAL APP. CORRECTIONS	11/03/2021

KEY SECTION

KEY PLAN

SHEET NAME:
BICYCLE PARKING SPECIFICATIONS

SHEET NO.
A0.51

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RECORDING REQUESTED BY AND
WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENT TO:

CT UC Davis Med LLC,
a Delaware limited liability company
633 West 5th Street, 33rd Floor
Los Angeles, CA 90071

APN 014-0222-067 and 014-0222-068 — **SPACE ABOVE THIS LINE FOR RECORDER'S USE**
The Undersigned Grantor(s) Declare(s):
R & T Code 11923 $ 0.00
Grantors/Grantees are same

CORPORATION GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

CT UC Davis Med LLC, a Delaware limited liability

HEREBY GRANT(S) to

CT UC Davis Med LLC, a Delaware limited liability company

the following described real property in the State of California, County of Sacramento, City of Sacramento:

SEE EXHIBIT "A" LEGAL DESCRIPTION AND EXHIBIT "B" ATTACHED AND MADE A PART HEREOF

Date: _____

CT UC Davis Med LLC, a Delaware limited liability company

By: _____
Stuart Liner

Its: Managing Member

THIS DOCUMENT IS MADE AND GIVEN FOR THE PURPOSE OF CONFORMING THE BOUNDARY LINES OF THE SUBJECT PROPERTY OF THIS DEED PURSUANT TO THE LOT MERGER RECORDING CONCURRENTLY.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____ } S.S.

On _____ before me, _____

a Notary Public, personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she /they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(This area for official notorial seal)

EXHIBIT "A"
PAGE 1 OF 1

LEGAL DESCRIPTION
CERTIFICATE OF COMPLIANCE
FOR LOT MERGER

PARCEL A:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING ALL OF PARCEL NO.1 AND PARCEL NO. 2 AS DESCRIBED IN THAT CERTAIN CORPORATION GRANT DEED TO CT UC DAVIS MED LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA ON OCTOBER 22, 2020 AS DOCUMENT # 202010221791, OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 27, 28 AND 29 AS SHOWN ON THE "PLAT OF TRESCH TRACT", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA IN BOOK 14 OF MAPS, MAP NO. 58, AND ALL OF LOTS 7815, 7816, 7817, 7818, 7819, 7820, 7821 AND 7822 AS SHOWN ON THE "PLAT OF HJ GOETHE COMPANY'S SUBDIVISION NO. 78", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA IN BOOK 7 OF MAPS, MAP NO. 18.

AREA OF THE ABOVE DESCRIBED PARCEL A IS 1.508 ACRES, MORE OR LESS.

END OF LEGAL DESCRIPTION

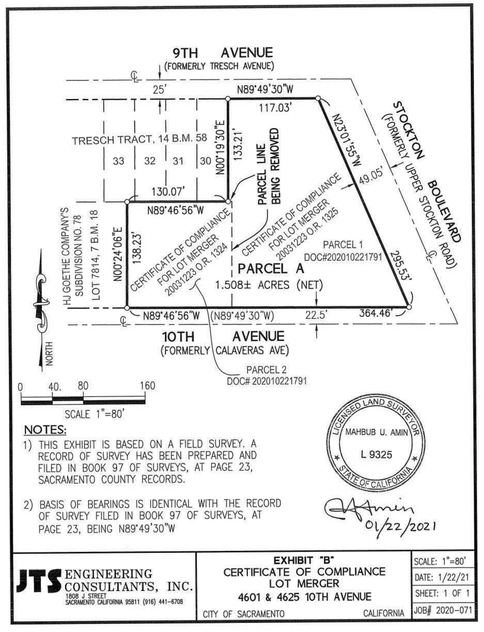
NOTE:
THE ABOVE DESCRIBED PARCELS ARE HEREBY MERGED AND THE COMMON LINES ARE HEREBY REMOVED.

BASIS OF BEARINGS IS IDENTICAL WITH THE RECORD OF SURVEY FILED IN BOOK 97 OF SURVEYS, AT PAGE 23, BEING N89°49'30"W.

PREPARED BY JTS ENGINEERING CONSULTANTS, INC.

MAHBUB U. AMIN, PLS 9325 — 01/22/2021 DATE

LICENSED LAND SURVEYOR — MAHBUB U. AMIN — L 9325 — STATE OF CALIFORNIA



NOTES:

1) THIS EXHIBIT IS BASED ON A FIELD SURVEY. A RECORD OF SURVEY HAS BEEN PREPARED AND FILED IN BOOK 97 OF SURVEYS, AT PAGE 23, SACRAMENTO COUNTY RECORDS.

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LICENSED LAND SURVEYOR — MAHBUB U. AMIN — L 9325 — STATE OF CALIFORNIA

01/22/2021

JTS ENGINEERING CONSULTANTS, INC. 1808 J STREET SACRAMENTO CALIFORNIA 95811 (916) 441-6708	**EXHIBIT "B"** CERTIFICATE OF COMPLIANCE LOT MERGER 4601 & 4625 10TH AVENUE CITY OF SACRAMENTO CALIFORNIA	SCALE: 1"=80' DATE: 1/22/21 SHEET: 1 OF 1 JOB# 2020-071

GRANT DEED | SCALE NTS | 2

ORIGINAL
Accepted for Recording
COPY-NOT CERTIFIED

FEB 26 2021

Sacramento County
Clerk-Recorder

202102262131

WHEN RECORDED RETURN TO:
CITY OF SACRAMENTO
ATTN: JIMMY BYRUM

Department of Public Works
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

COC20-0057

CERTIFICATE OF COMPLIANCE FOR LOT MERGER

COPY

THIS IS TO CERTIFY THAT THE LOT MERGER OF THE HEREINAFTER DESCRIBED REAL PROPERTY COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND ALL APPLICABLE REQUIREMENTS OF TITLE 17 (SUBDIVISION REGULATION) OF THE SACRAMENTO CITY CODE.

THE REAL PROPERTIES TO WHICH THIS CERTIFICATE APPLIES IS LOCATED IN THE CITY OF SACRAMENTO, COUNTYOF SACRAMENTO, STATE OF CALIFORNIA, AND ARE MORE-PARTICULARLY DESCRIBED AS FOLLOWS:
SEE EXHIBITS A & B

ASSESSOR'S PARCEL NO'S.	OWNER
014-0222-067-0000 014-0222-068-0000	CT UC DAVIS MED LLC, A DELAWARE LIMITED LIABILITY COMPANY

DIRECTOR OF PUBLIC WORKS DESIGNEE

BY: _____ DATE: 1-29-2021

JIMMY L. BYRUM
CITY SURVEYOR L.S. 9275
EXP. 9-30-2022
CITY OF SACRAMENTO

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Sacramento)ss.
ON Jan 29, 2021 BEFORE ME, Wanda Powers, Notary Public
PERSONALLY APPEARED **JIMMY L. BYRUM**, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON~~(S)~~ WHOSE NAME~~(S)~~ IS~~(ARE)~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE~~/SHE/THEY~~ EXECUTED THE SAME IN HIS~~/HER/THEIR~~ AUTHORIZED CAPACITY~~(IES)~~, AND THAT BY HIS~~/HER/THEIR~~ SIGNATURE~~(S)~~ ON THE INSTRUMENT THE PERSON~~(S)~~, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON~~(S)~~ ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER **PENALTY OF PERJURY** UNDER THE LAWS OF STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Wanda Powers

WANDA POWERS
Commission No. 2322926
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires Mar. 1, 2024

3-15

EXHIBIT "A"
PAGE 1 OF 1

LEGAL DESCRIPTION
CERTIFICATE OF COMPLIANCE
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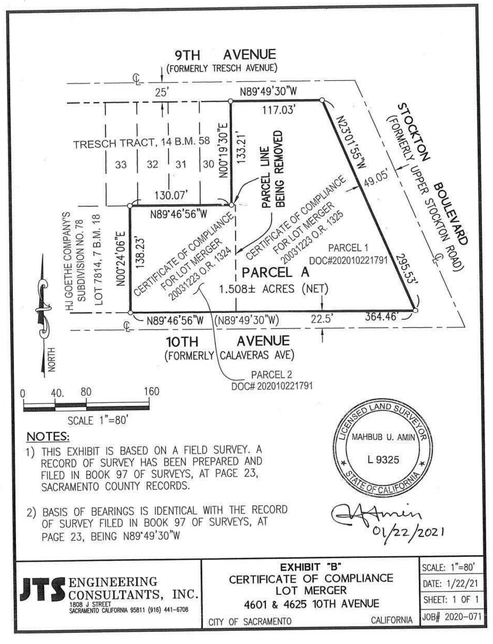
PREPARED BY JTS ENGINEERING CONSULTANTS, INC.

MAHBUB U. AMIN, PLS 9325 — 01/22/2021 DATE

LICENSED LAND SURVEYOR — MAHBUB U. AMIN — L 9325 — STATE OF CALIFORNIA



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LICENSED LAND SURVEYOR — MAHBUB U. AMIN — L 9325 — STATE OF CALIFORNIA

01/22/2021

JTS ENGINEERING CONSULTANTS, INC. 1808 J STREET SACRAMENTO CALIFORNIA 95811 (916) 441-6708	**EXHIBIT "B"** CERTIFICATE OF COMPLIANCE LOT MERGER 4601 & 4625 10TH AVENUE CITY OF SACRAMENTO CALIFORNIA	SCALE: 1"=80' DATE: 1/22/21 SHEET: 1 OF 1 JOB# 2020-071

LOT MERGER | SCALE NTS | 1

LORCAN O'HERLIHY ARCHITECTS
4106 West Jefferson Blvd
Los Angeles, Ca 90016

t : 310.657.4363
f : 310.657.4980

PROPERTY OWNER
LW UC Davis Med LLC
9595 Wilshire Blvd, Suite 900
Beverly Hills, CA 90210

PROJECT NAME & ADDRESS

Stockton Blvd West Parcel

4601 10th Ave.
Sacramento, CA 95820

ARCHITECT'S STAMP

CONSULTANTS

ISSUED FOR:

NO:	DESCRIPTION	DATE
1	CC CONSULTANT COORDINATION SET	10/30/2020
2	MINISTERIAL PLANNING APPLICATION	12/03/2020
3	REVISED COORD. BACKGROUNDS	05/07/2021
4	MINISTERIAL PLANNING APPLICATION	05/26/2021
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9	90% CD BID SET	10/15/2021
10	MINISTERIAL APP. CORRECTIONS	11/03/2021

KEY SECTION

KEY PLAN

10

SHEET NAME
LOT MERGER + GRANT DEED

SHEET NO
A0.61

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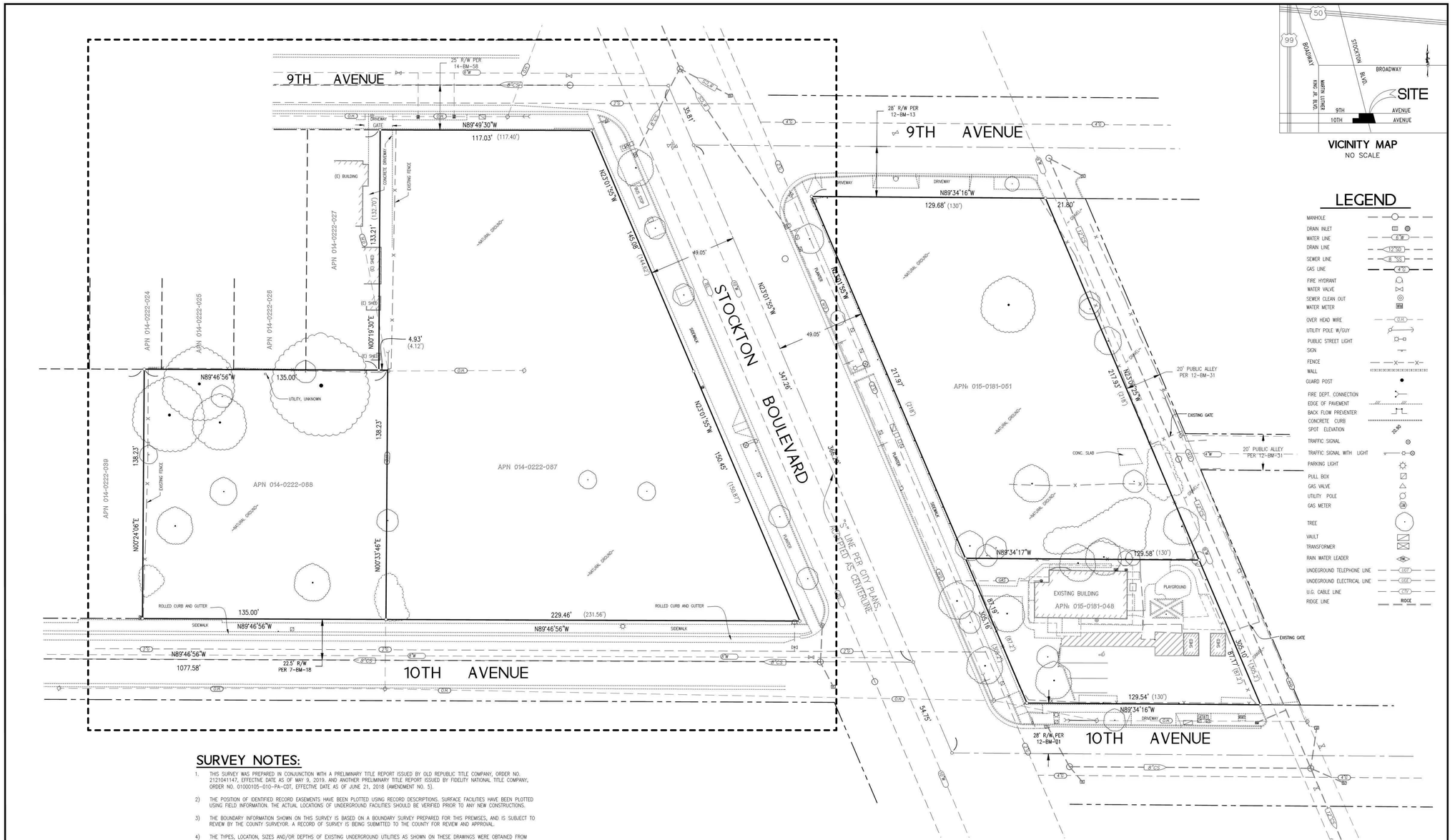

VICINITY MAP
NO SCALE

LEGEND

MANHOLE
DRAIN INLET
WATER LINE — 6"W
DRAIN LINE — 12"SD
SEWER LINE — 8"SS
GAS LINE — 4"G
FIRE HYDRANT
WATER VALVE
SEWER CLEAN OUT
WATER METER
OVER HEAD WIRE — OH
UTILITY POLE W/GUY
PUBLIC STREET LIGHT
SIGN
FENCE — X — X —
WALL
GUARD POST
FIRE DEPT. CONNECTION
EDGE OF PAVEMENT
BACK FLOW PREVENTER
CONCRETE CURB
SPOT ELEVATION — 25.00
TRAFFIC SIGNAL
TRAFFIC SIGNAL WITH LIGHT
PARKING LIGHT
PULL BOX
GAS VALVE
UTILITY POLE
GAS METER
TREE
VAULT
TRANSFORMER
RAIN WATER LEADER — RL
UNDERGROUND TELEPHONE LINE — UGT
UNDERGROUND ELECTRICAL LINE — UGE
U.G. CABLE LINE — UTV
RIDGE LINE — RIDGE

SURVEY NOTES:

1. THIS SURVEY WAS PREPARED IN CONJUNCTION WITH A PRELIMINARY TITLE REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 2121041147, EFFECTIVE DATE AS OF MAY 9, 2019, AND ANOTHER PRELIMINARY TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 01000105-010-PA-CDT, EFFECTIVE DATE AS OF JUNE 21, 2018 (AMENDMENT NO. 5).
2. THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
3. THE BOUNDARY INFORMATION SHOWN ON THIS SURVEY IS BASED ON A BOUNDARY SURVEY PREPARED FOR THIS PREMISES, AND IS SUBJECT TO REVIEW BY THE COUNTY SURVEYOR. A RECORD OF SURVEY IS BEING SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL.
4. THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.
5. NO MONUMENTS WERE SET AS A PART OF THIS TOPOGRAPHIC SURVEY. MONUMENTS WILL BE SET AS A PART OF SAID RECORD OF SURVEY.

BENCHMARK ELEV. 31.57' (NAVD88)
CITY BENCHMARK # 317-H2B
HILTI NAIL CURB AT ST. LIGHT AND POWER POLE NW CORNER 44THST. AND 14TH AVENUE.
FIELD BOOK NO.____ PG.___

JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO CALIFORNIA 95811 (916) 441-6708

CONSULTANT:

DESIGNED: N/A
DRAWN: OJS/HKS
CHECKED: Amin
SUBMITTED: JAVED T. SIDDIQUI LS 25924
SCALE: 1"=20'

NO	DATE	REVISION	APPROVAL	BY

TOPOGRAPHIC SURVEY
3441 STOCKTON BLVD., 4722 9TH AVE AND 4601 & 4625 10TH AVE
CITY OF SACRAMENTO — APN: 014-0222-067, 014-0222-068, 015-0181-048, 015-0181-051 — CALIFORNIA

DATE: 8/26/2020
SHEET 1 OF 1
JOB NO: 2020-071

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PROPERTY OWNER
LW UC Davis Med LLC
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Beverly Hills, CA 90210

PROJECT NAME & ADDRESS
Stockton Blvd West Parcel

4601 10th Ave.
Sacramento, CA 95820

ARCHITECT'S STAMP

CONSULTANTS

ISSUED FOR:

NO:	DESCRIPTION	DATE
1	CD CONSULTANT COORDINATION SET	10/30/2020
2	MINISTERIAL PLANNING APPLICATION	12/03/2020
3	REVISED COORD. BACKGROUNDS	05/07/2021
4	MINISTERIAL PLANNING APPLICATION	05/28/2021
5	SHRA BACKGROUNDS	07/19/2021
6	MINISTERIAL APP. CORRECTIONS	09/22/2021
7	70% CD BID SET	09/06/2021
8	SMUD + PG&E SUBMITTAL	09/01/2021
9	90% CD BID SET	10/15/2021
10	MINISTERIAL APP. CORRECTIONS	11/03/2021

KEY SECTION

KEY PLAN

10.

SHEET NAME
SITE SURVEY

SHEET NO.
A1.01

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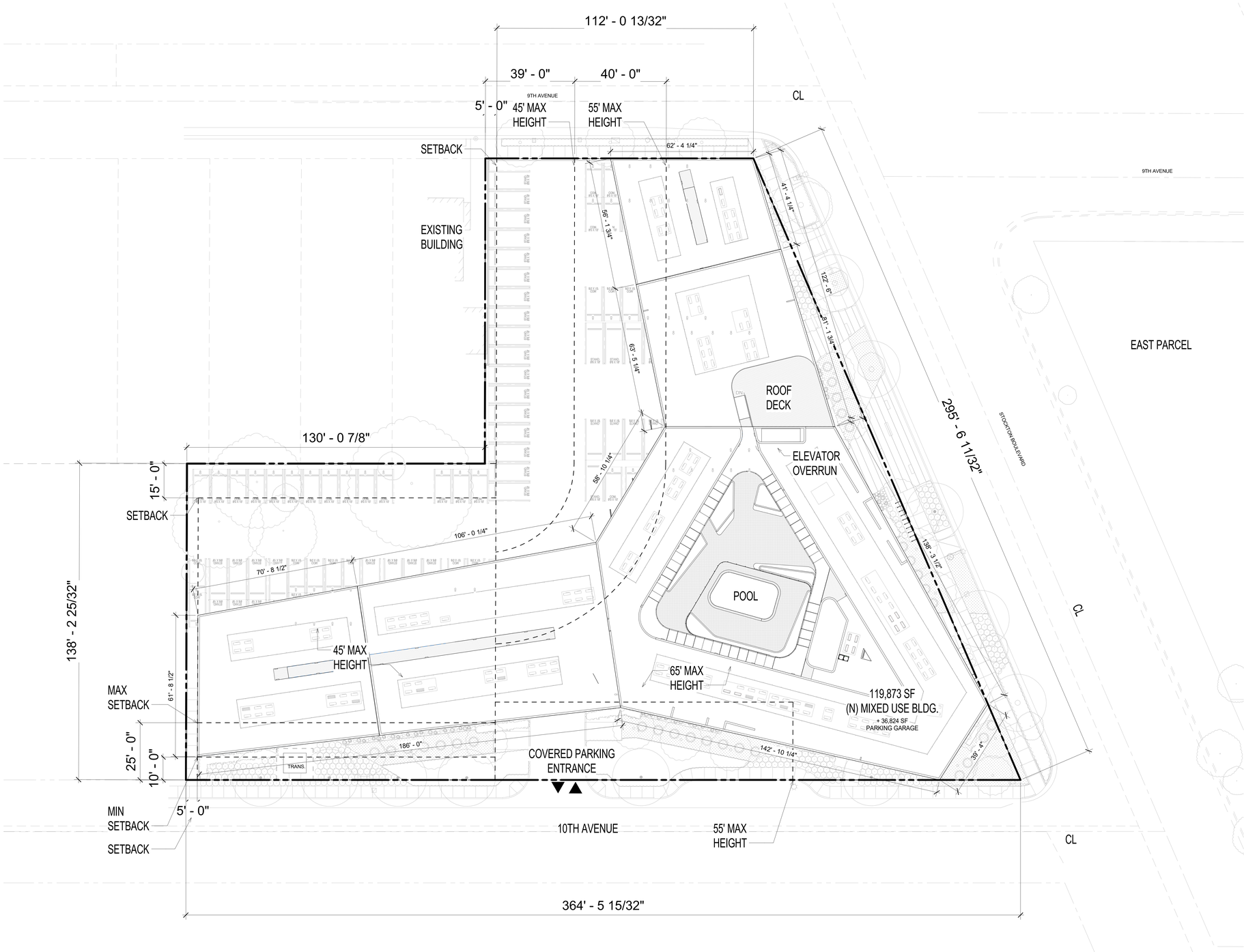

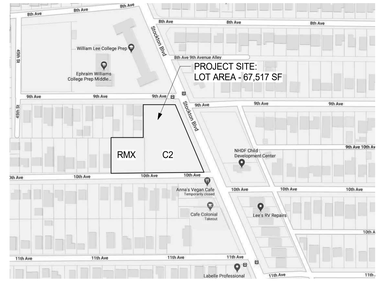

0 5 10 20 50

SITE PLAN | SCALE 1/16" = 1'-0" | 1

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6	MINISTERIAL APP. CORRECTIONS	09/22/2021
7	70% CD BID SET	09/08/2021
8	SMUD + PG&E SUBMITTAL	09/01/2021
9	90% CD BID SET	10/15/2021
10	MINISTERIAL APP. CORRECTIONS	11/03/2021

KEY SECTION

KEY PLAN

SHEET NAME
SITE PLAN AT ROOF

SHEET NO.
A1.02

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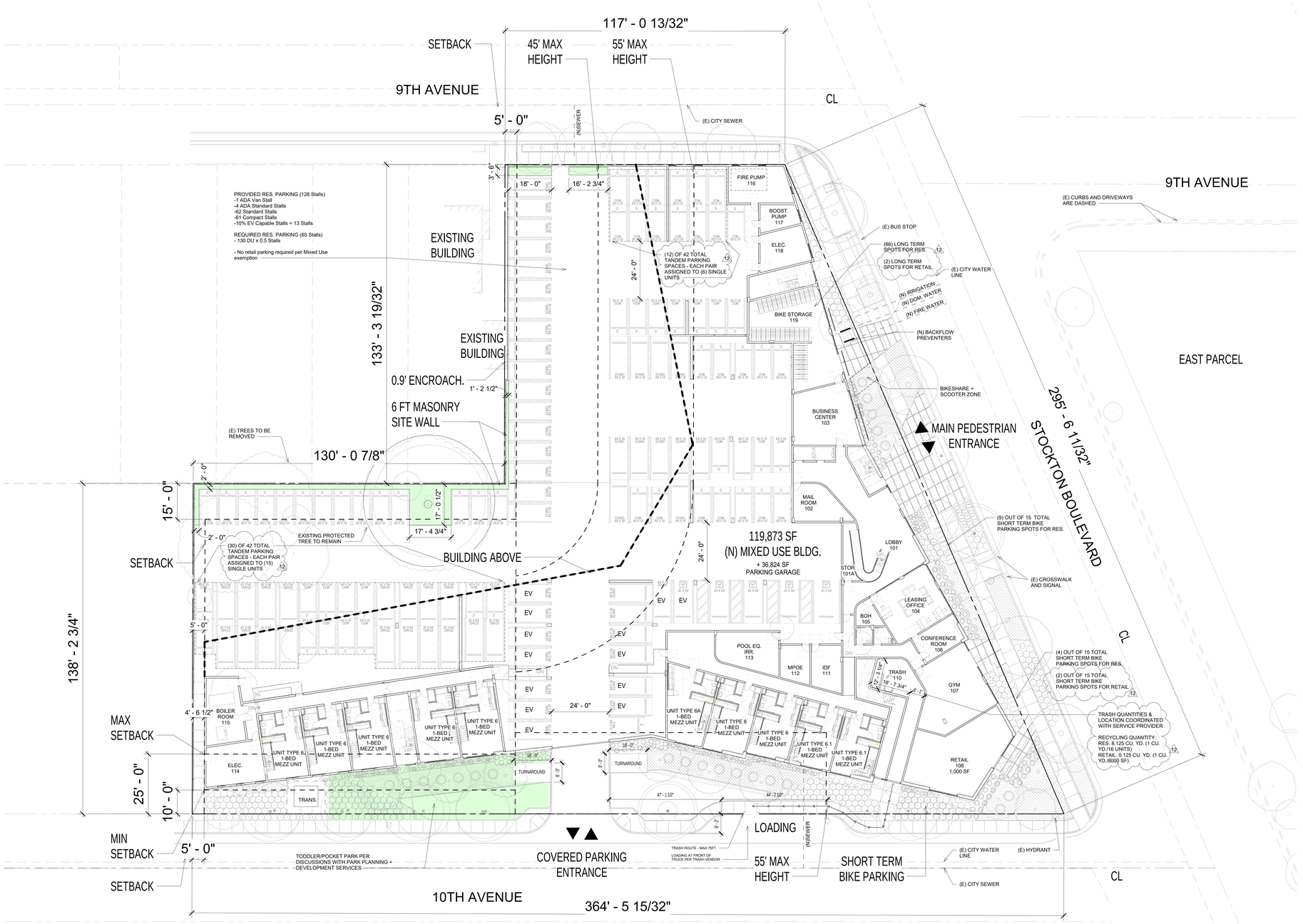
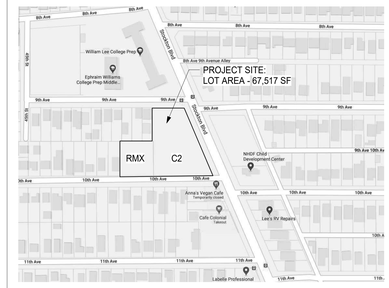
SITE PLAN GENERAL NOTES:
1. CONSTRUCT STANDARD PUBLIC IMPROVEMENTS AS NOTED IN THESE CONDITIONS PURSUANT TO TITLE 17 OF THE CITY CODE. IMPROVEMENTS SHALL BE DESIGNED TO CITY STANDARDS AND ASSURED AS SET FORTH IN SECTION 17.502.130 OF THE CITY CODE. ALL IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED TO 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 STOCKTON BOULEVARD, 9TH AVENUE AND 10TH AVENUE PER CITY STANDARDS TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.



SITE PLAN AT LEVEL 1 | SCALE 1/16" = 1'-0" | 1

SITE PLAN GENERAL NOTES | SCALE 12" = 1'-0"



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9	90% CD BID SET	10/15/2021
10	MINISTERIAL APP. CORRECTIONS	11/03/2021
11	BID RFI	12/15/2021
12	MINISTERIAL APP. CORRECTIONS 2	01/21/2022

KEY SECTION

KEY PLAN

SHEET NAME
SITE PLAN AT LEVEL 1

SHEET NO.
A1.03

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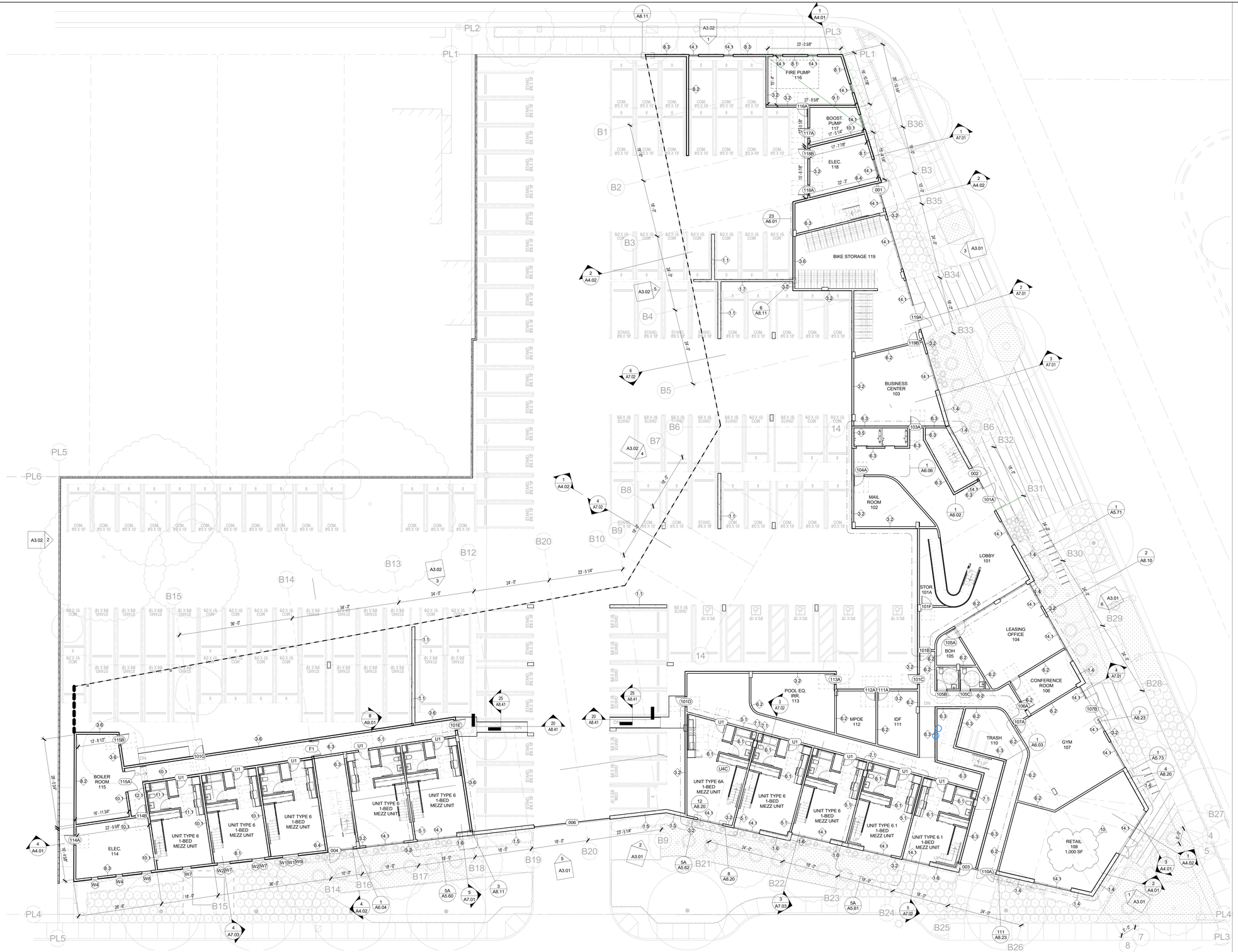

MATERIAL NUMBER	DESCRIPTION
CS-1	CONCRETE SLAB
CP-1	PAVER TILES
WD-1	WOOD COMPOSITE DECKING
LV-2	ELASTOMERIC DECORATIVE FLOORING
LV-3	ELASTOMERIC DECORATIVE FLOORING
TC-1	TRAFFIC COATING
AF-1	ATHLETIC FLOORING
AF-3	ATHLETIC FLOORING - WALL BASE
CT-5	AMENITY BATHROOM FLOOR TILE
CT-6	AMENITY BATHROOM WALL TILE
CT-7	CLUBHOUSE FLOOR TILE
LM-1A	LAMINATE CABINETS
GYP-1	PAINTED GYPSUM BOARD 5/8"
PL-2	EXTERIOR PLASTER SOFFIT FINISH
PT-1	WHITE PAINT TO MATCH GYP-1
WD-1	WOOD COMPOSITE DECKING
WD-2	WALL BASE
WD-3	WOOD SLAT CEILING
WD-4	WOOD SLAT CEILING, PANELED
WS-1	WINDOW SHADE

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10	MINISTERIAL APP. CORRECTIONS	11/03/2021

KEY SECTION

KEY PLAN

SHEET NAME
LEVEL 1 FLOOR PLAN

SHEET NO.
A2.01

Level 1 | SCALE 3/32" = 1'-0" | 1

0 5 10 20 50

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MATERIAL NUMBER	DESCRIPTION
CS-1	CONCRETE SLAB
CP-1	PAVER TILES
WD-1	WOOD COMPOSITE DECKING
LV-2	ELASTOMERIC DECORATIVE FLOORING
LV-3	ELASTOMERIC DECORATIVE FLOORING
TC-1	TRAFFIC COATING
AF-1	ATHLETIC FLOORING
AF-3	ATHLETIC FLOORING - WALL BASE
CT-5	AMENITY BATHROOM FLOOR TILE
CT-6	AMENITY BATHROOM WALL TILE
CT-7	CLUBHOUSE FLOOR TILE
LM-1A	LAMINATE CABINETS
GYP-1	PAINTED GYPSUM BOARD 5/8"
PL-2	EXTERIOR PLASTER SOFFIT FINISH
PT-1	WHITE PAINT TO MATCH GYP-1
WD-1	WOOD COMPOSITE DECKING
WD-2	WALL BASE
WD-3	WOOD SLAT CEILING
WD-4	WOOD SLAT CEILING, PANELED
WS-1	WINDOW SHADE

Level 1M | SCALE 3/32" = 1'-0" | 1

0 5 10 20 50

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9	90% CD BID SET	10/15/2021
10	MINISTERIAL APP. CORRECTIONS	11/03/2021

KEY SECTION

KEY PLAN

SHEET NAME
LEVEL 1M FLOOR PLAN

SHEET NO.
A2.01B

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MATERIAL NUMBER	DESCRIPTION
CS-1	CONCRETE SLAB
CP-1	PAVER TILES
WD-1	WOOD COMPOSITE DECKING
LV-2	ELASTOMERIC DECORATIVE FLOORING
LV-3	ELASTOMERIC DECORATIVE FLOORING
TC-1	TRAFFIC COATING
AF-1	ATHLETIC FLOORING
AF-3	ATHLETIC FLOORING - WALL BASE
CT-5	AMENITY BATHROOM FLOOR TILE
CT-6	AMENITY BATHROOM WALL TILE
CT-7	CLUBHOUSE FLOOR TILE
LM-1A	LAMINATE CABINETS
GYP-1	PAINTED GYPSUM BOARD 5/8"
PL-2	EXTERIOR PLASTER SOFFIT FINISH
PT-1	WHITE PAINT TO MATCH GYP-1
WD-1	WOOD COMPOSITE DECKING
WD-2	WALL BASE
WD-3	WOOD SLAT CEILING
WD-4	WOOD SLAT CEILING, PANELED
WS-1	WINDOW SHADE

Level 2 | SCALE 3/32" = 1'-0" | 1

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5	SHRA BACKGROUNDS	07/16/2021
6	MINISTERIAL APP. CORRECTIONS	09/22/2021
7	70% CD BID SET	09/06/2021
8	SMUD + PG&E SUBMITTAL	09/01/2021
9	90% CD BID SET	10/15/2021
10	MINISTERIAL APP. CORRECTIONS	11/03/2021
11	BID RFI	12/15/2021
12	MINISTERIAL APP. CORRECTIONS 2	01/21/2022

KEY SECTION

KEY PLAN

SHEET NAME
LEVEL 2 FLOOR PLAN

SHEET NO.
A2.02

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MATERIAL NUMBER	DESCRIPTION
CS-1	CONCRETE SLAB
CP-1	PAVER TILES
WD-1	WOOD COMPOSITE DECKING
LV-2	ELASTOMERIC DECORATIVE FLOORING
LV-3	ELASTOMERIC DECORATIVE FLOORING
TC-1	TRAFFIC COATING
AF-1	ATHLETIC FLOORING
AF-3	ATHLETIC FLOORING - WALL BASE
CT-5	AMENITY BATHROOM FLOOR TILE
CT-6	AMENITY BATHROOM WALL TILE
CT-7	CLUBHOUSE FLOOR TILE
LM-1A	LAMINATE CABINETS
GYP-1	PAINTED GYPSUM BOARD 5/8"
PL-2	EXTERIOR PLASTER SOFFIT FINISH
PT-1	WHITE PAINT TO MATCH GYP-1
WD-1	WOOD COMPOSITE DECKING
WD-2	WALL BASE
WD-3	WOOD SLAT CEILING
WD-4	WOOD SLAT CEILING, PANELED
WS-1	WINDOW SHADE

Level 3 | SCALE 3/32" = 1'-0" | 1

0 5 10 20 50

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10	MINISTERIAL APP. CORRECTIONS	11/03/2021

KEY SECTION

KEY PLAN

SHEET NAME
LEVEL 3 FLOOR PLAN

SHEET NO
A2.03

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MATERIAL NUMBER	DESCRIPTION
CS-1	CONCRETE SLAB
CP-1	PAVER TILES
WD-1	WOOD COMPOSITE DECKING
LV-2	ELASTOMERIC DECORATIVE FLOORING
LV-3	ELASTOMERIC DECORATIVE FLOORING
TC-1	TRAFFIC COATING
AF-1	ATHLETIC FLOORING
AF-3	ATHLETIC FLOORING - WALL BASE
CT-5	AMENITY BATHROOM FLOOR TILE
CT-6	AMENITY BATHROOM WALL TILE
CT-7	CLUBHOUSE FLOOR TILE
LM-1A	LAMINATE CABINETS
GYP-1	PAINTED GYPSUM BOARD 5/8"
PL-2	EXTERIOR PLASTER SOFFIT FINISH
PT-1	WHITE PAINT TO MATCH GYP-1
WD-1	WOOD COMPOSITE DECKING
WD-2	WALL BASE
WD-3	WOOD SLAT CEILING
WD-4	WOOD SLAT CEILING, PANELED
WS-1	WINDOW SHADE

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8	SMUD + PG&E SUBMITTAL	09/01/2021
9	90% CD BID SET	10/15/2021
10	MINISTERIAL APP. CORRECTIONS	11/03/2021

KEY SECTION

KEY PLAN

SHEET NAME
LEVEL 4 FLOOR PLAN

SHEET NO.
A2.04

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MATERIAL NUMBER	DESCRIPTION
CS-1	CONCRETE SLAB
CP-1	PAVER TILES
WD-1	WOOD COMPOSITE DECKING
LV-2	ELASTOMERIC DECORATIVE FLOORING
LV-3	ELASTOMERIC DECORATIVE FLOORING
TC-1	TRAFFIC COATING
AF-1	ATHLETIC FLOORING
AF-3	ATHLETIC FLOORING - WALL BASE
CT-5	AMENITY BATHROOM FLOOR TILE
CT-6	AMENITY BATHROOM WALL TILE
CT-7	CLUBHOUSE FLOOR TILE
LM-1A	LAMINATE CABINETS
GYP-1	PAINTED GYPSUM BOARD 5/8"
PL-2	EXTERIOR PLASTER SOFFIT FINISH
PT-1	WHITE PAINT TO MATCH GYP-1
WD-1	WOOD COMPOSITE DECKING
WD-2	WALL BASE
WD-3	WOOD SLAT CEILING
WD-4	WOOD SLAT CEILING, PANELED
WS-1	WINDOW SHADE

Level 5 | SCALE 3/32" = 1'-0" | 1

0 5 10 20 50

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6	MINISTERIAL APP. CORRECTIONS	09/22/2021
7	75% CD BID SET	09/06/2021
8	SMUD + PG&E SUBMITTAL	09/01/2021
9	90% CD BID SET	10/15/2021
10	MINISTERIAL APP. CORRECTIONS	11/03/2021

KEY SECTION

KEY PLAN

SHEET NAME
LEVEL 5 FLOOR PLAN

SHEET NO.
A2.05

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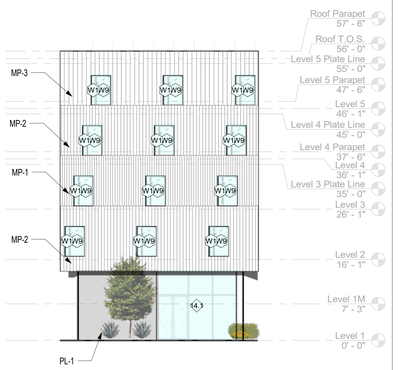
BUILDING ELEVATION AT STOCKTON BLVD (EAST) SCALE 3/32" = 1'-0" 3

BUILDING ELEVATION AT 10TH AVE (SOUTH) SCALE 3/32" = 1'-0" 2



BUILDING ELEVATION AT STOCKTON BLVD AND 10TH AVE (SOUTHEAST) SCALE 3/32" = 1'-0" 1

MATERIAL NUMBER	MATERIAL
MP-1	METAL FACADE PANELS - CORRUGATED
MP-2	METAL FACADE PANELS - CORRUGATED
MP-3	METAL FACADE PANELS - CORRUGATED
MP-P1	PERFORATED METAL PANELS - CORRUGATED
MP-P2	PERFORATED METAL PANELS - CORRUGATED
MP-P3	PERFORATED METAL PANELS - CORRUGATED
MP-4	PAINTED SHEET METAL - SOLID
PL-1	PLASTER - "CONCRETE"
PL-2	PLASTER - WHITE
MS-1	MESH GUARDRAIL
MF-1	PAINTED ALUMIN FIN (GUARDRAIL POST)
TC-1	TRAFFIC COATING
CP-1	PAVER TILES
WD-1	WOOD COMPOSITE DECKING
CS-1	CONCRETE SLAB

SYMBOLS

101 DOOR TAG

11 WINDOW TAG

NOTES:
1. FUTURE SIGNAGE BY TENANT
2. SITE LIGHTING PER LANDSCAPE

LEGEND SCALE 12" = 1'-0"

0 5 10 20 50

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3	REVISED COORD. BACKGROUNDS	05/07/2021
4	MINISTERIAL PLANNING APPLICATION	05/26/2021
5	SHRA BACKGROUNDS	07/19/2021
6	MINISTERIAL APP. CORRECTIONS	09/22/2021
7	70% CD BID SET	08/06/2021
8	SMUD + PG&E SUBMITTAL	09/01/2021
9	90% CD BID SET	10/15/2021
10	MINISTERIAL APP. CORRECTIONS	11/03/2021

KEY SECTION

KEY PLAN

SHEET NAME:
BUILDING ELEVATIONS

SHEET NO.
A3.01

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BUILDING ELEVATION AT STOCKTON BLVD (EAST) SCALE 3/32" = 1'-0" 3

BUILDING ELEVATION AT 10TH AVE (SOUTH) SCALE 3/32" = 1'-0" 2

BUILDING ELEVATION AT STOCKTON BLVD AND 10TH AVE (SOUTHEAST) SCALE 3/32" = 1'-0" 1

MATERIAL NUMBER	MATERIAL
MP-1	METAL FACADE PANELS - T10A CORRUGATED PANEL
MP-2	METAL FACADE PANELS - T10C CORRUGATED PANEL
MP-3	METAL FACADE PANELS - T10D CORRUGATED PANEL
MP-P	PERFORATED METAL PANELS
MS-1	MESH GUARDRAIL
MF-1	PAINTED ALUMN FIN (GUARDRAIL POST)
PL-1	PLASTER- "CONCRETE" APPEARANCE
PL-2	PLASTER - WHITE

SYMBOLS

101 DOOR TAG

1t WINDOW TAG

NOTES:
1. FUTURE SIGNAGE BY TENANT
2. SITE LIGHTING PER LANDSCAPE

0 5 10 20 50

LEGEND SCALE 12" = 1'-0"

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PROJECT NAME & ADDRESS

Stockton Blvd West Parcel

4601-4625 10th Ave.
Sacramento, CA 95820

ARCHITECT'S STAMP

CONSULTANTS

ISSUED FOR:

NO.	DESCRIPTION	DATE
1	DD CONSULTANT COORDINATION SET	10/30/2020
2	MINISTERIAL PLANNING APPLICATION	12/03/2020
3	REVISED COORD. BACKGROUNDS	06/07/2021
4	MINISTERIAL PLANNING APPLICATION	06/26/2021

KEY SECTION

KEY PLAN

SHEET NAME
BUILDING ELEVATIONS

SHEET NO.
A3.01

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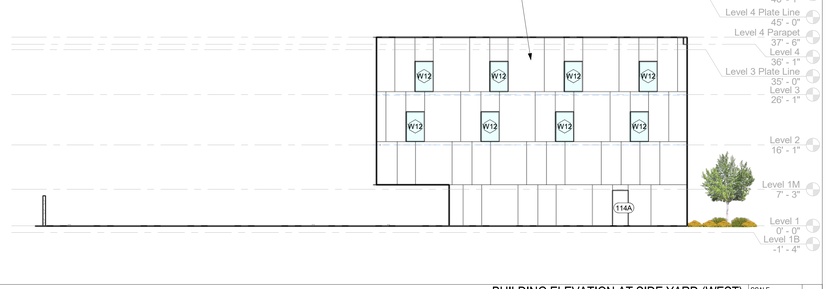
BUILDING ELEVATION AT REAR YARD (NORTHWEST) SCALE 3/32" = 1'-0" 3



BUILDING ELEVATION AT SIDE YARD (WEST) SCALE 3/32" = 1'-0" 2

BUILDING ELEVATION AT 9TH AVE (NORTH) SCALE 3/32" = 1'-0" 1

MATERIAL NUMBER	MATERIAL
MP-1	METAL FACADE PANELS - CORRUGATED
MP-2	METAL FACADE PANELS - CORRUGATED
MP-3	METAL FACADE PANELS - CORRUGATED
MP-P1	PERFORATED METAL PANELS - CORRUGATED
MP-P2	PERFORATED METAL PANELS - CORRUGATED
MP-P3	PERFORATED METAL PANELS - CORRUGATED
MP-4	PAINTED SHEET METAL - SOLID
PL-1	PLASTER - "CONCRETE"
PL-2	PLASTER - WHITE
MS-1	MESH GUARDRAIL
MF-1	PAINTED ALUMIN FIN (GUARDRAIL POST)
TC-1	TRAFFIC COATING
CP-1	PAVER TILES
WD-1	WOOD COMPOSITE DECKING
CS-1	CONCRETE SLAB

SYMBOLS

101 DOOR TAG

1\ WINDOW TAG

NOTES:
1. FUTURE SIGNAGE BY TENANT
2. SITE LIGHTING PER LANDSCAPE

0 5 10 20 50

LEGEND SCALE 12" = 1'-0"

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8	SMUD + PG&E SUBMITTAL	09/01/2021
9	90% CD BID SET	10/15/2021
10	MINISTERIAL APP. CORRECTIONS	11/03/2021

KEY SECTION

KEY PLAN

SHEET NAME:
BUILDING ELEVATIONS

SHEET NO.
A3.02

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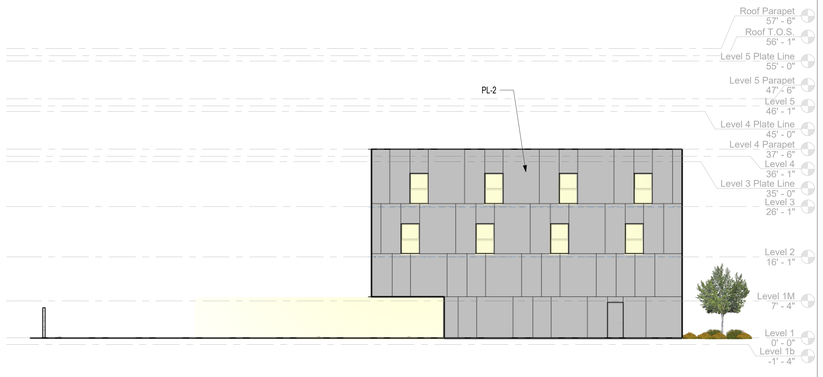
BUILDING ELEVATION AT REAR YARD (NORTHWEST) SCALE 3/32" = 1'-0" 3



BUILDING ELEVATION AT SIDE YARD (WEST) SCALE 3/32" = 1'-0" 2

BUILDING ELEVATION AT 9TH AVE (NORTH) SCALE 3/32" = 1'-0" 1

MATERIAL NUMBER	MATERIAL
MP-1	METAL FACADE PANELS - T10A CORRUGATED PANEL
MP-2	METAL FACADE PANELS - T10C CORRUGATED PANEL
MP-3	METAL FACADE PANELS - T10D CORRUGATED PANEL
MP-P	PERFORATED METAL PANELS
MS-1	MESH GUARDRAIL
MF-1	PAINTED ALUMN FIN (GUARDRAIL POST)
PL-1	PLASTER- "CONCRETE" APPEARANCE
PL-2	PLASTER - WHITE

SYMBOLS

101 DOOR TAG

1| WINDOW TAG

NOTES:
1. FUTURE SIGNAGE BY TENANT
2. SITE LIGHTING PER LANDSCAPE

0 5 10 20 50

LEGEND SCALE 12" = 1'-0"

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KEY SECTION

KEY PLAN

SHEET NAME:
BUILDING ELEVATIONS

SHEET NO.
A3.02

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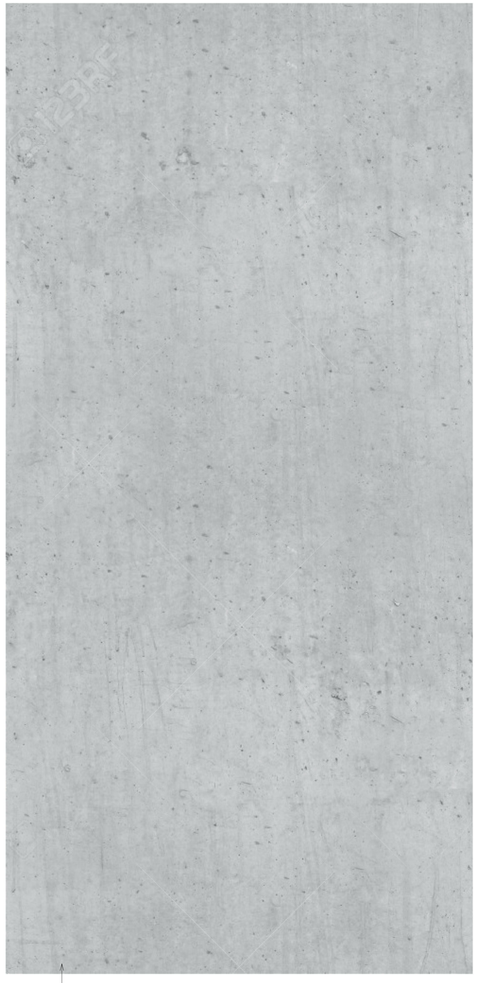
WHITE METAL PANELS

METAL PANELS PROFILE #1

METAL PANELS PROFILE #2

METAL PANELS PROFILE #3

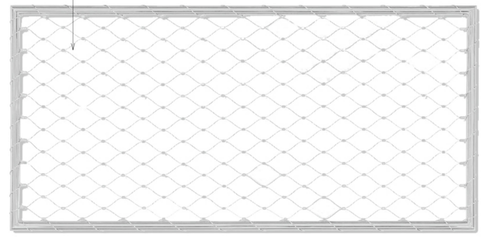


LIGHT GRAY PLASTER

PERFORATED WHITE METAL PANELS

WHITE PLASTER

MESH INFILL GUARDRAIL



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9	90% CD BID SET	10/15/2021
10	MINISTERIAL APP. CORRECTIONS	11/03/2021

KEY SECTION

KEY PLAN

SHEET NAME
MATERIAL BOARD

SHEET NO.
XP1.3

Material Board | SCALE 12" = 1'-0"

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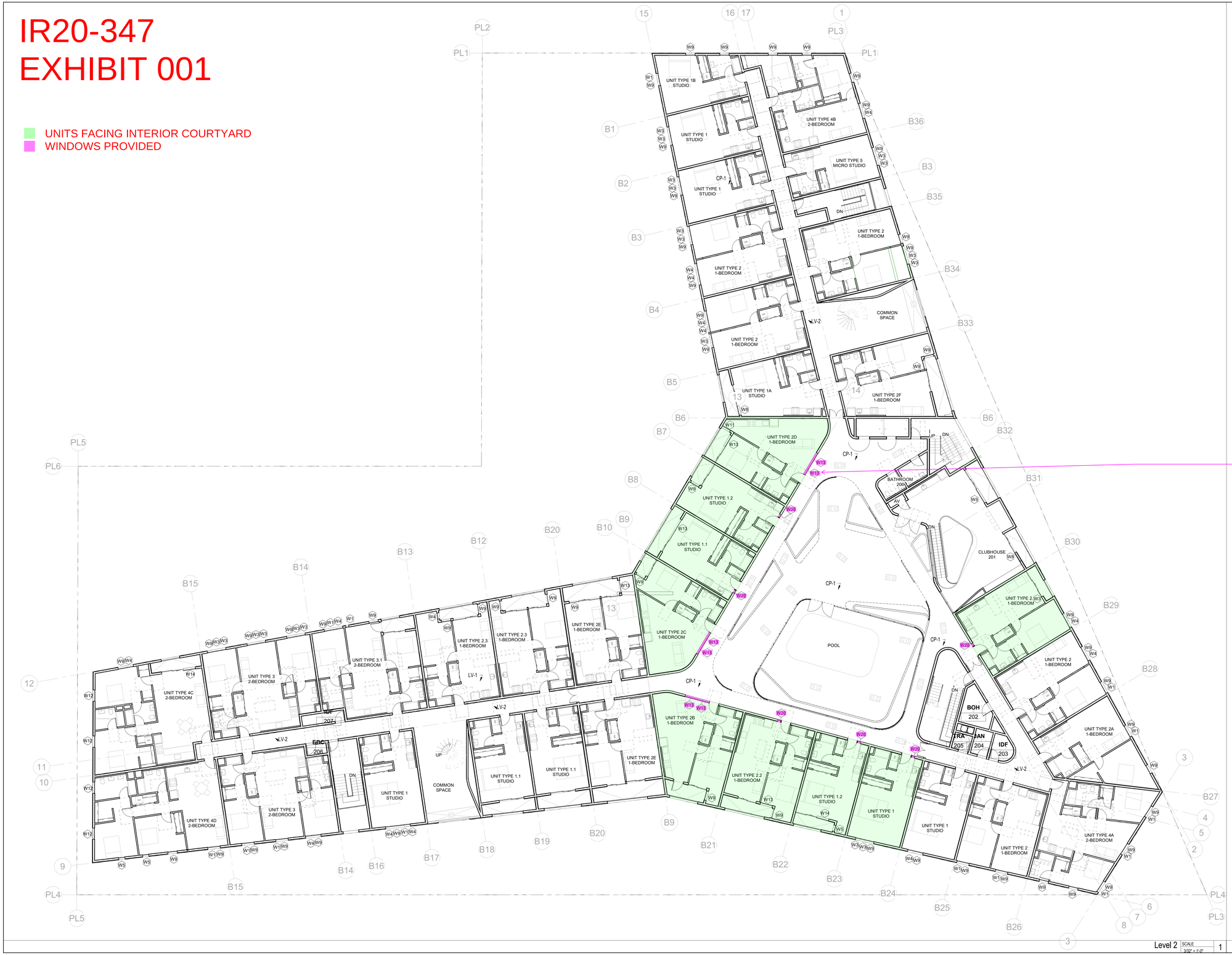
EXHIBIT 001

UNITS FACING INTERIOR COURTYARD
WINDOWS PROVIDED



MATERIAL NUMBER	DESCRIPTION
CS-1	CONCRETE SLAB
CP-1	PAVER TILES
WD-1	WOOD COMPOSITE DECKING
LV-2	ELASTOMERIC DECORATIVE FLOORING
LV-3	ELASTOMERIC DECORATIVE FLOORING
TC-1	TRAFFIC COATING
AF-1	ATHLETIC FLOORING
AF-3	ATHLETIC FLOORING - WALL BASE
CT-5	AMENITY BATHROOM FLOOR TILE
CT-6	AMENITY BATHROOM WALL TILE
CT-7	CLUBHOUSE FLOOR TILE
LM-1A	LAMINATE CABINETS
GYP-1	PAINTED GYPSUM BOARD 5/8"
PL-2	EXTERIOR PLASTER SOFFIT FINISH
PT-1	WHITE PAINT TO MATCH GYP-1
WD-1	WOOD COMPOSITE DECKING
WD-2	WALL BASE
WD-3	WOOD SLAT CEILING
WD-4	WOOD SLAT CEILING, PANELED
WS-1	WINDOW SHADE

Level 2 | SCALE 3/32" = 1'-0" | 1

0 5 10 20 50

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9	90% CD BID SET	10/15/2021
10	MINISTERIAL APP. CORRECTIONS	11/03/2021

KEY SECTION

KEY PLAN

SHEET NAME
LEVEL 2 FLOOR PLAN

SHEET NO.
A2.02

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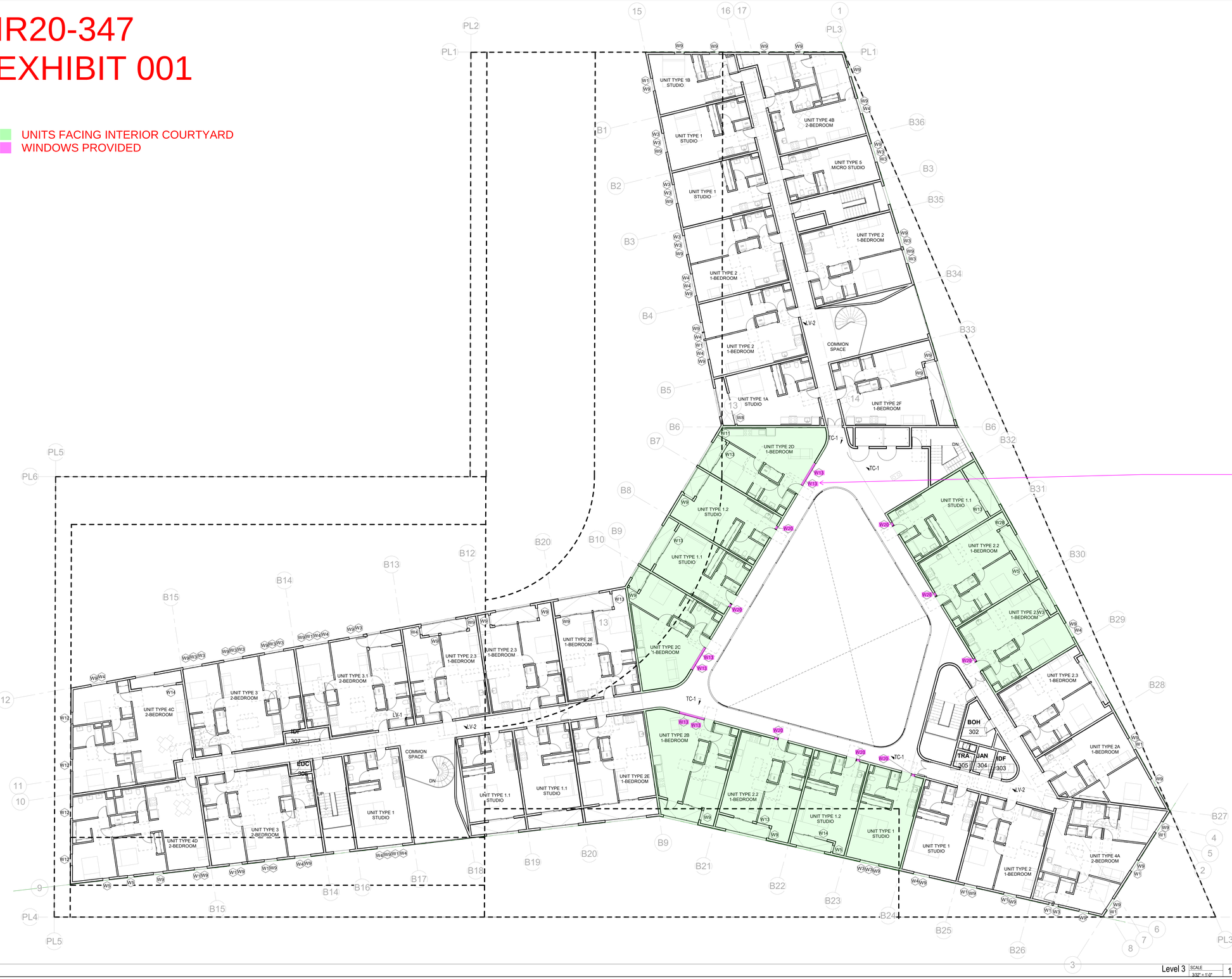
UNITS FACING INTERIOR COURTYARD
WINDOWS PROVIDED



MATERIAL NUMBER	DESCRIPTION
CS-1	CONCRETE SLAB
CP-1	PAVER TILES
WD-1	WOOD COMPOSITE DECKING
LV-2	ELASTOMERIC DECORATIVE FLOORING
LV-3	ELASTOMERIC DECORATIVE FLOORING
TC-1	TRAFFIC COATING
AF-1	ATHLETIC FLOORING
AF-3	ATHLETIC FLOORING - WALL BASE
CT-5	AMENITY BATHROOM FLOOR TILE
CT-6	AMENITY BATHROOM WALL TILE
CT-7	CLUBHOUSE FLOOR TILE
LM-1A	LAMINATE CABINETS
GYP-1	PAINTED GYPSUM BOARD 5/8"
PL-2	EXTERIOR PLASTER SOFFIT FINISH
PT-1	WHITE PAINT TO MATCH GYP-1
WD-1	WOOD COMPOSITE DECKING
WD-2	WALL BASE
WD-3	WOOD SLAT CEILING
WD-4	WOOD SLAT CEILING, PANELED
WS-1	WINDOW SHADE

Level 3 | SCALE 3/32" = 1'-0" | 1

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7	70% CD BID SET	09/06/2021
8	SMUD + PG&E SUBMITTAL	09/01/2021
9	90% CD BID SET	10/15/2021
10	MINISTERIAL APP. CORRECTIONS	11/03/2021

KEY SECTION

KEY PLAN

SHEET NAME
LEVEL 3 FLOOR PLAN

SHEET NO.
A2.03

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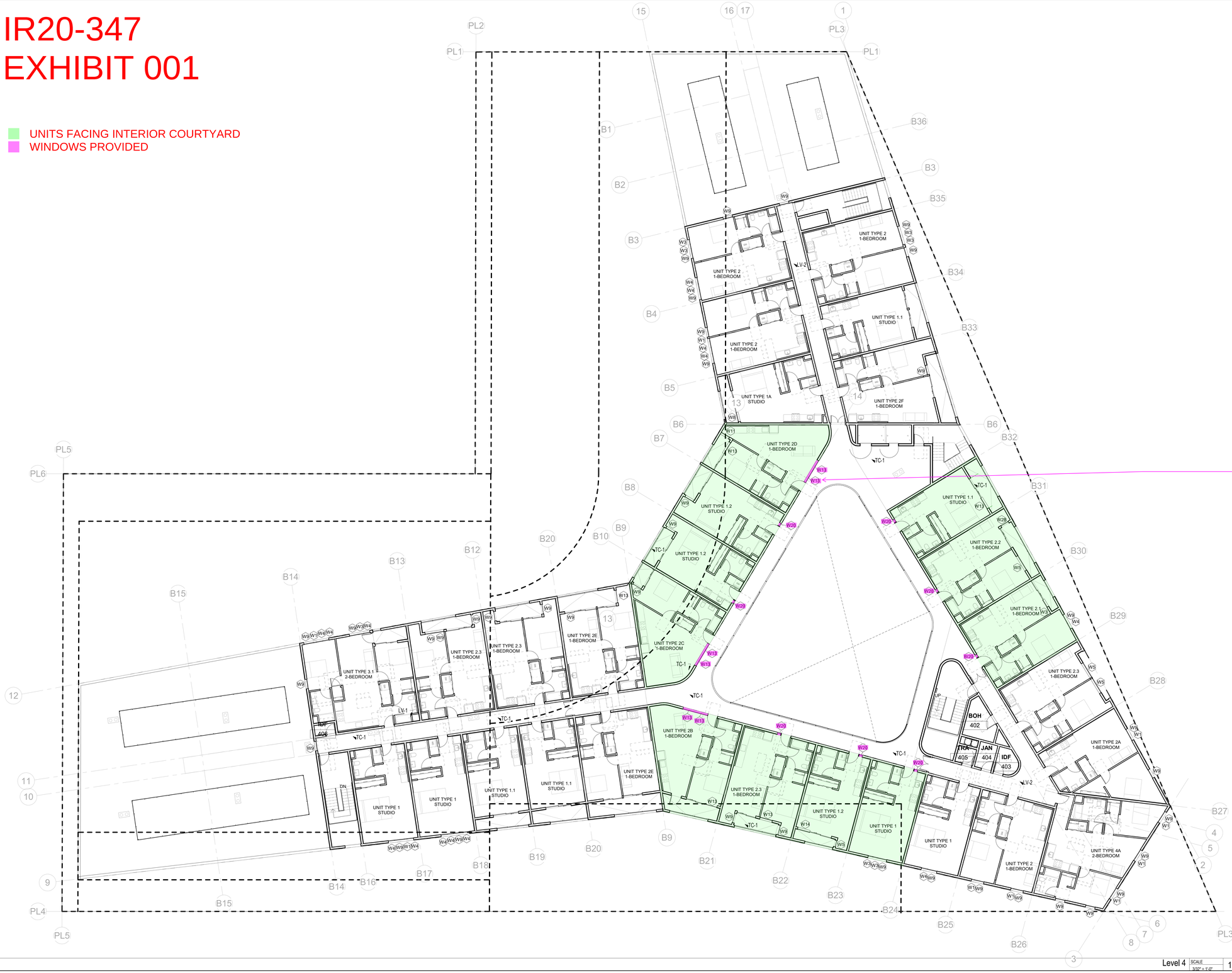
WINDOWS PROVIDED



MATERIAL NUMBER	DESCRIPTION
CS-1	CONCRETE SLAB
CP-1	PAVER TILES
WD-1	WOOD COMPOSITE DECKING
LV-2	ELASTOMERIC DECORATIVE FLOORING
LV-3	ELASTOMERIC DECORATIVE FLOORING
TC-1	TRAFFIC COATING
AF-1	ATHLETIC FLOORING
AF-3	ATHLETIC FLOORING - WALL BASE
CT-5	AMENITY BATHROOM FLOOR TILE
CT-6	AMENITY BATHROOM WALL TILE
CT-7	CLUBHOUSE FLOOR TILE
LM-1A	LAMINATE CABINETS
GYP-1	PAINTED GYPSUM BOARD 5/8"
PL-2	EXTERIOR PLASTER SOFFIT FINISH
PT-1	WHITE PAINT TO MATCH GYP-1
WD-1	WOOD COMPOSITE DECKING
WD-2	WALL BASE
WD-3	WOOD SLAT CEILING
WD-4	WOOD SLAT CEILING, PANELED
WS-1	WINDOW SHADE

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9	90% CD BID SET	10/15/2021
10	MINISTERIAL APP. CORRECTIONS	11/03/2021

KEY SECTION

KEY PLAN

SHEET NAME
LEVEL 4 FLOOR PLAN

SHEET NO.
A2.04

Level 4 | SCALE 3/32" = 1'-0" | 1

0 5 10 20 50

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UNITS FACING INTERIOR COURTYARD
WINDOWS PROVIDED

MATERIAL NUMBER	DESCRIPTION
CS-1	CONCRETE SLAB
CP-1	PAVER TILES
WD-1	WOOD COMPOSITE DECKING
LV-2	ELASTOMERIC DECORATIVE FLOORING
LV-3	ELASTOMERIC DECORATIVE FLOORING
TC-1	TRAFFIC COATING
AF-1	ATHLETIC FLOORING
AF-3	ATHLETIC FLOORING - WALL BASE
CT-5	AMENITY BATHROOM FLOOR TILE
CT-6	AMENITY BATHROOM WALL TILE
CT-7	CLUBHOUSE FLOOR TILE
LM-1A	LAMINATE CABINETS
GYP-1	PAINTED GYPSUM BOARD 5/8"
PL-2	EXTERIOR PLASTER SOFFIT FINISH
PT-1	WHITE PAINT TO MATCH GYP-1
WD-1	WOOD COMPOSITE DECKING
WD-2	WALL BASE
WD-3	WOOD SLAT CEILING
WD-4	WOOD SLAT CEILING, PANELED
WS-1	WINDOW SHADE

Level 5 | SCALE 3/32" = 1'-0" | 1

0 5 10 20 50

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9	90% CD BID SET	10/15/2021
10	MINISTERIAL APP. CORRECTIONS	11/03/2021

KEY SECTION

KEY PLAN

SHEET NAME
LEVEL 5 FLOOR PLAN

SHEET NO.
A2.05

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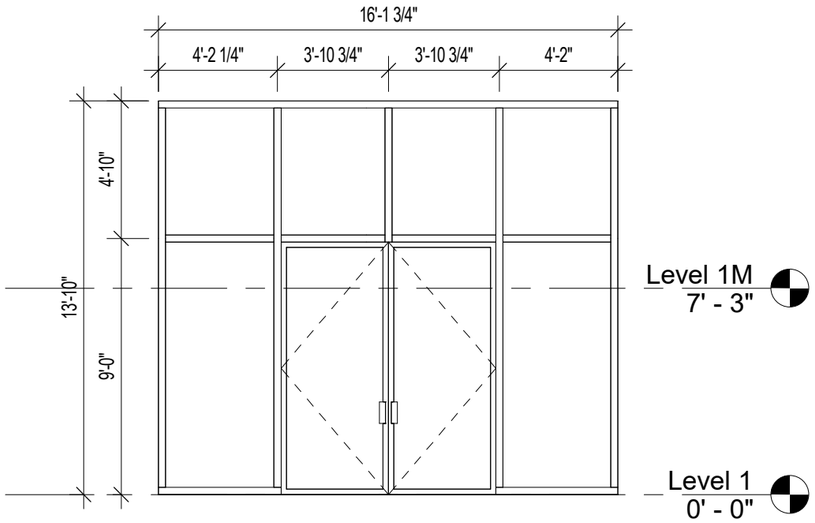

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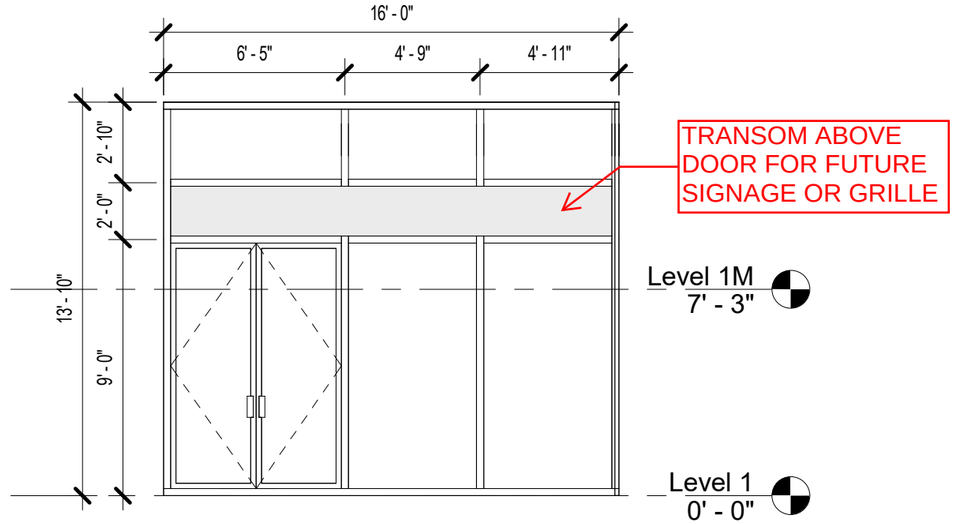

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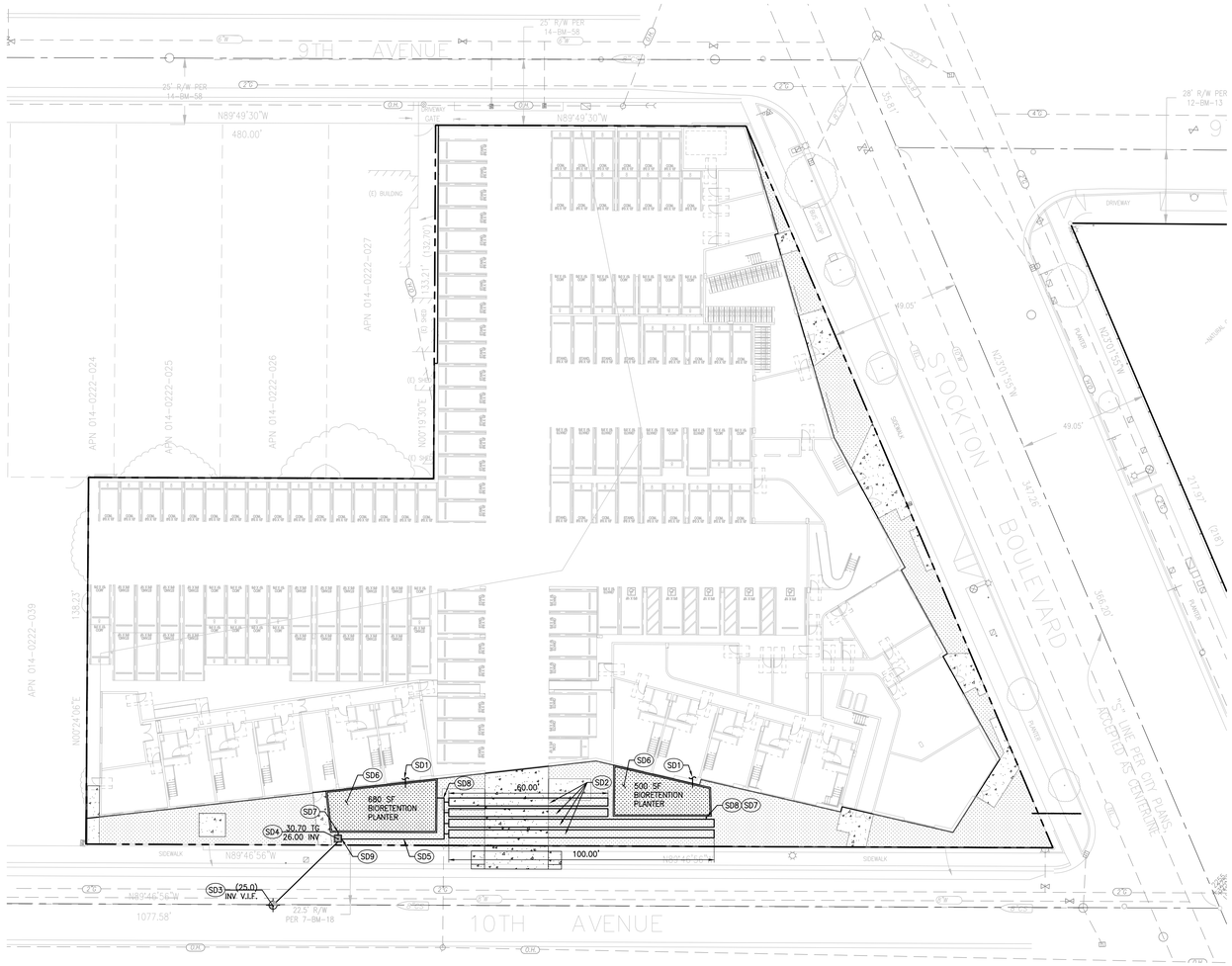


LEGEND

- LANDSCAPE PER LANDSCAPE PLANS
- SITE CONCRETE
- AC PAVEMENT
- PROPERTY LINE
- GB — GB — GB — GRADE BREAK
- FLOW LINE
- CATCH BASIN

CONSTRUCTION NOTES

(SD1) POINT OF CONNECTION TO BUILDING STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION.

(SD2) IINSTALL 36" ADS N-12 HDPE PIPE OR APPROVED EQUIVALENT FOR STORMWATER STORAGE, LENGTH PER PLAN.

(SD3) POINT OF CONNECTION TO CITY COMBINED SEWER SYSTEM, VERIFY DEPTH IN FIELD. CONSTRUCT NEW MANHOLE TO CITY OF SACRAMENTO SPECIFICATIONS.

(SD4) INSTALL 24"X24" PRECAST CONCRETE CATCH BASIN WITH FLOGARD FILTER INSERT BY OLDCASTLE OR APPROVED EQUIVALENT.

(SD5) INSTALL 8" SDR-35 PVC STORM DRAIN PIPE.

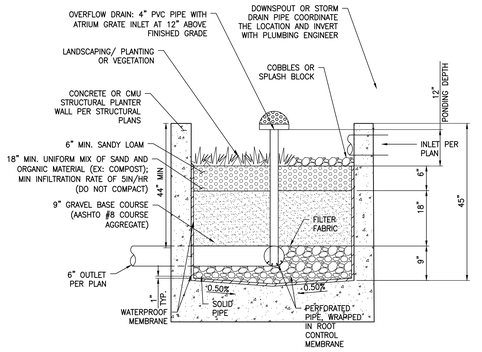
(SD6) CONSTRUCT FLOW THROUGH BIORETENTION PLANTER PER DETAIL 1, HEREON.

(SD7) BIORETENTION PLANTER OVERFLOW OUTLET.

(SD8) BIORETENTION PLANTER BOTTOM DRAIN OUTLET.

(SD9) INSTALL FLOW RESTRICTING ORIFICE WITH 2.00" DIAMETER OPENING AT OVERFLOW INLET.

PROJECT AREA SUMMARY	
SITE AREA	65,673 SF
PROPOSED IMPERVIOUS AREA	58,341 SF
POST 1990 IMPERVIOUS AREA	37,600 SF
NET ADDED IMPERVIOUS AREA	20,741 SF/.476 AC
REQ'D STORAGE	7,600 CF/AC
SITE STORAGE	3,619 CF/27,068 GAL
STORAGE VOLUME	3,678 CF
BUILDING TRIBUTARY AREA	55,691 SF/1.278 AC
CSS CAPACITY	0.18 CFS/AC
MAX. DISCHARGE FLOW	0.230 CFS
MAX. ORIFICE DIAMETER	2.01 INCHES



1 C300 **BIORETENTION PLANTER BOX – FLOW THROUGH**
N.T.S.

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Stockton Blvd West Parcel

4601-4625 10th Ave.
Sacremento, CA 95820

ARCHITECT'S STAMP

CONSULTANTS

Labib Funk + Associates Structural | Civil Engineers
Burnett + Young Shoring Engineers
319 Main Street
El Segundo, CA 90245
t: 213.239.9700
f: 213.239.9699
LFA Job no.: 20102

ISSUED FOR:

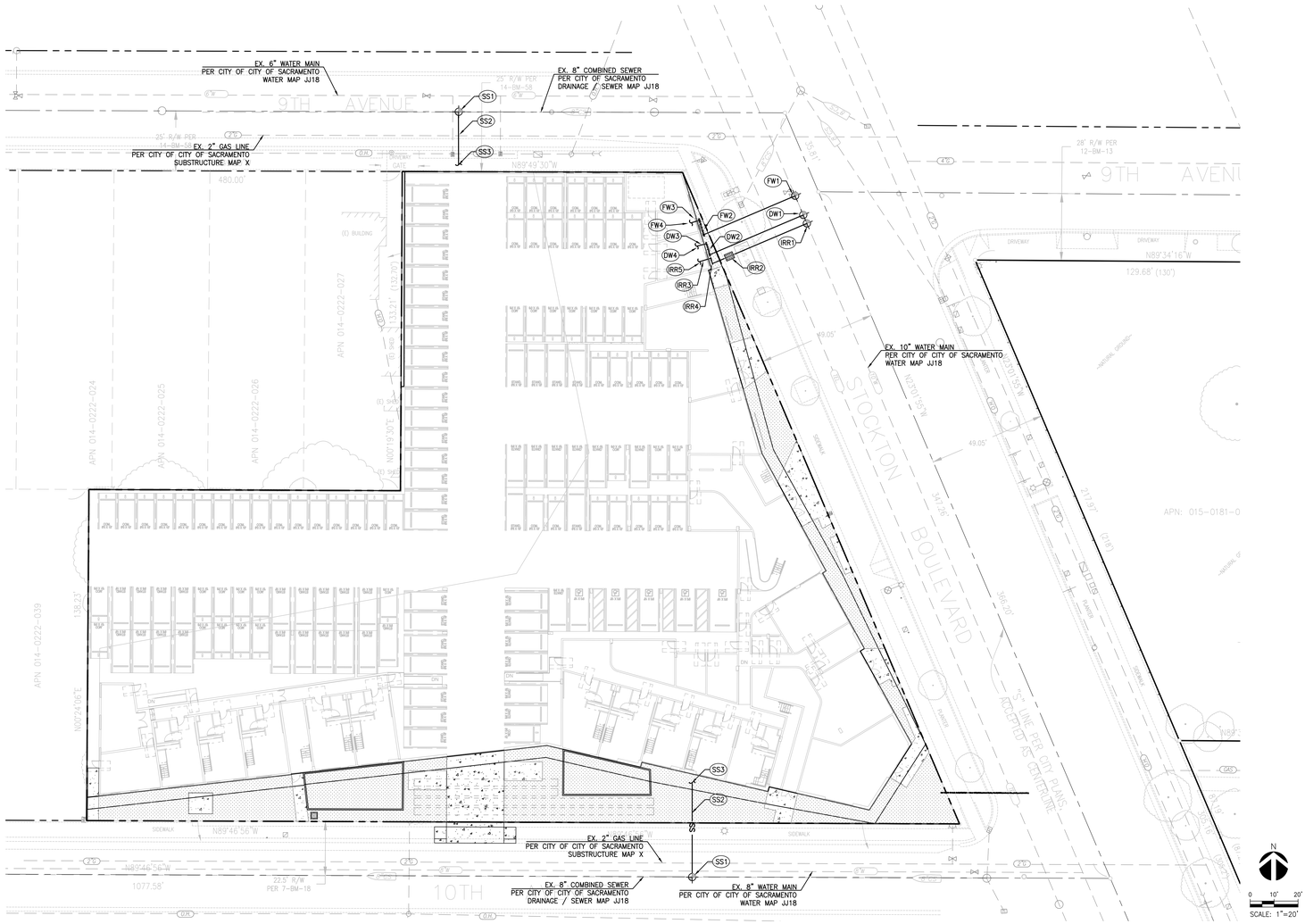
NO:	DESCRIPTION	DATE
1	50% DESIGN DEVELOPMENT	10/29/2020
2	70% CD SET	06/08/2021
3	95% CD SET	10/15/2021

KEY SECTION

KEY PLAN

SHEET NAME
DRAINAGE PLAN

SHEET NO.
C300



LEGEND

- POINT OF CONNECTION
- COORDINATION POINT
- BACKFLOW ASSEMBLY
- WATER METER VAULT
- FDC
- DW — DOMESTIC WATER
- FW — FIRE WATER
- IRR — IRRIGATION
- SS — SEWER
- G — GAS

CONSTRUCTION NOTES

SANITARY SEWER

(SS1) CONTRACTOR TO LOCATE AND CONNECT TO EXISTING SEWER LATERAL. IF UNAVAILABLE OR INSUFFICIENT SIZE, INSTALL HOUSE CONNECTION PER APWA STANDARD PLAN 222-1. TYPE A.

(SS2) INSTALL SANITARY SEWER PIPE, SIZE AND TYPE PER PLUMBING SCHEDULE. MIN. SLOPE = 2%.

(SS3) POINT OF CONNECTION 5' FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.

DOMESTIC WATER

(DW1) CONTRACTOR TO ORDER AND COORDINATE NEW DOMESTIC WATER SERVICE CONNECTION FROM CITY OF SACRAMENTO DEPARTMENT OF UTILITIES.

(DW2) INSTALL 4" DOMESTIC WATER METER WITH REDUCED PRESSURE BACKFLOW ASSEMBLY PER CITY OF SACRAMENTO DEPARTMENT OF UTILITIES STANDARD PLAN W-609.

(DW3) DOMESTIC WATER PIPE PER PLUMBING PLANS.

(DW4) POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION, DETAIL AND SPECIFICATION.

FIRE WATER

(FW1) CONTRACTOR TO ORDER AND COORDINATE NEW FIRE WATER SERVICE CONNECTION FROM CITY OF SACRAMENTO DEPARTMENT OF UTILITIES.

(FW2) INSTALL 6" FIRE WATER DOUBLE CHECK VALVE ASSEMBLY PER CITY OF SACRAMENTO DEPARTMENT OF UTILITIES STANDARD PLAN W-510.

(FW3) FIRE WATER PIPE PER FIRE SPRINKLER PLANS.

(FW4) POINT OF CONNECTION TO FIRE SPRINKLER SYSTEM. SEE FIRE SPRINKLER PLANS FOR CONTINUATION, DETAIL, AND SPECIFICATION.

IRRIGATION WATER

(IRR1) CONTRACTOR TO ORDER AND COORDINATE NEW DOMESTIC WATER SERVICE CONNECTION FROM CITY OF SACRAMENTO DEPARTMENT OF UTILITIES.

(IRR2) INSTALL 2" DOMESTIC WATER METER PER CITY OF SACRAMENTO DEPARTMENT OF UTILITIES STANDARD PLAN W-505.

(IRR3) IRRIGATION PIPE, TYPE AND SIZE PER IRRIGATION PLANS.

(IRR4) INSTALL CITY OF SACRAMENTO DEPARTMENT OF UTILITIES APPROVED 2" REDUCED PRESSURE BACKFLOW PREVENTOR. SEE PLUMBING PLANS FOR DETAILS.

(IRR5) POINT OF CONNECTION TO IRRIGATION SYSTEM. SEE IRRIGATION PLANS FOR CONTINUATION, DETAIL AND SPECIFICATION.

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PROPERTY OWNNER
LW UC Davis Med LLC
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Beverly Hills, CA 90210

PROJECT NAME & ADDRESS

Stockton Blvd West Parcel

4601-4625 10th Ave.
Sacremento, CA 95820

ARCHITECT'S STAMP

CONSULTANTS

LFA — Labib Funk + Associates, Structural | Civil Engineers; Burnett + Young, Shoring Engineers

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LFA Job no.: 20102

ISSUED FOR:

NO.	DESCRIPTION	DATE
1	50% DESIGN DEVELOPMENT	10/29/2020
2	75% CD IND SET	06/08/2021
3	90% CD IND SET	10/15/2021

KEY SECTION

KEY PLAN

SHEET NAME
UTILITY PLAN

SHEET NO.
C400

THESE LINES SHOWS THE SHAPE OF THE LIGHT DISTRIBUTION OF A FIXTURE ONLY AND DOES NOT INDICATE ACTUAL LIGHT LEVELS

INDICATES FIXTURE TYPE,NUMBER AND HEIGHT

BIKE PARKING LIGHTING

BIKE PARKING LIGHTING

BIKE PARKING LIGHTING

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Light Loss Factor	Wattage	Plot
	A	28	COLUMBIA LIGHTING	LXEP4-35VW-DFA-EDU	LXEP Led Parking Garage Enclosed and Gasketed, Extreme Environment 52" x 6.75" Led with deep frosted acrylic lens Data Scaled from Test# 17.02698		1	0.85	23.8	Max: 626cd
	L9	20	Gotham Architectural Lighting	EVO4 40/15 AR MD LSS	EVO 4IN ROUND DOWNLIGHT, 80 CRI, 4000K, 1500LM, MED DIST, CLEAR SEMI-SPEC		1	0.85	13.7	Max: 2596cd
	L11	29	B-K LIGHTING, INC.	LED-e66-MFL-12	MACHINED CYLINDRICAL METAL HOUSING, 1 BLACK CIRCUIT BOARD WITH 3 LEDS, ONE CLEAR CONICAL PLASTIC OPTIC PER LED WITH FROSTED SURFACE OPPOSITE LED AND SEMI-HEMISPHERICAL RECESSED CENTER TOWARD LED, MOLDED BLACK PLASTIC OPTIC MOUNTING FRAME, CLEAR MICRO-PRISMATIC FLAT GLASS LENS IN MACHINED CYLINDRICAL BLACK PAINTED METAL LENS FRAME. LENS PRISMS OUT.	(TREE UPLIGHT) THREE WHITE LIGHT EMITTING DIODES (LEDS), AIMED AT THE HORIZON.	3	0.85	6.77	Max: 1984cd
	L12	8	Lithonia Lighting	WDGE2 LED P4 40K 80CRI T4M	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 4 MEDIUM OPTIC		1	0.85	46.6589	Max: 2551cd
	L10	6	LIGMAN	ULI-21231-T4-W30-HSS PROVDIED WITH HOUSE SHIELD	Light Linear PT 7 Steet and area luminaires	12 LED 3000K	1	0.85	27.9	Max: 1452cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST AREA EXTERIOR LIGHT	+	3.0 fc	27.2 fc	0.1 fc	272.0:1	30.0:1
East Side Pathway-Extended	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Exterior Canopy	+	6.5 fc	10.5 fc	1.5 fc	6.6:1	4.1:1
Exterior Canopy 2	+	12.0 fc	30.9 fc	0.6 fc	51.5:1	20.0:1
Landscape Lighting-1	+	0.2 fc	0.2 fc	0.1 fc	2.0:1	2.0:1
Landscape Lighting-2	+	0.2 fc	0.2 fc	0.1 fc	2.0:1	2.0:1
NORTHWEST NEIGHTBORHOOD	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
PARKING AREA	+	2.4 fc	26.3 fc	0.0 fc	N/A	N/A
SOUTH AREA EXTERIOR LIGHT	+	3.0 fc	33.2 fc	0.1 fc	332.0:1	30.0:1

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PROPERTY OWNER
LW UC Davis Med LLC
9595 Wilshire Blvd, Suite 900
Beverly Hills, CA 90210

PROJECT NAME & ADDRESS

Stockton Blvd West Parcel

4601-4625 10th Ave.
Sacremento, CA 95820

ARCHITECT'S STAMP

CONSULTANTS

Budlong
An MBE|SBE|DBE|LSBE Firm
Glendale|Downtown LA|Camarillo
WWW.BUDLONG.COM

ISSUED FOR:

NO:	DESCRIPTION	DATE
1	CD CONSULTANT COORDINATION SET	10/30/2020
2	MINISTERIAL PLANNING APPLICATION	12/03/2020
3	70% BID SET	06/06/2021
4	CD PERMIT SUBMITTAL SET	09/30/2021
5	MINISTERIAL APP CORRECTIONS REV2	01/21/2022

KEY SECTION

KEY PLAN

SHEET NAME
SITE PHOTOMETRICS PLAN

SHEET NO:
E7.01

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SITE HARDSCAPE FINISH SCHEDULE

KEY	MATERIAL	MANUF.	COLOR / FINISH	COMMENT
CONC1	NATURAL GRAY CONCRETE (SRI 31)	-	NATURAL GRAY, LIGHT RETARDANT FINISH	TOOLED JOINTS
CONC2	NATURAL GRAY CONCRETE (SRI 31)	-	NATURAL GRAY, MEDIUM RETARDANT FINISH	SAWCUT JOINTS
ST-1	1/2" - 2" DIA. MEXICAN BEACH PEBBLE	SOUTHWEST BOULDER & STONE	ROJA	3" DEPTH OVER WEED BARRIER
ST-2	3/8" DIA. PEBBLE	SOUTHWEST BOULDER & STONE	GLACIER	3" DEPTH OVER WEED BARRIER
ST-3	STABALIZED DECOMPOSED GRANITE	GAIL MATIERIALS	CALIFORNIA GOLD	4" DEPTH
M-1	1/2" DECORATIVE BARK MULCH	WICKES FOREST INDUSTRY, SEQUOIA FOREST PRODUCTS	-	3" DEPTH

Enlarged Hardscape Plan | SCALE 1/8" = 1'-0" | 2

Site Hardscape Plan | SCALE 1/16" = 1'-0" | 1

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Beverly Hills, CA 90210

PROJECT NAME & ADDRESS

Stockton Blvd West Parcel

4601-4625 10th Ave.
Sacramento, CA 95820

ARCHITECT'S STAMP

CONSULTANTS

LINK landscape architecture
4429 E. Anaheim Street
Long Beach, CA 90804
562.498.2448

ISSUED FOR:

NO:	DESCRIPTION	DATE
1	90% CD Bid Set	10/15/2021
2	Mnkt/eMail App Corrections rev2	01/21/2022

KEY SECTION

KEY PLAN

SHEET NAME
LEVEL 1
HARDSCAPE PLAN

SHEET NO.
L1.01

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PLANT LEGEND

TREE

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS	MATURE HT.	COMMENTS
T-1	ACE PAL	ACER PALMATUM	JAPANESE MAPLE	2	24" BOX	MOD	-	MULTI- TRUNKED
T-2	ULM DAV	ULMUS DAVIDIANA	PROSPECTOR ELM	9	36" BOX	LOW	-	STANDARD, BRANCHING 6' HT. MIN.
T-3	CER CAN	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	10	24" BOX	MOD	-	STANDARD
T-4	DRA DRA	DRACAENA DRACO	DRACO TREE	-	24" BOX	LOW	-	-
T-5	LAG IND	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	4	24" BOX	LOW	-	STANDARD, HIGH BRANCHING
T-6	KOE PAN	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	6	36" BOX	MOD	-	STANDARD, BRANCHING 6' HT. MIN.
T-7	CEL SIN	CELTIS SINENSIS	CHINESE HACKBERRY	-	36" BOX	MOD	-	STANDARD, BRANCHING 6' HT. MIN.

SHRUBS / GROUNDCOVERS

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS	MATURE HT.	COMMENTS
S-1	ACA COG	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	-	5 GAL.	LOW	-	-
S-2	AEO ARB	AEONIUM ARBOREUM 'KIWI'	KIWI AEONIUM	124	1 GAL.	LOW	24"	-
S-3	AGA BLU	AGAVE BLUE GLOW	BLUE GLOW AGAVE	91	15 GAL.	LOW	24"	-
S-4	ALO BLU	ALOE 'BLUE ELF'	DWARF BLUE ALOE	70	5 GAL.	LOW	12"-18"	-
S-5	ALO MOO	ALOE MOON GLOW	'MOON GLOW' ALOE	101	15 GAL.	LOW	30"	-
S-6	ASP DEN	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	22	1 GAL.	MOD	12"-24"	
S-7	CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1,360	1 GAL.	LOW	12"-18"	18" O.C.
S-8	CHO TEC	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	-	15 GAL.	LOW	-	
S-9	COR FES	CORDYLINE 'FESTIVAL'	FESTIVAL GRASS	28	15 GAL.	LOW	24"-30"	
S-10	CRA CAP	CRASSULA CAPITELLA THYRSIFLORA	SHARKS TOOTH CRASSULA	-	1 GAL.	LOW	6"-12"	
S-11	DIE ORA	DIETES 'ORANGE DROP'	ORANGE DROP FORTNIGHT LILY	-	5 GAL.	LOW	24"-30"	
S-12	DIA CAS	DIANELLA 'CASSA BLUE'	CASSA BLUE FLAX LILY	372	5 GAL.	LOW	12"-24"	PLANT 18" O.C.
S-13	FUR FOE	FURCRAEA FOETIDA 'MEDIOPICTA'	VARIEGATED FURCRAEA	-	15 GAL.	LOW	-	-
S-14	LEU JES	LEUCADENDRON 'JESTER'	SUNSHINE CONEBUSH	-	15 GAL.	LOW	48"-60"	-
S-15	LOM LON	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	VARIEGATED MAT RUSH	72	5 GAL.	LOW	24"-36"	PLANT 24" O.C.
S-16	MUH CAP	MUHLENBERGIA CAPILLARIS "LENCA'	REGAL MIST PINK MUHLY GRASS	-	1 GAL.	LOW	-	
S-17	MYO PAR	MYOPORUM PARVIFOLIUM 'PINK'	AUSTRALIAN PINK RACER	297	5 GAL.	LOW	12"	PLANT 36" O.C.
S-18	POD MON	PODOCARPUS 'MONMAL'	ICEE BLUE YELLOW-WOOD	-	15 GAL.	MOD	-	12" O.C.
S-19	RUS EQU	RUSSELIA EQUISETIFORMIS	CORAL PLANT	30	5 GAL.	MOD	24"-36"	-
S-20	SAN TRI	SANSEVIERIA TRIFASCIATA	VARIEGATED SNAKE PLANT	40	5 GAL.	LOW	-	PLANT 12" O.C.
S-21	SEN SER	SENECIO SERPENS	BLUE CHALK FINGERS	-	1 GAL.	LOW	12"	PLANT 12" O.C.
S-22	WES FRU	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	-	5 GAL.	LOW	-	-

VINES

V-1	TRA JAS	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	15	15 GAL.	MOD	-	TRAINED TO NURSERY STAKE

NOTES:
1) ALL PLANTING PLANTING AREAS ARE TO BE IRRIGATED, SEE L2 SERIES FOR IRRIGATION PLANS.
2) ALL SHRUBS, GRASSES, AND GROUNDCOVERS SHALL BE HELD BACK FOUR FEET FROM ALL TREES.

Site Planting Plan

SCALE 1/16" = 1'-0" | 1

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PROPERTY OWNNER
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Beverly Hills, CA 90210

PROJECT NAME & ADDRESS

Stockton Blvd West Parcel

4601-4625 10th Ave.
Sacramento, CA 95820

ARCHITECT'S STAMP

CONSULTANTS

LINK landscape architecture
1625 E. Anaheim Street
Long Beach, CA 90804
562-981-4400

ISSUED FOR:

NO:	DESCRIPTION	DATE
1	90% CD Set Set	10/15/2021
2	Ministerial App Corrections rev2	01/21/2022

KEY SECTION

KEY PLAN

SHEET NAME
LEVEL 1
PLANTING PLAN

SHEET NO.
L3.01

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City of SACRAMENTO
Community Development

MEMORANDUM

Date: March 7, 2022

To: Note to File

From: Ryan Dodge, Associate Planner

RE: IR20-348 Project Summary

The project is approved based on providing at least 10% of dwelling units as regulated affordable housing units for lower-income households and meeting eligibility requirements of the State Density Bonus Law (Government Code Sections 65915-65918) which allows the project to waive density and exceed maximum height in the C-1 Zone portion of the property and transitional height in the C-2 Zone portion of the property.

> Density. Per Government Code Sections 65915-65918, eligible projects may use the maximum density as listed in the General Plan. Additionally, because the project consists of a mixed-use building, maximum density is waived per the 2035 General Plan Development Standards Note: *Residential development that is part of a mixed-use building shall comply with the allowed floor area ratio (FAR) range and is not subject to the allowed density range*.
>
> Height. The maximum height requirement in the C-1 Zone portion of the parcel will be exceeded by 11'-4" (35' maximum allowed, 46'-4" maximum height approved) and the transitional height requirement in the C-2 Zone portion of the parcel will be exceeded by 1'-4" (55' maximum height when 40-79 feet from an R-1 Zoned property, 56'-4" maximum height approved when 40-79 feet from an R-1 Zoned property). These waivers to development standards are permitted to be approved through a ministerial process per 17.860.040.: *Notwithstanding subsections A through B.2 of section 17.704.060, density bonus and additional incentive requests are reviewed in the same manner and concurrently with the administrative permit under this chapter*.

The applicant has entered into a density bonus agreement with the Sacramento Housing and Redevelopment Agency (SHRA) which is attached to this Record of Decision (ROD).

City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811
Help Line: 916-264-5011
CityofSacramento.org/dsd

City of Sacramento Ministerial Approval of Infill Housing Development Projects Planning-Approval Only

Application Form

Please complete all sections, providing as much detail as possible regarding the scope of your proposal.

Subject Site Information

Project Name: Stockton Blvd - East Parcel

Site address or location of property: 3441 Stockton Blvd

Assessor's Parcel Number(s): 01501810520000

Total property size in acres (Gross/Net): 0.83 Acres

Square feet if less than one (1) acre: 36,282 SF

Property Owner Information

Contact name: Dan Weinstein

Company name: LW UC Davis Med LLC

Mailing Address: 11828 La Grange

City: Los Angeles State: CA Zip: 90025

Phone: 310-849-4035 Ext: Fax:

Email Address: Sahel@ctihousing.com

Applicant Information

Contact name: Judson Buttner

Company name: Lorcan O'Herlihy Architects (LOHA)

Mailing Address: 4106 W Jefferson Blvd

City: Los Angeles State: CA Zip: 90016

Phone: 310-657-4363 Ext: Fax:

Email Address: jb@loharchitects.com

Staff Use Only

Date Filed: 5-28-2021 Received By: Ryan Dodge

File Number: IR20-348

Letter of Agency from Property Owner

This section of the application is required to be completed if this application is submitted by someone other than the property owner.

I, the undersigned legal owner of record, hereby grant permission to: Dan Weinstein

Name of Applicant

to apply for a ministerial housing project proposed for my property.

Signature of Property Owner

12/5/20

Date

Project Narrative

Please describe the scope of work being proposed for review:

Project is a residential mixed use building with 99 dwelling units over ground floor parking, retail and residential amenities. All parking is on grade and there is no subterranean level. Project varies in height from 3 stories at 10th Ave to 6 stories at 9th Ave. Project is 65 feet tall at the highest point. Project includes 2-4 levels of Type VA construction over 1-2 levels of Type IA construction. Podium level amenity spaces and pool are included.

Objective Requirements

The proposed development will be evaluated against the eligibility requirements, objective development standards, and the Citywide Infill Housing Design Standards. If the project meets these requirements and standards, the planning application will be approved.

Please answer "yes", "no", or "N/A" (not applicable) to the items below and provide the requested information. In order to be eligible to use the ministerial approval of infill housing process and this application, the proposed project must meet all eligibility requirements below (as indicated by the shaded box).

	Eligibility Requirements	Yes	No	N/A	Staff
1.	Is the project a residential development with two or more housing units? (Single unit dwellings are not eligible to be reviewed under this ministerial process unless they include an attached accessory dwelling unit) (City Code Section 17.860.030.A.1.) *Number of units:* 99	X			✓
2.	The project does not require a conditional use permit, variance, legislative change request, or any other discretionary entitlement or request (City Code Section 17.860.030.A.2.)	X			✓
3.	The project is an infill project as defined in City Code Section 17.108.100 (per City Code Section 17.860.030.A.3.)	X			✓
4.	If a mixed-use building, is the residential square footage at least 2/3 of the gross building square footage? (City Code Section 17.860.030.A.4.)	X			✓
5.	The design, layout, and physical characteristics of the project are consistent with, and do not deviate from, the city's development standards and design guidelines (per City Code Section 17.860.030.A.5.)	X			✓
6.	The project is consistent with the general plan and any applicable specific plan or transit village plan (City Code Section 17.860.030.A.7.)	X			✓
7.	Does the project involve any of the following? Check below. □ The demolition of dwelling units occupied by one or more tenants in a multi-unit dwelling within one year prior to the time an application is submitted for approval (City Code Section 17.860.030.A.6.a.) □ The demolition of dwelling units subject to an affordable housing regulatory agreement (City Code Section 17.860.030.A.6.b.) □ A reduction in the total number of dwelling units on the site (City Code Section 17.860.030.A.6.c.)		X		✓
8.	Does the project involve a historic or cultural resource? (City Code Section 17.860.030.A.8.)		X		✓
9.	Is the site located in any of the following areas or does the site include any of the following? *Please note:* By checking "yes" or "no" the applicant is stating that they have verified the information and will provide documentation upon request. (City Code Section				

	Eligibility Requirements	Yes	No	N/A	Staff
	17.860.030.A.9., a. through j.) Staff exercises the right to accept documentation from other sources if deemed to be more authoritative. ○ a. Planned unit development (see here) ○ b. Within a historic district listed on the Sacramento register, the National Register of Historic Places, or the California Register of Historical Resources (see here for the Sacramento register and see the Built Environment Resources Directory, or BERD, here for California and National historic resources) ○ c. On or within 1,000 feet of an existing or former landfill ○ d. Designation as a hazardous waste site (see https://geotracker.waterboards.ca.gov/ and https://www.envirostor.dtsc.ca.gov/public/) unless the appropriate enforcement agency has cleared the site for residential use ○ e. An existing mobile home park (see https://www.hcd.ca.gov/casas/cmirMp/onlineQuery) ○ f. Protected species (see https://wildlife.ca.gov/conservation/cesa) ○ g. Wetlands (see https://www.fws.gov/wetlands/data/mapper.html) ○ h. Land identified for conservation (see https://www.fws.gov/sacramento/es/Habitat-Conservation-Plans/) ○ i. Conservation areas/easements (see https://www.conservation.ca.gov/dlrp/fmmp) ○ j. Archaeological resources, paleontological resources, tribal cultural resources, or human remains		X		✓

Please answer “yes”, “no”, or “N/A” (not applicable) to the items below and provide the requested information. In order to be approved, the project must meet all the applicable objective standards below (1-32):

	Objective Development Standards (1-32)	Yes	No	N/A	Staff	
General Standards						
1.	Does the site have a **General Plan** designation that allows development at the proposed density/FAR? *General Plan designation:* URBAN CORRIDOR LOW *Allowed Density/FAR:* 20 - 110 DU PER ACRE / 0.3 - 3.0 FAR *Project Density/FAR:* 99 DU with Density Bonus / 2.13 FAR	X			✓	
2.	Does the site have a **zoning designation** that allows residential development at the proposed density? *Zoning designation:* C1, C2 *Allowed density:* No Maximum Density, FAR dictates per General Plan for Mixed Use *Proposed density:* 99 DU with Density Bonus, 10 Affordable Units at 80%AMI			X	N/A	Density bonus allows use of General Plan density, so zoning density is not applicable.
3.	Are all proposed **use(s)** allowed by-right in the zone? *Proposed uses:* Residential Dwelling, Multi Unit Retail Store	X			✓	
4.	Does the proposed development meet the Citywide Infill Housing Design Standards?	X			✓	
5.	Does the development meet the **lot coverage** requirement? *Maximum lot coverage:* None required/ *Proposed lot coverage:* C2 zone: 70%, C1 zone: 64%, Site Avg: 67%	X			✓	
6.	Are all new structures at or below the **height** limit in the zone? *Maximum allowed height:* Varies 35ft- 65ft *Proposed height to plate line:* Varies 36'-4" to 56'-4"			X	N/A	Max height exceeded with Density Bonus.
7.	Do all **roof structures** comply with the requirements in City Code Section 17.600.145? *Roof structures/height:* Within 20% of height limit depending on level	X			✓	
8.	Do all proposed **duplex dwellings** meet the architectural design standards in City Code Section 17.600.110?			x	N/A	

	Objective Development Standards (1-32)	Yes	No	N/A	Staff
9.	Do all new structures meet the required front, rear, interior side, and street side **setbacks**? Allowed exceptions can be found in City Code Section 17.600.125. *List applicable exceptions:* No setback requirements.			X	N/A
10.	If the site is less than five acres in size, is all development setback a minimum of 20-feet from the landside toe of any **flood control levee**? If five acres in size or greater, is all development setback a minimum of 50-feet? *Size of development site:* 0.83 acres			X	N/A
11.	Does the development meet **open space** requirements for two units, multi-unit dwelling, and/or office uses? (City Code Sections 17.600.135 and 17.600.140 or unless specified in a special planning district). *Open Space provided (sq.ft.):* 10,112 SF	X			✓
12.	If a mixed use project, does the development meet the **architectural design standards** for vertical mixed use development in City Code Section 17.600.150?	X			✓ To be reviewed at Plan Check.
13.	If located within ¼ mile of a **light rail transit** station, does the site development meet the standards in City Code Section 17.600.160?			X	N/A
14.	Is all **mechanical equipment** screened from view from adjacent streets and public areas? (Section 17.600.165)	X			✓
Parking and Maneuvering					
15.	Does the project provide the minimum required vehicle **parking** and not exceed the maximum allowed, if applicable? (City Code Section 17.608) *Minimum required parking:* 0.5 x 99 DU = 50 Res Stalls + 1 / No Retail Req'd *Maximum required parking:* No Max *Parking provided:* 80 Residential Parking Stalls	X			✓
16.	Does the site plan/floor plan depict the location of the required minimum amount of short-term and long-term **bicycle parking**? [Table 17.608.030C and 17.608.040(N)] *Minimum required parking:* Long Term: 50 Res, 2 Retail Short Term: 10 Res, 2 Retail *Maximum required parking:* *Parking provided:* 52 Long Term Spaces, 12 Short Term Spaces	X			✓
17.	Do all bicycle racks and layouts meet the City of Sacramento Bike Rack Design and Placement Design Standards?	X			✓
18.	Do all **driveways** comply with the objective standards in City Code Section 17.508, including minimum width and location?	X			N/A

	Objective Development Standards (1-32)	Yes	No	N/A	Staff	
19.	Do all **parking spaces** comply with parking facility standards, including the location of parking, minimum width, length, and maneuvering, ratio of compact spaces, and overhang into planter areas? (City Code Section 17.608.040) *Number of compact spaces/% of total:* 47%	X			✓	
20.	Does exterior **lighting** in vehicle and bike parking areas comply with the requirements in City Code Section 17.608.040(L)?	X			✓	
21.	Do all required **loading and unloading areas** meet the requirements of City Code Section 17.608.050?	X			✓	
Landscaping and Paving						
22.	Do all duplex dwellings and multi-unit dwellings meet the **landscaping** requirements in City Code Section 17.612.010(A)?	X			✓	To be reviewed at Plan Check.
23.	If a multi-unit dwelling or mixed-use project, does the site comply with the **landscape planter** requirement in City Code Section 17.612.010(B)?	X			✓	
24.	Does the site meet paving requirements in City Code Section 17.612.020?	X			✓	
25.	Does the site plan show the minimum **walkway** width and comply with other site requirements in City Code Section 17.612.030?	X			✓	
26.	Does the landscape plan demonstrate compliance with the **tree shading** requirements for parking lots? (City Code Section 17.612.040)	X			✓	Carport covers more than 50% of parking facility.
Recycling and Solid Waste						
27.	Does the site plan depict adequate area to meet the required recycling and solid waste **volume requirements**? (Section 17.616.030)	X			✓	
28.	Does the site comply with the development standards for recycling and trash **enclosures** found in City Code Section 17.616.040?	X			✓	
Wall, Fence, and Gate						
29.	Does the project meet the **wall and fence** requirements for duplex and multi-unit dwelling developments in City Code Section 17.620.110?	X			N/A	
30.	If **gates** are proposed, does the site plan demonstrate compliance with design and operations requirements in City Code Article II. Gated Developments?			X	N/A	
31.	If provided, do **sound walls** comply with the development standards in City Code Section 17.620.320?			X	N/A	
32.	Do all **accessory structures**, such as carports, garages, patios, and other enclosed structures meet the development standards in City Code Section 17.624?			X	N/A	

	Objective Development Standards (1-32)	Yes	No	N/A	Staff
Other (answering "no" does not disqualify the project)					
33.	Please contact the City prior to submitting this application to determine whether a traffic study is needed. Has a City-approved **traffic operations and safety study** been completed and submitted with this application? If not, what is the expected date of completion? *Please note:* The study is not needed if no driveways or curb cuts are proposed as part of the project. The requirement of a traffic operations and safety study will be determined in a pre-application meeting (optional, but highly recommended), prior to a pre-application meeting or through the building permit submittal process. Staff review time can take up to 12 weeks. *Completion Date:* Not applicable per Public Works		X		N/A
34.	Does the project include **abandoning easements or rights-of-way?** If so, please note that this requires approval by the City Council as a discretionary action (not ministerial).		X		✓
35.	Request for information: Does the project include a proposal for a **density bonus**? *Please note:* Density bonus is not required.	X			✓
36.	**Advisory Note: The Department of Utilities** will not review this project during this application timeline. One or more studies may be required concerning **water, sewer and/or drainage**. Please note that utility needs will be addressed following Planning approval during the Building permit phase.				
37.	**Advisory Note: Sacramento Municipal Utility District (SMUD) Consultation Meeting strongly recommended**. Infill development can be difficult to serve and may require complex solutions that ensure service to the proposed project, the surrounding properties, as well as access to onsite equipment. SMUD offers a free consultation that can outline potential issues and provide service solutions. Electing to pass over this step could require changes to project design or project delays.				
38.	**Advisory Note:** A permit will be required by another department if "regulated work" concerning a Private Protected Tree or a City Tree is part of the project. (See City Code chapter 12.56)				

Please answer “yes”, “no”, or “N/A” (not applicable) to the items below and provide the requested information. In order to be approved, the project must meet all the applicable objective infill housing design standards below:

	Citywide Infill Housing Design Standards	Yes	No	N/A	Staff
1 Site Planning					
1-1	Locate structures so that entries, porches and balconies face a street, alley, or common open space of at least 10’ in width.	X			✓
1-2	For projects of more than 150 dwelling units, provide amenities to serve residents that include at least 1,000 square feet of open park or plaza space, 10 benches and tables, and one play lot for children.			X	N/A
2 Building Orientation					
2-1	Duplex and multi-unit buildings on a site perimeter are to be oriented to the adjacent public street by providing windows from living rooms, dining rooms, kitchens, and bedrooms windows, porches, balconies and entryways or other entry features along the street.	X			✓
2-2	Publicly visible walls containing blank areas of greater than 400 square feet are prohibited.	X			✓
2-3	The main entrances to residential buildings shall face the adjacent roadways and/or open space features.	X			✓
2-4	Pedestrians shall have a path of travel a minimum of 4’ wide and ADA compliant from the principal building entrances to the street.	X			✓
2-5	Windows in buildings are to be designed and located so as not to allow a direct view into directly adjacent building windows.	X			✓
3 Setbacks					
3-1	Multi-unit developments of more than two buildings shall be designed with setbacks that are offset by at least two feet to a street wall.			X	N/A
3-2	Site plans shall have a variation in both the street patterns and the siting of structures so that the appearance of the streetscape is not repetitive. Continuous lines of buildings with the same setback are not allowed. If there is more than one building adjacent to the same street frontage, those buildings shall have different setbacks from the street.	X			✓
3-3	Individual buildings shall be designed with an articulated front; wall surfaces offset by at least 12”, bays, if provided, with a projection of at least 24” and porches closer to the street than recessed garages.	X			✓
4 Vehicle Circulation / Parking					
4-1	Surface parking lots and garages shall be located to the side or rear of buildings or in basements and not adjacent to public roadways.	X			✓

	Citywide Infill Housing Design Standards	Yes	No	N/A	Staff
4-2	Landscaping a minimum width of 6' clear and walkways a minimum of 4' wide shall be provided between buildings and paved parking areas. Parking directly against buildings is not allowed.	X			✓
4-3	Parking fields are to be constructed as small lots no larger than 50 cars per individual lot and may be interconnected by drive aisles if separated by landscaped medians not less than 10' in width and planted with trees and landscaping.			X	N/A
4-4	Covered parking may be provided but it shall not interfere with pedestrian access or access to interior common spaces.	X			✓
5 Garages / Carports					
5-1	Carport roofs shall match the materials and colors of the structures. If carport roofs are flat or need to vary from the design of adjacent buildings, they shall be located interior to the site and shielded from street views.	X			✓
5-2	Setbacks of garages shall be varied by at least 2 feet between buildings to avoid a singular line of garage walls. Garage entrance shall be on the side or the rear if feasible.			X	N/A
5-3	Rows of garages or carports around the perimeter of a development are not allowed adjacent to any public street.			X	N/A
6 Pedestrian Circulation					
6-1	Pedestrian walkways and paths of travel shall not be combined with, or be a part of driveways unless textures, patterns, and colors are provided to designate pedestrian crossing areas and entries. Pedestrian walkways adjacent to parking areas and driveways shall have a minimum grade separation of 6".	X			✓
6-2	Pedestrian pathways shall include landscaping. Amenities such as trellises and benches shall be provided on any pedestrian path longer than 200 feet.	X			✓
7 Common Open Space					
7-1	All units that overlook interior common spaces shall have kitchen, living room, or bedroom windows that allow residents to see the common space areas.	X			✓
7-2	Common facilities that are located on the ground level such as recreation rooms, and laundry and mail areas shall be located adjacent to any ground level common open space and connected by pedestrian ways a minimum of 4 feet wide.	X			✓
8 Landscaping					
8-1	Exterior spaces shall be designed to provide a path of travel to the public street with landscape that includes trees and ground plants.	X			✓
8-2	Street-facing elevations, if provided with a setback, shall be designed with landscaping adjacent to their foundation or porch face.	X			✓

	Citywide Infill Housing Design Standards	Yes	No	N/A	Staff
8-3	Landscaping and/or architectural treatments shall be provided to screen views of service elements that include storage areas, trash enclosures, mechanical equipment, transformers, HVAC and other similar elements. Screening shall be either landscaping a minimum of 3 feet high or architectural screens designed to match building features.	X			✓
8-4	Unpaved areas shall be planted with irrigated plant materials.	X			✓
8-5	Architectural features: trellises, arbors, and perimeter garden walls are required to match the building design materials.	X			✓
8-6	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.	X			✓
8-7	CPTED standards for landscaping shall be followed. 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.	X			✓
8-8	Only deciduous shade trees are permitted around the east, west and south sides of residences to help reduce cooling loads during the summer and allow solar gain during the winter months.	X			✓
8-9	Trees shall be planted in the setbacks and common areas at intervals appropriate to the full spread of the mature trees as determined by the Department of Public Works Urban Forestry section.	X			✓
8-10	Plant species shall be suitable for the Sacramento climate. Low-water landscaping materials are required. All new landscaping shall comply with the City of Sacramento Water Conservation Ordinance (15.92).	X			✓
8-11	All planting areas, including those designed to accommodate the 2-foot overhang on parking spaces, shall be landscaped with groundcover or other planting materials.	X			✓
8-12	Landscaping shall not impede access to fire hydrant connections.	X			✓
9 Irrigation					
9-1	An automated irrigation system shall be installed to provide coverage of all irrigated landscaped areas.	X			N/A
9-2	Irrigated landscape areas shall comply with the City of Sacramento's Water Efficient Landscape Requirement (15.92)	X			N/A
9-3	Automated controllers with rain shut-off valves are required.	X			N/A
9-4	Irrigation controls must be screened from view by landscaping or other attractive site materials.	X			N/A
10 Common Open Space for Multi-Unit Dwellings and Mixed-Use Developments					
10-1	Multi-unit projects of more than 10 units shall include delineated common use space.	X			✓

To be reviewed at Plan Check (9-1 through 9-4).

	Citywide Infill Housing Design Standards	Yes	No	N/A	Staff
10-2	Exterior common areas shall be accessible by a walk a minimum of 4 feet wide and disabled accessible from all buildings and connected by a comprehensive, on-site pedestrian circulation system.	X			✓
10-3	The placement of air conditioning and other mechanical equipment shall not reduce provided private open space by more than 10%.	X			✓
11 Lighting					
11-1	Exterior lighting shall not be wall mounted industrial light packs and shall be the same architectural style of the building.	X			✓
11-2	Parking areas and entry drives shall be lighted to facility pedestrian movement and safety meeting CPTED Standards. Lighting shall be provided for pedestrian safety as required by City code. Lighting shall be contained within the project property boundaries as required by City code. Pole mounted lighting shall be no taller than 16 feet.	X			✓
11-3	Pedestrian path poles shall not be taller than 12 feet. Site lighting shall be contained within the property boundaries. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties. Provide a Photometrics plan to demonstrate light containment on site and compliance with CPTED standards for light maximum, minimum and contrast.	X			✓
11-4	All outdoor lighting shall provide even light around the property. Exterior walkways, alcoves, plazas and passageways shall be illuminated to a maintained minimum of ¼ foot candles per square foot of surface area at a 2-foot candle average and a 4:1 average to minimum ratio. 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. Lights shall be on at night with photosensitive timers so they go on at dusk and off at dawn.	X			✓
12 Security / Crime Prevention Through Environmental Design					
12-1	For security, where landscaping is provided between the sidewalk and a building entrance or window, shrubbery above 30” in height is prohibited.	X			✓
12-2	Windows shall be free of obstructions, such as bushes, trees, and walls, so that there are clear views from inside the dwelling units to streets, common spaces, and parking spaces.	X			✓
12-3	Barriers between outdoor areas on the project property, such as fences and walls, shall be designed to be at least 50% transparent.	X			✓
12-4	Shared facilities, such as laundry rooms or mail rooms shall be located adjacent to primary residential and community uses such as clubhouses and doors to these shared facilities shall have windows with direct views to pedestrian walkways.	X			✓
12-5	All exterior unit doors shall have wide-angle viewers (peep holes).	X			✓

	Citywide Infill Housing Design Standards	Yes	No	N/A	Staff
12-6	All exterior doors, alcoves, hallways, stairwells, parking areas, pedestrian walkways, and recessed areas shall be illuminated with wall or ceiling mounted light fixtures and connected to photosensors.	X			
12-7	There shall be a clear transition between the City sidewalk or public property, and the development's property. This is to be achieved through changes in pavement textures or landscaping.	X			
13 Storage / Accessory Structures / Mechanical / HVAC / Utility Equipment					
13-1	The roof pitch of accessory structures shall be the same as the roof slope of primary structures. Materials and colors shall also match the primary structures.	X			
13-2	When provided, resident storage areas shall be integrated into the building design. Storage facilities integrated with carports shall have architectural treatment to match the buildings.			X	N/A
13-3	Mechanical equipment (e.g., heating, cooling, antennas, satellite dishes, air conditioners or similar mechanical devices) shall be concealed with ground mounted walls or fencing or if roof mounted, with mechanical screens or roof wells.	X			
13-4	Utility equipment such as transformers, electric and gas meters, electrical panels and junction boxes on primary public street views shall be screened by walls and/or landscaping.	X			
14 Trash / Recycling Enclosures					
14-1	Trash enclosures shall comply with City standards for construction. Enclosures are to contain both waste disposal and recycling containers. Provide for green waste and organic food waste containers if required. Containers shall not block each other for access to the user or for trucks emptying them.	X			
14-2	All enclosures shall have access routes that do not have vertical curbs in the path of travel to the truck. Materials for sidewalk or driveway access are to be concrete and flat to prevent wheels from becoming stuck.	X			
14-3	Trash storage areas are to be located away from any views from the public right of way.	X			
14-4	Trash enclosures are required to be constructed of concrete block. Split face block, brick, stucco or similar quality materials are allowed. The use of unsurfaced concrete block is not allowed.			X	N/A
14-5	Landscaping is required at the solid walls of any trash enclosures for screening.			X	N/A
14-6	Trash enclosures that include a roof shall have a roof that matches the building design.			X	N/A

	Citywide Infill Housing Design Standards	Yes	No	N/A	Staff	
15 Fencing / Walls						
15-1	Sound walls, masonry walls or fences shall be designed with changes in plane, height, material or material texture. Masonry walls shall change material, plane, or height every 100 feet. Fences shall have masonry columns every 40 feet. Tubular iron architectural fencing may be continuous in height and material.			X	N/A	
15-2	Gating shall be the same style of the fencing.	X			N/A	15-2 through 15-5 Proposed alley gate near 9th Ave not reviewed under this ministerial permit. Requires subsequent approval.
15-3	Acceptable fencing materials include tubular architectural metal, wrought iron/brick mix, hedges, brick, split faced concrete block and wood. Chain link fencing, barbed wire, and security tops to metal tubular fencing are not allowed.	X			N/A	
15-4	Fencing shall not create a complete barrier to pedestrian movement to or within the site. Provide for pedestrian gates that are accessible and code compliant.	X			N/A	
15-5	Fencing shall not block or impede the use of hydrants or fire department connections or hydrants. All gates shall have “knox” access for emergency use subject to review and approval by the City of Sacramento Fire Department.	X			N/A	
16 Parking Lot Water Quality						
16-1	Parking lots which are part of new developments with one acre or more impervious area are required to provide treatment control measures that capture and treat stormwater runoff through settling, filtration, and /or biodegradation. The treated runoff must then be released to the storm drain system or percolated into the ground.			X	N/A	
16-2	Integrate treatment measures with areas used for landscaping. Biofiltration features or vegetated swales, if required, shall meet the Department of Utilities, Stormwater Management Program.	X			N/A	To be reviewed at Plan Check.
17 Architectural Variety						
17-1	Projects with multiple buildings and a total unit count of more than 150 units shall include at least two different styles of buildings. The style difference must include one of the following: variation of exterior finish materials, variation of roof forms and roof elements, and variation of building offsets, bays, and entry elements.			X	N/A	
17-2	Duplex and multi-unit projects shall be designed to respect the privacy of surrounding uses. Upper story views into adjacent yards are to be screened or blocked. Site buildings and add screening features to reduce encroachment on the privacy of adjacent residences. Windows shall be offset between buildings, and patios and balconies shall be screened from adjacent units.	X			✓	
18 Scale / Massing / Articulation						
18-1	Facades longer than 100 feet shall be designed with surface and height breaks of at least two feet in height or two feet in depth.	X			✓	

	Citywide Infill Housing Design Standards	Yes	No	N/A	Staff
18-2	Elevations visible from streets shall contain features to provide visual interest, including wall or window bays, porches with posts or columns, dormers, gable roof elements, wainscoting in a material different from the wall material, shutters, or window boxes.	X			✓
18-3	Townhouse or rowhouse units shall have varying front setbacks of no less than two feet and shall provide staggered roof planes related to the wall plane breaks.			X	N/A
18-4	Elements such as roof dormers, hips, gables, balconies, wall projections and porches are required to break up the mass of building facades. Not less than 40% of the length of a building façade shall be treated with such elements. End units shall have the same design elements as front facades. Unarticulated and windowless walls are not allowed.	X			✓
19 Facades / Entries					
19-1	Upper story windows shall be recessed from the wall surface by a minimum or 2" or shall have surface trim and sills.	X			✓
20 Materials / Textures / Colors					
20-1	Exterior finish materials shall consist of stucco, wood siding, dimensional profile metal architectural siding, fiber cement products, stone, and/or brick. Plywood siding, including T-111 is not allowed.	X			✓
20-2	The use of a variety and combination of building materials is required with a minimum of three materials used on the project.	X			✓
20-3	Signs shall be consistent with City Sign Code standards.	X			N/A
20-4	Materials and colors shall be placed using the building mass elements as defined edges.	X			✓
20-5	Roof materials, such as concrete and clay tile, are allowed. Composition shingles of the heavy laminated 35 year guarantee dimensional type is allowed. Dimensional profile metal architectural roofing is allowed. Wood shake or shingle roofing is not allowed.	X			✓
21 Site Orientation					
21-1	Buildings shall be located adjacent to the street at the front setback line, immediately behind a public or semi-public space, or behind a landscaped area such as an outdoor seating area for a restaurant.	X			✓
21-2	Mixed-use buildings shall be designed with commercial storefronts on the ground floor and residential units above or live-work residential units on the ground floor.	X			✓
21-3	The street corners of corner sites shall include buildings, public plazas, or open space areas.	X			✓
22 Building Design					
22-1	Building materials of different type or form shall be used to differentiate building planes.	X			✓

	Citywide Infill Housing Design Standards	Yes	No	N/A	Staff
23 Windows / Entries					
23-1	At mixed-use buildings, entrances to residential, office or other upper story uses shall be clearly distinguishable in form and location from retail entrances.	X			✓
23-2	Doors at retail storefronts shall be provided with clear glazing.	X			✓
23-3	Service or employee doors that are visible from public streets or walkways shall be glazed with translucent glazing.	X			✓
23-4	Upper story windows shall be recessed from the wall surface by a minimum of 2”.	X			✓
23-5	Commercial storefronts where provided and unless required by specific area design standards, provide shall have clear, street-oriented display windows a minimum of 50% of the street frontage. These windows shall provide visual access to the inside of the buildings.	X			✓
23-6	Ground floor retail windows shall be of a storefront design and shall be larger in proportion than upper floor residential windows.				✓
24 Horizontal and Vertical Mixed-Use					
24-1	Buildings shall be arranged with open space and walks connecting directly with both residential and commercial uses.	X			✓
24-2	Provide a publicly accessible minimum 4-foot-wide pathway from a public sidewalk to plazas, courts or open space designed in the project.	X			✓
24-3	Parking areas shall be located on the sides and or rear of projects with pedestrian connections to the buildings.	X			✓

Applicant Certification

I hereby certify under penalty of perjury that the statements furnished above and in the attached exhibits present the data and information required for this ministerial approval process to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

	5/18/2021
Signature of Applicant	Date

Please note that once this document is submitted to the City of Sacramento, your information will be posted online and is part of the public record; however, the City will not sell your data or information for any purposes.

City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
CityofSacramento.org/dsd

FOR STAFF USE ONLY:

☑ The proposed project meets all Planning development standards and Planning design standards; therefore, this Planning application is **approved**. This approval is subject to a seven-day reconsideration period, consistent with City Code Section 17.812.020. Please note that subsequent Building permits are required for construction. The project may require additional permits from other agencies or departments.

☐ The proposed project does not meet all Planning development standards and Planning design standards; therefore, this application is hereby **denied**. The unmet Planning standards are as noted on the checklist above. A new application can be submitted at any time, subject to the standard submittal requirements and fees.

Ryan Dodge Digitally signed by Ryan Dodge
Date: 2022.03.07 11:05:29 -08'00'

Signature of Staff

3-7-2022

Date of Decision

Planning approval is valid for up to three years from the date of decision (City Code Section 17.808.470).

Advisory Conditions of Approval

IR20-348
3441 Stockton Boulevard

Planning Division

1. The project shall be constructed in conformance with the approved plans. Any changes to approved plans will require Planning Division staff review for substantial conformance to the objective standards of this approval.

2. The project is approved based on compliance with the objective development standards within the checklist, notwithstanding item 3 below, and the Citywide Infill Housing Design Standards checklist.

3. The project is approved based on providing regulated affordable housing units and meeting eligibility requirements of the State Density Bonus Law (Government Code Sections 65915-65918) which allows the project to waive density and exceed maximum height in the C-1 Zone portion of the property and transitional height in the C-2 Zone portion of the property.

Department of Public Works

Public Improvements Required Prior to Issuance of Building Permits

4. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards per section 17.502.020 and assured as set forth in Section 17.502.130 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 Stockton Boulevard, 9th Avenue and 10th Avenue per City standards to the satisfaction of the Department of Public Works.

5. The applicant shall construct new or replace/reconstruct (in concrete) any deteriorated portion of the alley adjacent to the subject property from 9th Avenue to 10th Avenue consistent with Title 17.502. 020 and per City standards to the satisfaction of the Department of Public Works.

6. A Revocable Encroachment Permit is required for any proposed removable encroachments onto the right of way (i.e., bike racks, signage, etc.) to the satisfaction of the Department of Public Works.

7. 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.

8. Per City Code 17.508**,** all new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works. The applicant shall remove any existing driveways not proposed with the project and reconstruct the frontage improvements per City standards to the satisfaction of the Department of Public Works.

9. 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 following locations:
a. The north-east corner of Stockton Boulevard and 9th Avenue intersection.
b. The south-east corner of Stockton Boulevard and 10th Avenue intersection.
c. The existing eastern and western ramps for the mod-block pedestrian crossing signal along Stockton Boulevard.

10. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.

11. The site plan shall conform to the development standards for off-street parking facilities requirements as set forth in City Code 17.608.040.

12. 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.

13. 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.

14. With the proposed development along the alley, the applicant shall install alley name signs at both alley entrances when required by either the Building, Police and/or Fire Departments. In the event the alley name signs are required, the applicant shall coordinate with the Department of Public Works on the location of the alley name signs at alley entrances. The installation of the alley name signs shall be to the satisfaction of the Department of Public Works.

15. Prior to obtaining Building Permits, and to accommodate the expected increase of

pedestrian crossings between the two planned buildings, the applicant shall enhance the existing signalized pedestrian crossing and construct a pedestrian refuge island along Stockton Boulevard where the existing pedestrian crossing signal is located to the satisfaction of the Department of Public Works. The applicant shall provide for all needed signage and markings needed for the crosswalk and pedestrian refuge island.

Sacramento Municipal Utility District (SMUD)

16. SMUD has existing overhead 21kV facilities along the west side of the property (east side of Stockton Blvd) and existing secondary overhead along the east side of the property (east side of they alley) that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.).

22. 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.

23. 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

24. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.

25. The shown transformer location and space must meet all SMUD spacing and clearance requirements. Please contact SMUD Line Design for the minimum space and clearance requirements necessary per your service size.

Urban Forestry

26. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities. Existing driveways shall be used as access to the site.

27. Right-of-way planters and City trees shall be separated from the construction site with a six-foot high chain link fence that shall remain throughout the duration of the project.

28. Any Regulated Work within the Tree Protection Zone of a City Tree shall be separately permitted prior to the start of construction and supervised by a Qualified Arborist. Submit a tree permit application and a tree protection plan created by a Qualified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.

29. All excavation, grading or trenching within the dripline of a City tree shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be supervised by a qualified arborist.

30. There shall be no grade changes within the dripline of City trees. All grade changes shall be accommodated onsite.

31. There shall be no soil compaction within the dripline of City trees.

32. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.

33. All trees shall be watered regularly according to the recommendation of the project arborist.

34. The applicant shall be financially responsible for any damage to the city trees associated with the project. Accidental or negligent actions that damage city trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed

as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.

Park Planning and Development Services

35. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Jessica Steinhauer, (916) 808-8243).

Sacramento Police Department

36. Lighting:
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.

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

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

37. 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.

38. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.

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

40. 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.

41. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

42. **Landscaping:**
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.

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.

43. **Security:**
Fencing, if applicable, shall be of decorative tubular steel, no climb type and a minimum of 6’ in height.

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

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

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.

Each building entrance and exit shall be covered by a camera set at 100 pixels per foot or higher.

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.

VASS shall be capable of storing no less than 30 days’ worth of activity.

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
main lobbies
hallways

44. No more than 10 percent of the square footage of windows and clear doors for

retail purposes 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.

45. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures shall be slatted to allow visual surveillance of the interior.

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

47. 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.

48. Exterior benches shall be constructed so as to deter skateboarding (e.g., center armrest partitions).

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

50. Applicant shall install a ***law enforcement*** "Knox Box" for police access to common areas on the premises, including, but not limited to retail areas and the main entrance to each residential building. If elevators can only be operated via electronic access card, management shall ensure a card is placed in the exterior knox box.

51. Applicant shall employ uniformed security to respond to on-site disturbances 24/7. The security company shall conduct no less than three (3) site inspections per day. The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department's CPTED unit, or designee, and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.

52. 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.

The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.

Adequate security lighting shall be provided to illuminate vulnerable equipment

and materials. Lighting shall be white light with full cut off fixtures.

Department of Utilities (DOU)

53. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by 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. (Note: If the applicant plans to apply for a water development fee waiver or is in the designated Water Development Fee Waiver Area, the retail/commercial area will be required to have a separate metered domestic water service from the proposed residential use. The affordable housing/lower income households may be required to have a separate metered domestic water service.)

54. Concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.

55. Common area landscaping greater than 5,000 square feet shall have a separate street tap for a metered irrigation service.

56. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a CSS fee estimate.

57. All increases in sewer flow shall be mitigated. The proposed project is contributing increased sewer flows to the CSS and shall evaluate the available capacity of existing CSS mains from the project’s point of service to the nearest 18-inch main. If any portion of the City mains to the nearest 18-inch main is determined to have insufficient capacity to accommodate the increased sewer flow, the development shall be required to improve the undersized mains to the nearest 18-inch main. The applicant is advised to contact the City of Sacramento Utilities Department

Sewer Planning Section (916-808-7890) at the early planning stages to address any sewer related requirements.

58. The development of this site must comply with the current drainage design standards and provide a project specific drainage study. To meet this requirement 7,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.18 cfs/ac. The required detention volume can be partially or fully mitigated by implementing Low Impact Development (LID) features such as Stormwater planters and porous pavement, provided these features conform to the DOU's Hydromodification Management Plan (HMP) requirements. Designer shall utilize the latest edition of the Sacramento Area Hydrology Model (SAHM) when using LID features. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

59. The onsite water, sewer and storm drain systems shall be private systems maintained by the owner or other approved entity. (Note: Onsite sewer and drainage systems shall be separated systems.)

60. 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.

61. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements, and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

62. 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.

63. 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.

64. 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.

Fire Department

65. Timing 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. California Fire Code 501.4

66. The farthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road (minimum 20' wide) and approved water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1, 507.5.1) With an improved alley providing adequate all-weather surface (Item below) and vertical clearances (Item 4), the proposed design appears adequate.

67. 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. California Fire Code 503.2.3

68. 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. California Fire Code 503.2.1

69. Provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org California Fire Code 507.4

70. Provide the required fire hydrants in accordance with California Fire Code 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1.

71. Provide appropriate Knox access for site. California Fire Code Section 506

72. Locate and identify Fire Department Connections (FDCs) on address side of building no farther than 50 feet and no closer than 15 feet from a fire hydrant and not more than 30 feet from a paved roadway.

73. 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. California Fire Code Amendments 901.4.7 If it can be shown that there is adequate room to access the fire pump and related equipment for maintenance, use and servicing purposes, a smaller area can be approved by the Fire Marshal. Provide verification of pre-approval when submitting documents for review to construct.

74. Provide standpipe hose valve at the intermediate landing levels of stairways as required by the Sacramento Fire Official.

75. Minimum gate width shall provide 20 feet clear access. Automatic gates shall have AC power and be provided with Key override switch (Knox) and Radio operated controller (Click2Enter). For gates that do not fail safe in the open position upon loss of AC power or are provided with battery back-up power, an approved pedestrian gate shall be installed within 10 feet of all vehicle gates. An approved key box (Knox) shall be installed at least 48 inches above grade on the outside of the gate. It shall be provided with a key to open the pedestrian gate.

76. Emergency Responder Radio Coverage may be required. Testing shall be conducted by an authorized technician to verify compliance with section 510, California Fire Code. This test shall verify that building will support the Sacramento City Fire Department Radio Communication System. This test shall be performed in accordance with California Fire Code section 510.4.1.

Sacramento Regional County Sanitation District

77. 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 Permit Services Unit at (916) 876-6100 or email PermitServices@sacsewer.com.

Advisory-Only

Department of Public Works

78. With the proposed development along the alley, the applicant shall install alley name signs at both alley entrances when required by either the Building, Police and/or Fire Departments. In the event the alley name signs are required, the applicant shall coordinate with the Department of Public Works on the location of the alley name signs at alley entrances. The installation of the alley name signs shall be to the satisfaction of the Department of Public Works.

79. Prior to obtaining Building Permits, and to accommodate the expected increase of

pedestrian crossings between the two planned buildings, the applicant shall enhance the existing signalized pedestrian crossing and construct a pedestrian refuge island along Stockton Boulevard where the existing pedestrian crossing signal is located to the satisfaction of the Department of Public Works. The applicant shall provide for all needed signage and markings needed for the crosswalk and pedestrian refuge island.

Urban Forestry

80. This project proposes to remove private protected trees. Tree report has been provided by the applicant for purposes of a subsequent permit and is not included in this Record of Decision because it is not part of the planning entitlement. Pruning, removal, or any other regulated work such as grade changes or trenching within the dripline of a city tree or a private protected tree may not occur without a valid tree permit issued in accordance with Sacramento City Code 12.56.050. The Public Works Department, Urban Forestry Section will subsequently review, and process tree permit applications associated with projects that have received ministerial approval through the City's ministerial approval of infill housing process. Tree permits that are processed subsequent to this planning ministerial housing permit will be subject to mandatory tree replacement, public notice, and appeal provisions. In some cases, compliance with all provisions of Sacramento City Code 12.56.050 may necessitate alterations to the design of a project. For more information contact Urban Forestry at urbanforestry@cityofsacramento.org.

Department of Utilities (DOU)

81. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

82. As of 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

Park Planning and Development Services

83. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is tentatively estimated at $167,895 (estimate includes 10 affordable housing units). The Park Development Impact Fee due for this project is based on 1) the Central City Zone Rate of $1.86 per square foot for residential projects, with a minimum rate of $1,389 for units under 750 square feet and a maximum of $3,705 for units over 2,000 square feet

and 2) the Central City Zone Rate of $0.17 per square foot for retail and commercial services projects. If this project meets the Affordable Housing definition per City Code, then the Park Impact Fee on the 10 units will be zeroed out and the Park Impact Fee reduced per Code. 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.

84. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation – see attachment.

Sacramento Police Department

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

Sacramento Regional County Sanitation District

86. The City of Sacramento (City) 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 City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).

Sac Metro Air District

87. All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to find a list of the most common rules that apply at the construction phase of projects. Implementing Sac Metro Air District Basic Construction Emission Control Practices, also available on our website, will facilitate compliance with Sac Metro Air District's Rule 403, Fugitive Dust.

WHAT IS THE CFD?

It is the **Community Facilities District (CFD)**, otherwise known as the:

Citywide Parks and Recreation Maintenance Assessment District

In 2002, the Sacramento City Council passed **Ordinance 2002-026** "(e)stablishing the City of Sacramento Neighborhood Parks Maintenance Community Facilities District No. 2002-02 ("District") (**Resolution 2002-446** adopted by this Council on June 25, 2002), a special tax is hereby levied on all taxable parcels within the **City of Sacramento Neighborhood Parks Maintenance Community Facilities District No. 2002-02**."

The purpose of this special tax is to provide needed revenue to pay for the ongoing maintenance of parks, provisioning for approximately 75% of parks maintenance costs.

The special tax applies to parcels performing new residential development only and such parcels are to be annexed into the CFD, except for parcels deemed as tax exempt. The table on the following page distinguishes between taxable and tax-exempt parcels and should be utilized when assessing what parcels (new residential developments) to apply the CFD annexation to and at which phase of development it should be applied:

COMMUNITY FACILITIES DISTRICT (CFD), ASSESSMENT TABLE

*Taxable Parcels (CFD Annexation)	Development Phase for CFD Condition application	**Non-taxable Parcels (Exempt)
• Single Family Residential Nuanced Examples: - Existing lot(s) split into two (or multiple) lots. - Building/unit addition on existing parcel. **Note:** Most existing city parcels are not yet annexed within the CFD. New residential development, even on an existing parcel, will trigger annexation.	→ Final Subdivision Map	• Non-Residential Use (commercial, industrial, office, and other non-residential uses) • Undeveloped (Parcels that are not classified as a Developed Parcel or Non-Residential Use Parcel) • Publicly Owned
• Condominium/Townhouse	→ Final Subdivision Map	
• Duplex/Half-plex/Tri-plex Residential	→ Building Permit	
• Multi-Family Residential	→ Building Permit	
• Mixed Use	→ Special Use Permit	
• Mobile Home Park	→ Building Permit	

*__NEW__ residential development only. __DO APPLY__ CFD condition during applicable development phase (second column).
**__DO NOT__ apply CFD condition to these.

Aggregate Area:

0)]

Story 1:
S-2: 10,166 / 63,000 = 0.16
R-2: 1,668 / 36,000 = 0.05
= 0.21

0)]

Story 2:
R-2: 11,740 / 36,000 = 0.33
A-3: 503 / 11,500 = 0.04
= 0.37

0)]

Story 3:
R-2: 11,740 / 36,000 = 0.33
A-3: 210 / 11,500 = 0.02
= 0.35

Story 4:
R-2: 7,339 / 36,000 = 0.14
= 0.2

0.21 + 0.37 + 0.35 + 0.2 = **1.13** (Less than 2 Per CBC 506.2.4.)

Name	Area
2 - L2	9035 SF
3 - L2	866 SF
2 - L3	9488 SF
3 - L3	413 SF
2 - L4	9488 SF
3 - L4	188 SF
2 - L5	9901 SF
	39378 SF

RY BUILDING PER CBC 506.2.4
[At + (NS × If)]

Aggregate Area:

0)]

Story 2:
R-2: 9,035 / 36,000 = 0.25
A-3: 866 / 11,500 = 0.08
= 0.33

0)]

Story 3:
R-2: 9,488 / 36,000 = 0.26
A-3: 413 / 11,500 = 0.04
= 0.3

0)]

Story 4:
R-2: 9,488 / 36,000 = 0.26
A-3: 188 / 11,500 = 0.02
= 0.28

Story 5:
R-2: 9,901 / 36,000 = 0.28
= 0.28

0.33 + 0.3 + 0.28 + 0.28 = **1.19** (Less than 2 Per CBC 506.2.4.)

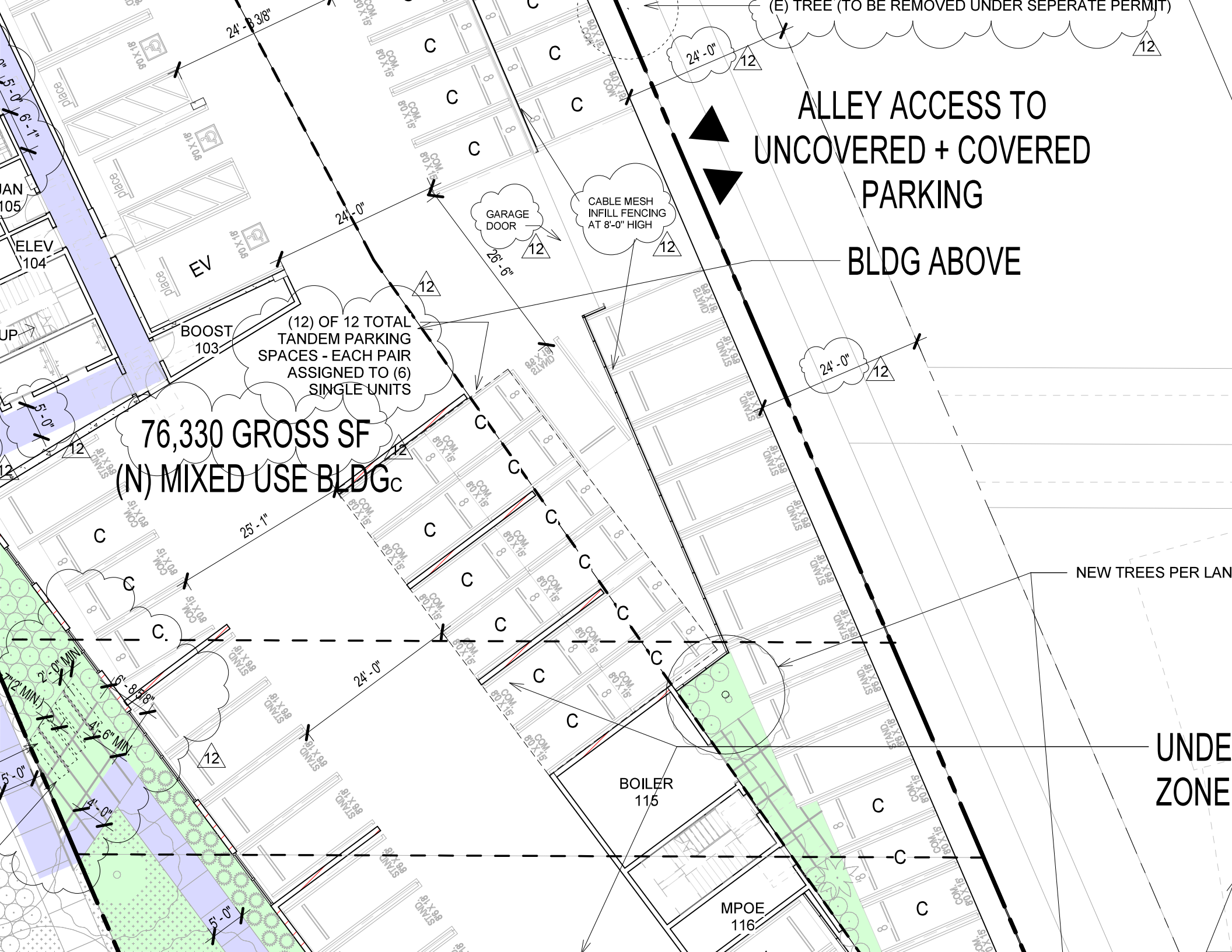
	Ea
Use	Floor 1
Residential	1,520
Retail	1,250
Total RSF	
Residential Lobby + Mail	821
Management Offices	0
Lounge / Clubhouse	0
Business Center	322
Gym	830
Circulation	1,400
Maintenance & Utility	2,374
Parking	22,909
Gross Bldg Area	
Building Effeciency	
Open Space	4,160

HEIGHT / STORIES / (ZONING + CBC

ALLOWABLE HEIGHT AND STORIES (CBC):

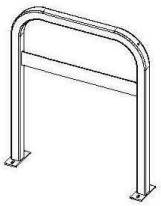
Per CBC Tables 504.3 and 504.4

OCCUPANCY	**TYPE IA** (Sprinklered Per NFPA 13)	
A, B, M	**UNLIMITED MAX HEIGHT**	**UNLIMITED STO**
S-2	**UNLIMITED MAX HEIGHT**	**UNLIMITED STO**


(E) TREE (TO BE REMOVED UNDER SEPERATE PERMIT)
ALLEY ACCESS TO UNCOVERED + COVERED PARKING
BLDG ABOVE
GARAGE DOOR
CABLE MESH INFILL FENCING AT 8'-0" HIGH
(12) OF 12 TOTAL TANDEM PARKING SPACES - EACH PAIR ASSIGNED TO (6) SINGLE UNITS
BOOST 103
ELEV 104
EV
76,330 GROSS SF
(N) MIXED USE BLDG
NEW TREES PER LAN
UNDE
ZONE
BOILER 115
MPOE 116
24' - 0"
25' - 1"
26' - 6"
24' - 3 3/8"
6' - 8 3/8"
2' - 0" MIN
4' - 6" MIN.
4' - 0"
5' - 0"
6' - 1"

☐ 90 ☐ 45A ☐ 45B ☐ 60A ☐ 60B

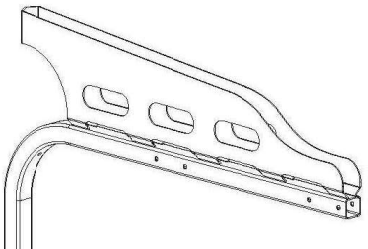
Add Lean Bar

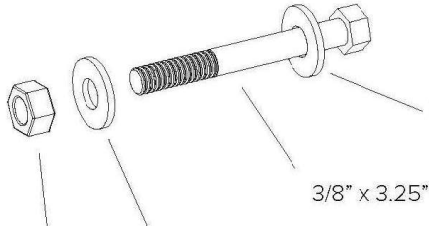


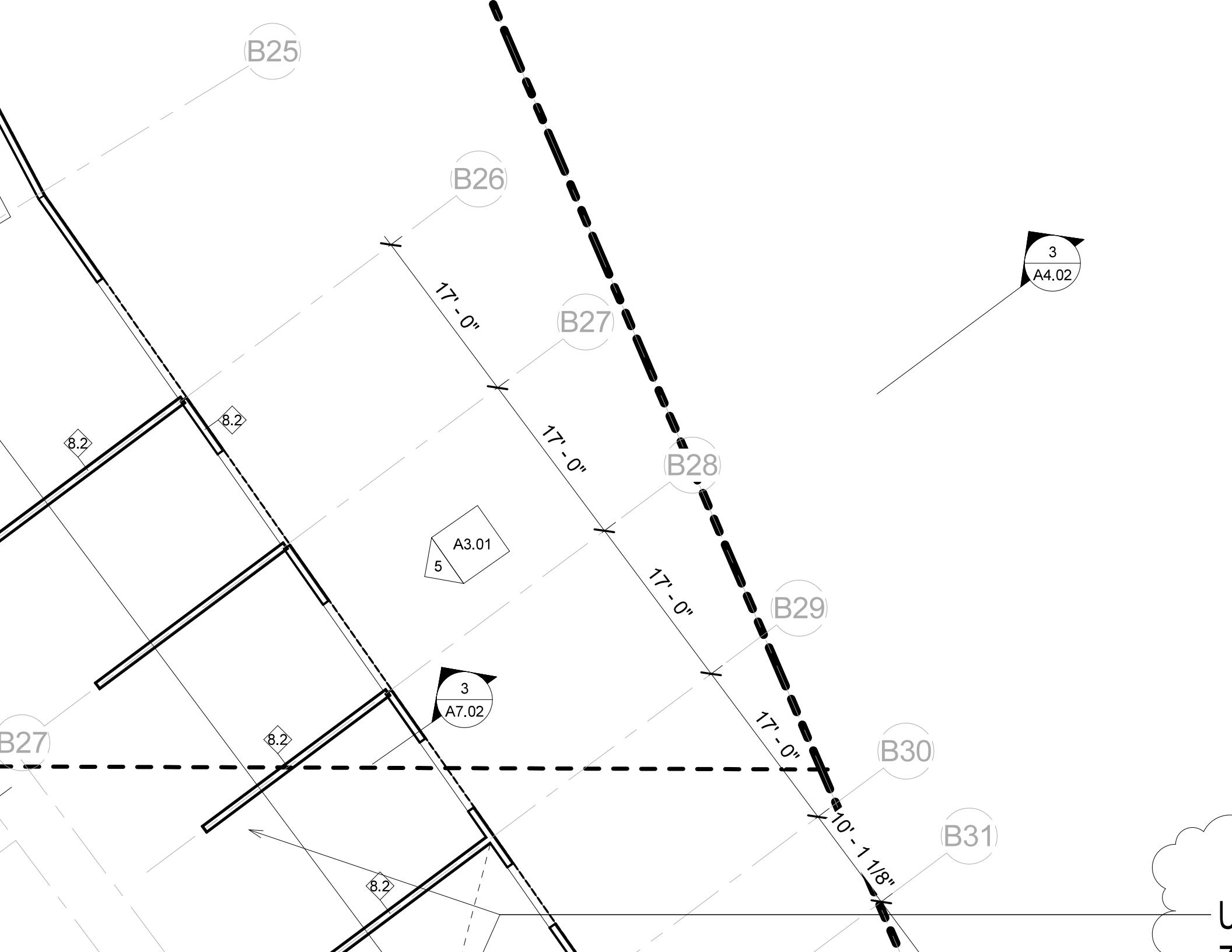
©2021

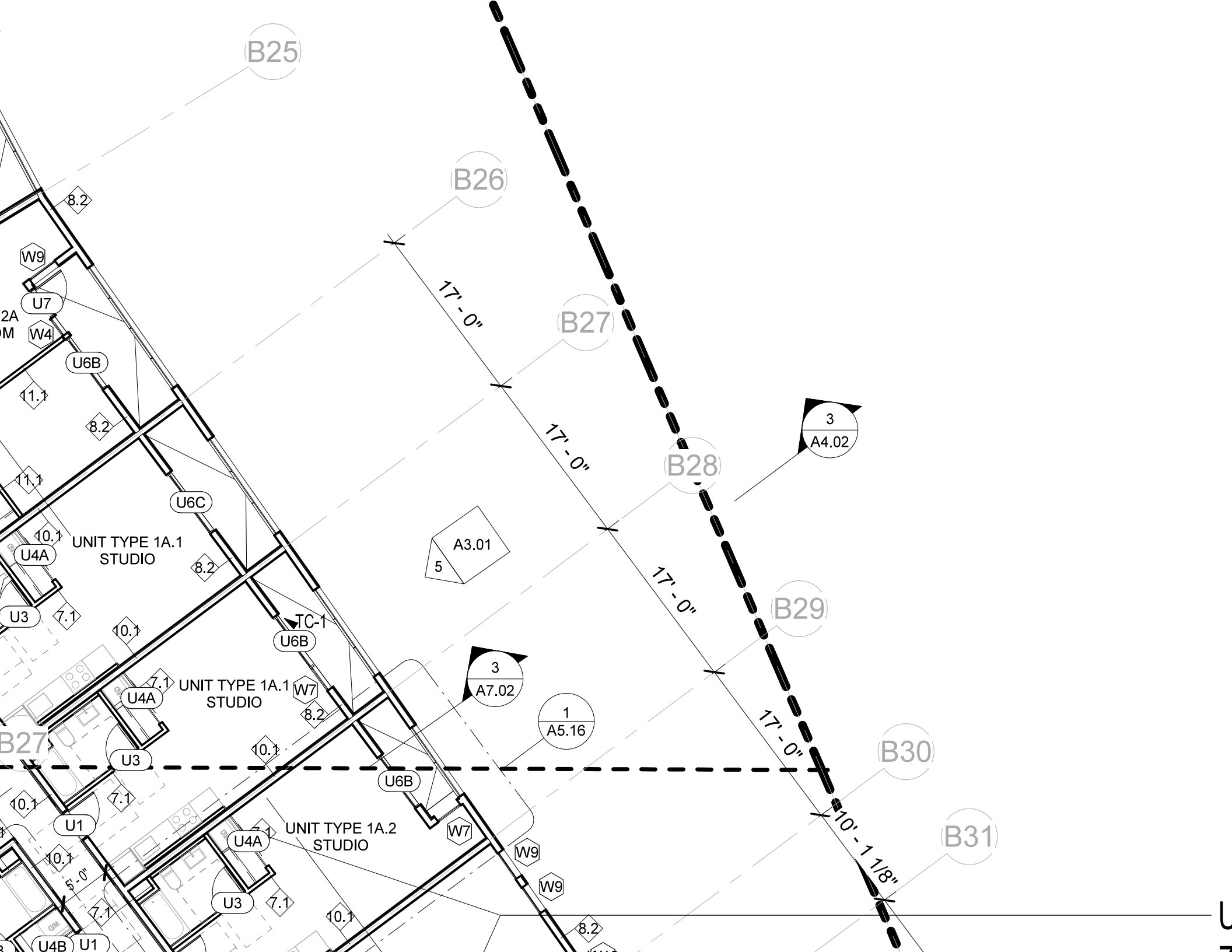
Setbacks Single Sided

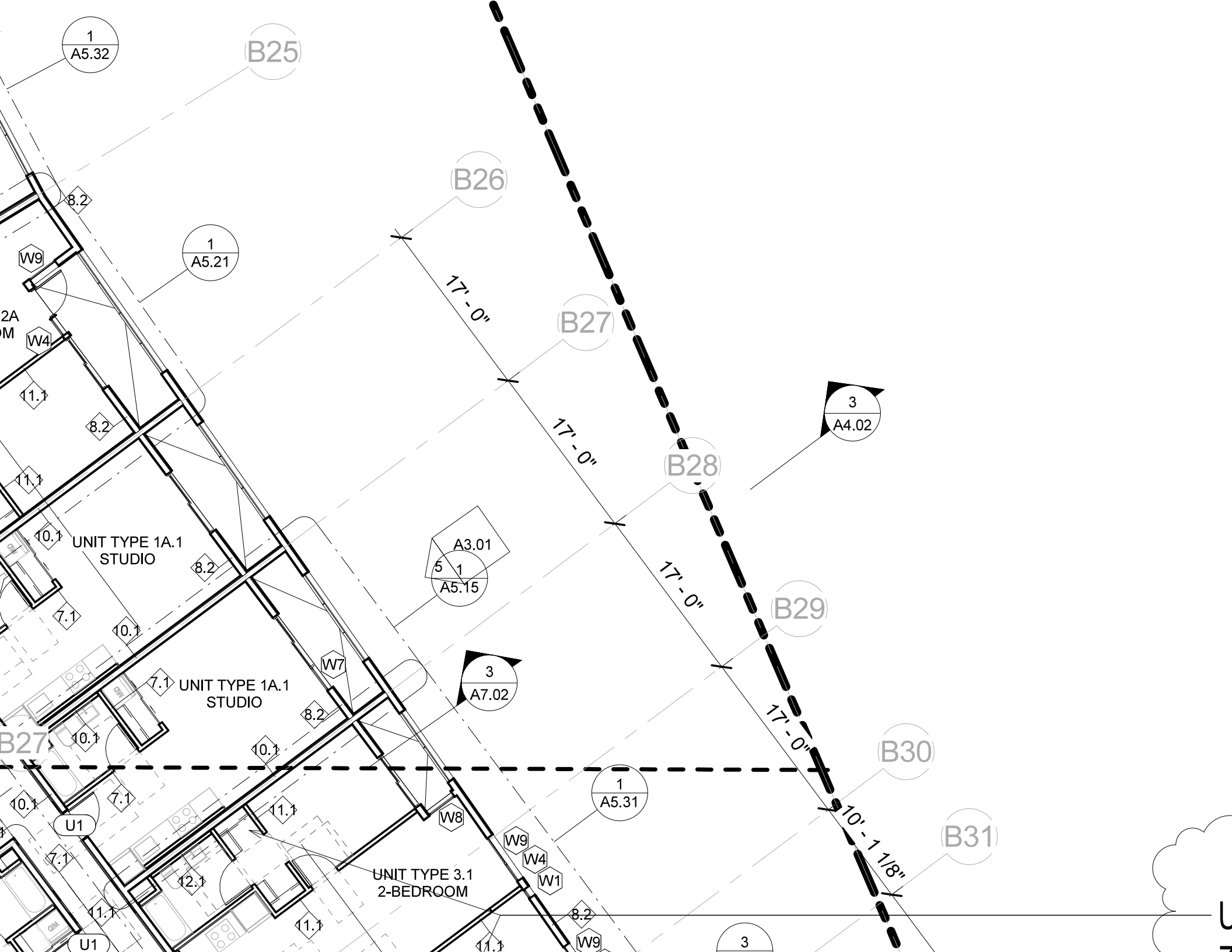
DERO A PLAYCORE Company | Dero **Duplex**

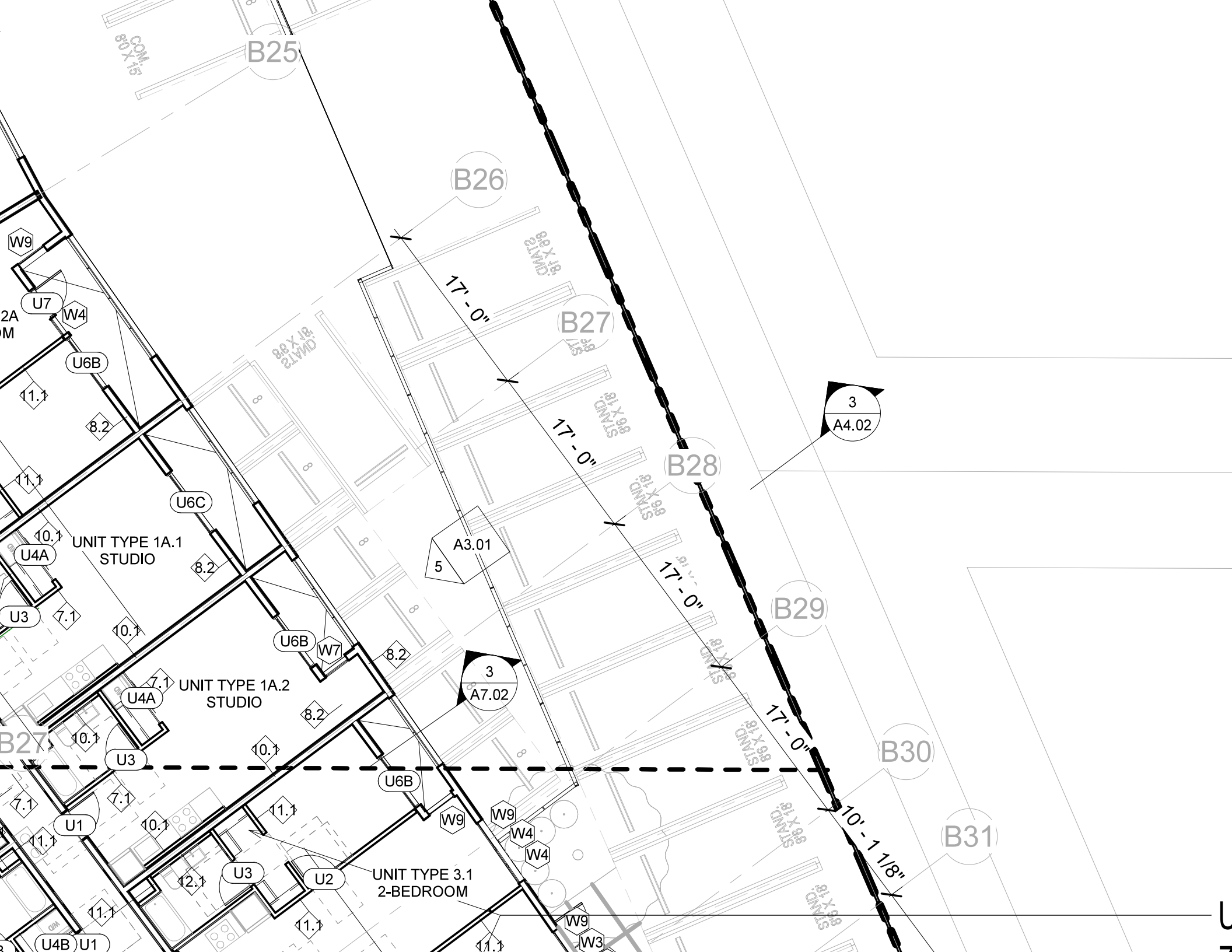


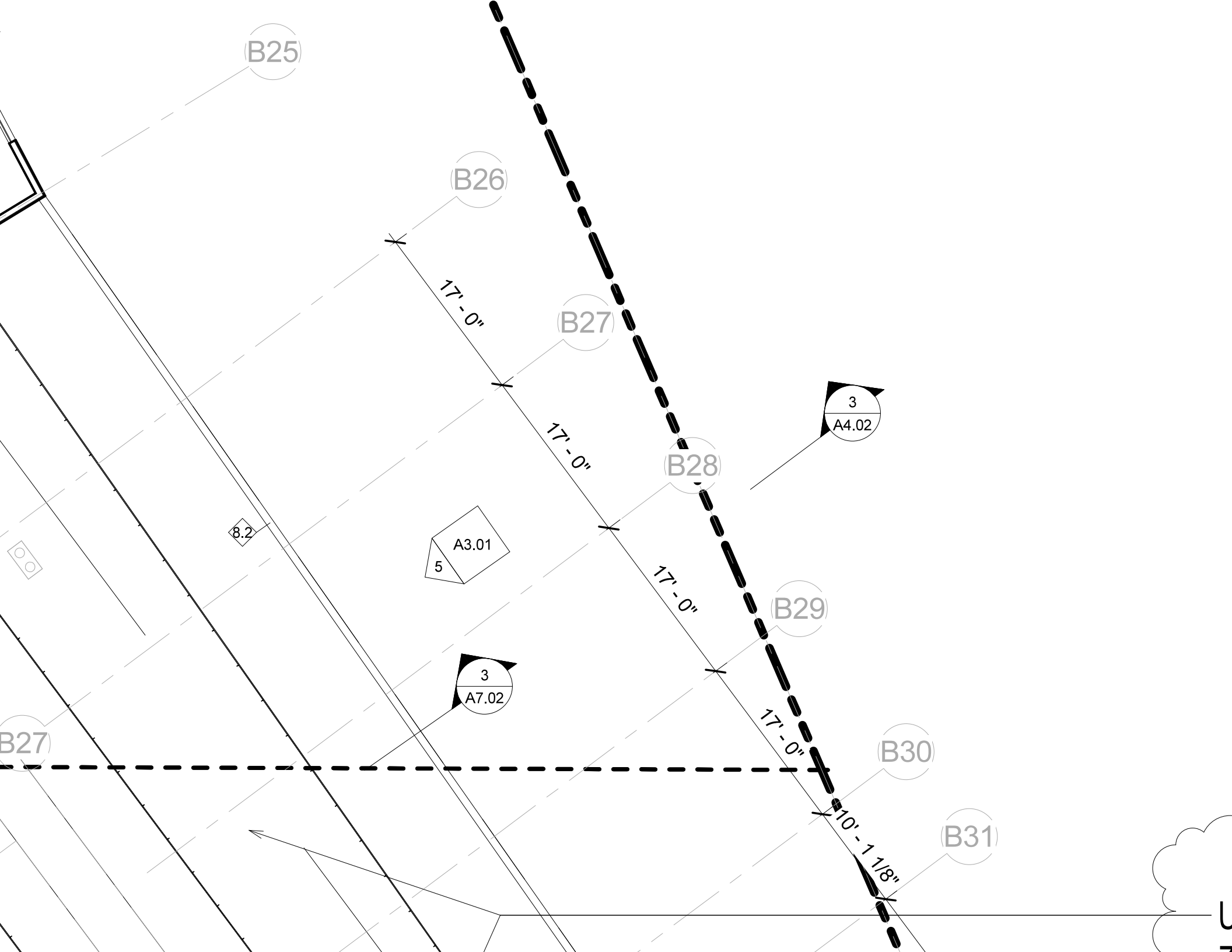


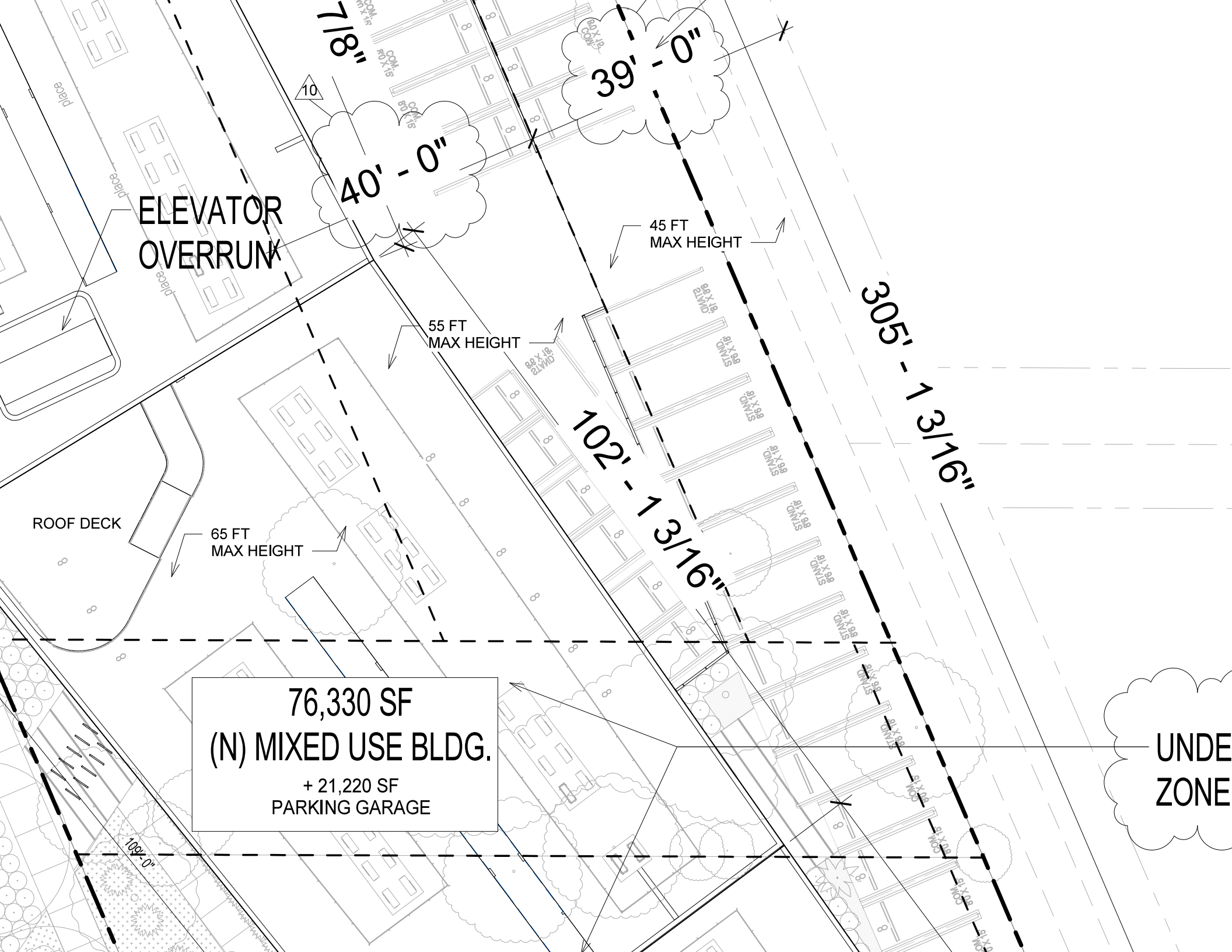

B25
B26
B27
B28
B29
B30
B31
17' - 0"
17' - 0"
17' - 0"
17' - 0"
10' - 1 1/8"
3
A4.02
3
A7.02
A3.01
5
8.2
8.2
8.2
8.2
B27


B25
B26
B27
B28
B29
B30
B31
17' - 0"
17' - 0"
17' - 0"
17' - 0"
10' - 1 1/8"
5' - 0"
UNIT TYPE 1A.1
STUDIO
UNIT TYPE 1A.1
STUDIO
UNIT TYPE 1A.2
STUDIO
TC-1
3
A4.02
A3.01
5
3
A7.02
1
A5.16
U7
U6B
U6C
U4A
U3
U1
U4B
W9
W4
W7
8.2
11.1
10.1
7.1


1
A5.32
B25
B26
B27
B28
B29
B30
B31
8.2
W9
1
A5.21
2A
M
W4
11.1
8.2
11.1
10.1
UNIT TYPE 1A.1
STUDIO
8.2
7.1
10.1
W7
7.1
UNIT TYPE 1A.1
STUDIO
8.2
10.1
10.1
B27
10.1
7.1
U1
11.1
W8
W9
W4
W1
7.1
12.1
UNIT TYPE 3.1
2-BEDROOM
11.1
11.1
8.2
U1
11.1
W9
17' - 0"
17' - 0"
17' - 0"
17' - 0"
10' - 1 1/8"
A3.01
5
1
A5.15
3
A7.02
1
A5.31
3
A4.02
3


B25
B26
B27
B28
B29
B30
B31
COM.
80 X 15'
STAND.
8'-6" X 18'
17' - 0"
10' - 1 1/8"
W9
U7
W4
U6B
11.1
8.2
U6C
10.1
U4A
UNIT TYPE 1A.1
STUDIO
U3
7.1
W7
UNIT TYPE 1A.2
STUDIO
U1
12.1
U2
UNIT TYPE 3.1
2-BEDROOM
U4B
W3
A3.01
5
3
A4.02
3
A7.02

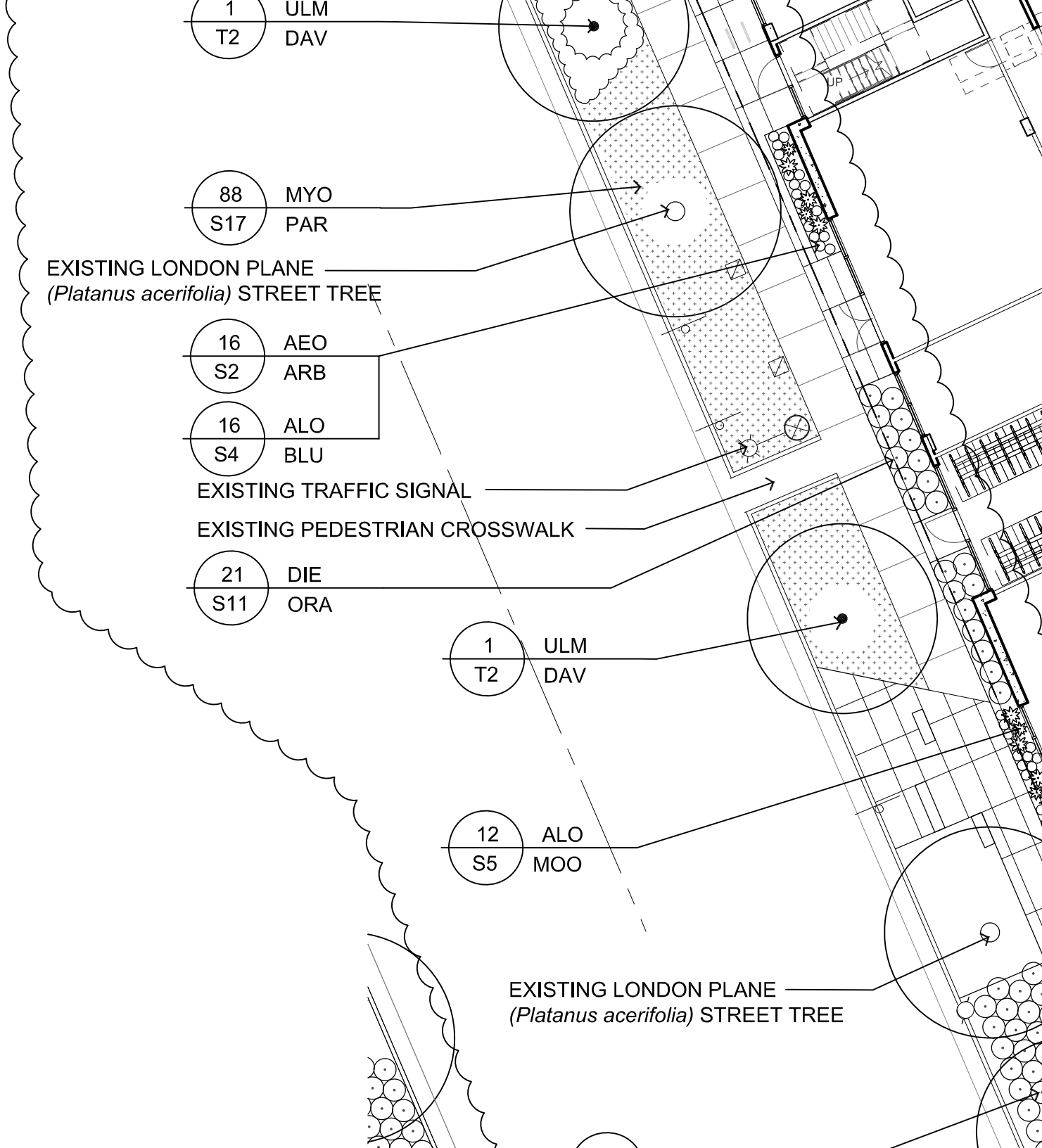

B25
B26
B27
B28
B29
B30
B31
B27
17' - 0"
17' - 0"
17' - 0"
17' - 0"
10' - 1 1/8"
3
A4.02
3
A7.02
A3.01
5
8.2


7/8"
39' - 0"
40' - 0"
ELEVATOR
OVERRUN
45 FT
MAX HEIGHT
55 FT
MAX HEIGHT
305' - 1 3/16"
102' - 1 3/16"
ROOF DECK
65 FT
MAX HEIGHT
76,330 SF
(N) MIXED USE BLDG.
+ 21,220 SF
PARKING GARAGE
UNDE
ZONE
109' - 0"

MS-1
PL-2
-2
W9
W1
W4
15.1
GARAGE DOOR

-	STANDARD; BRANCHING 6' HT. MIN.

MATURE HT.	COMMENTS
-	-
24"	-
24"	-
12"-18"	-
30"	-
12"-24"	
12"-18"	18" O.C.
-	
-	
6"-12"	
24"-30"	
12"-24"	PLANT 18" O.C.
-	-
48"-60"	-
24"-36"	PLANT 24" O.C.
-	
12"	PLANT 36" O.C.



16. THE PROJECT ARCHITECT SHALL BE THE SOLE JUDGE AS TO WI

17. ALL PLANT MATERIALS WITHIN THE RIGHT OF WAY SHALL BE PL

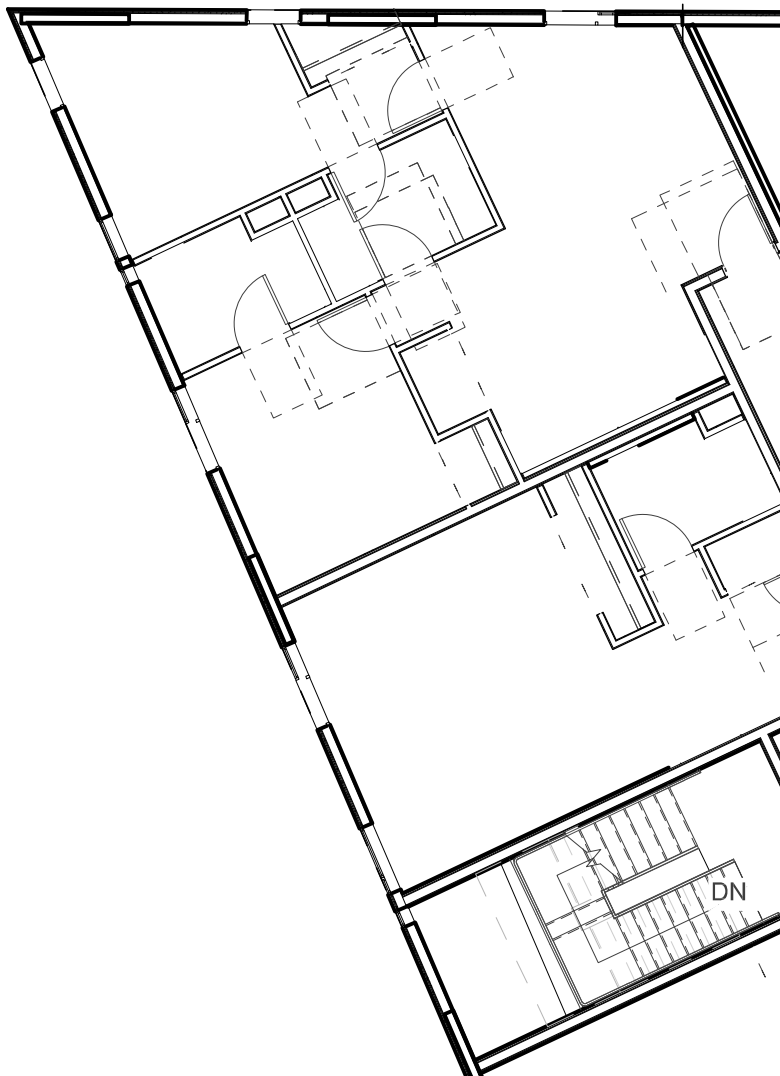
18. PLANT QUANTITIES AS NOTED ON THE PLANS ARE FOR THE CON
PROVIDING ALL PLANTS AS REQUIRED TO MEET ON-CENTER SP

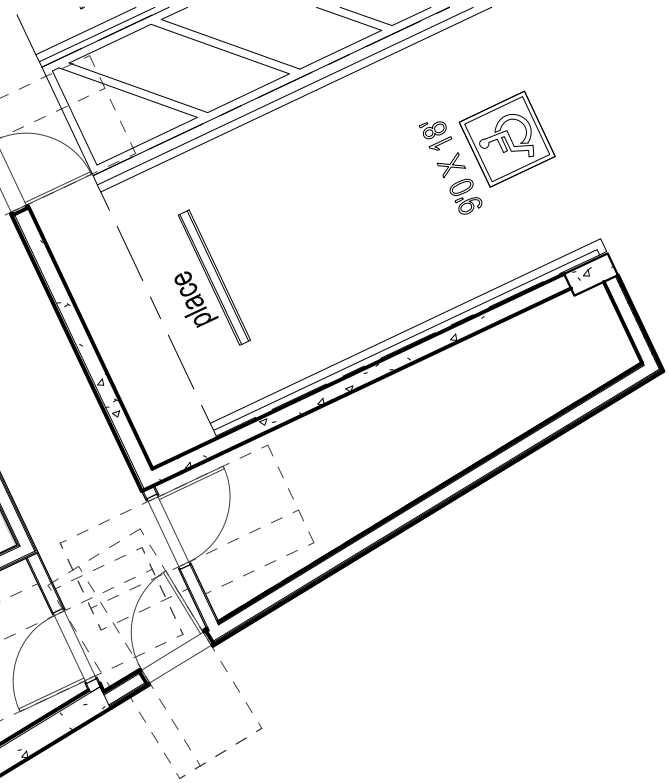
19. AFTER SOIL PREPARATION IS COMPLETED. CONTRACTOR SHAL
SOIL & PLANT LAB RECOMMENDATIONS.

TAINER PLANT
OF ROOT BALL SHALL
SET FLUSH TO FINISH
DE
SH GRADE

ITING PITS FOR 1,5, AND 15 GALLON
UBS SHALL BE 2 TIMES WIDER THAN
H OF CONTAINER AND AT THE SAME
TH. SET ROOT-BALL ON NATURAL
STURBED GRADE AT BOTTOM OF PIT,
MB TO GRADE, BACKFILL WITH 60%
SITE SOIL AND 40% TYPE 1 SOIL
NDMENT (SEE NOTICE TO
TRACTORS)
SOIL

CAL PLANT TABLET AT 3 INCH
TH





CONC2

CONC1

M-1

CONC2

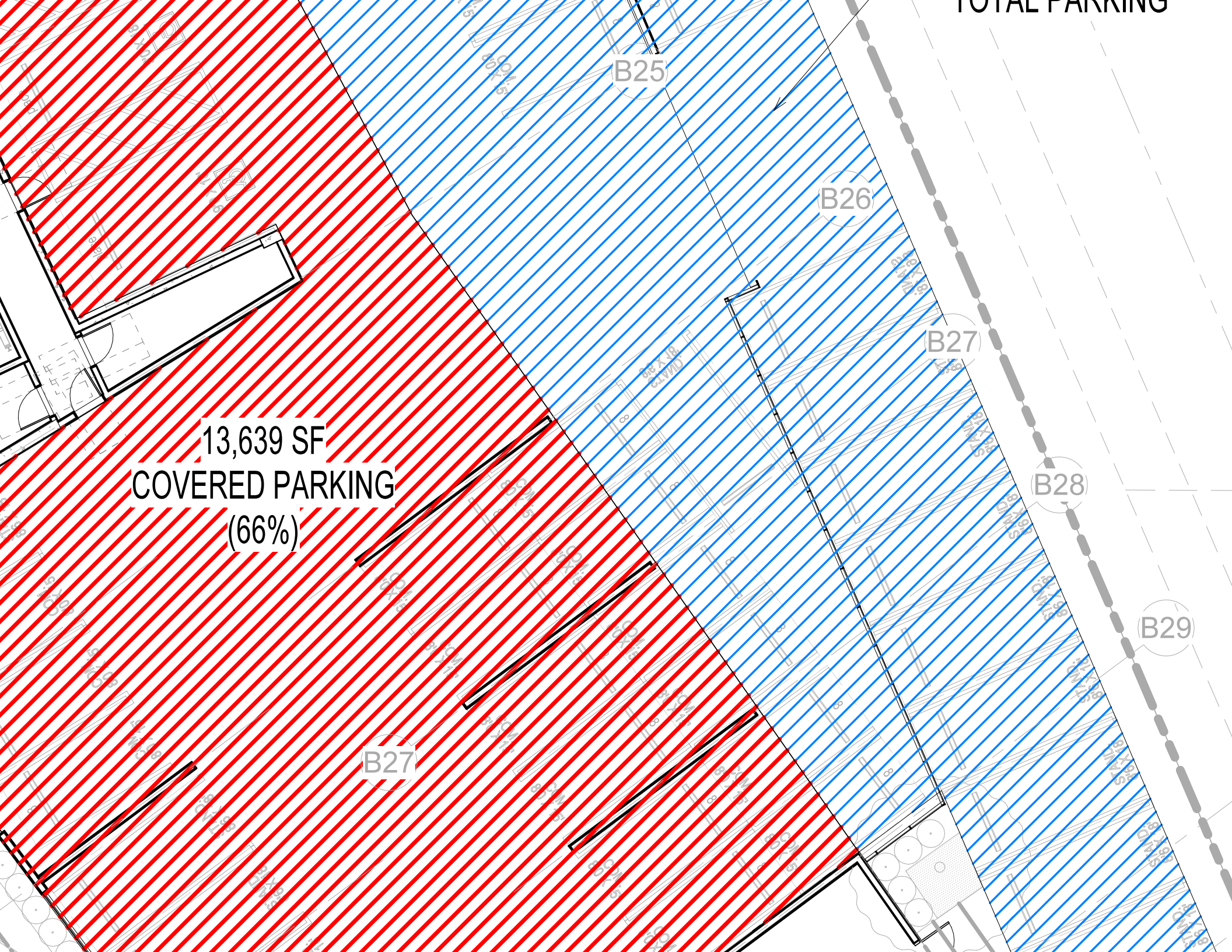
EXISTING TRAFFIC SIGNAL

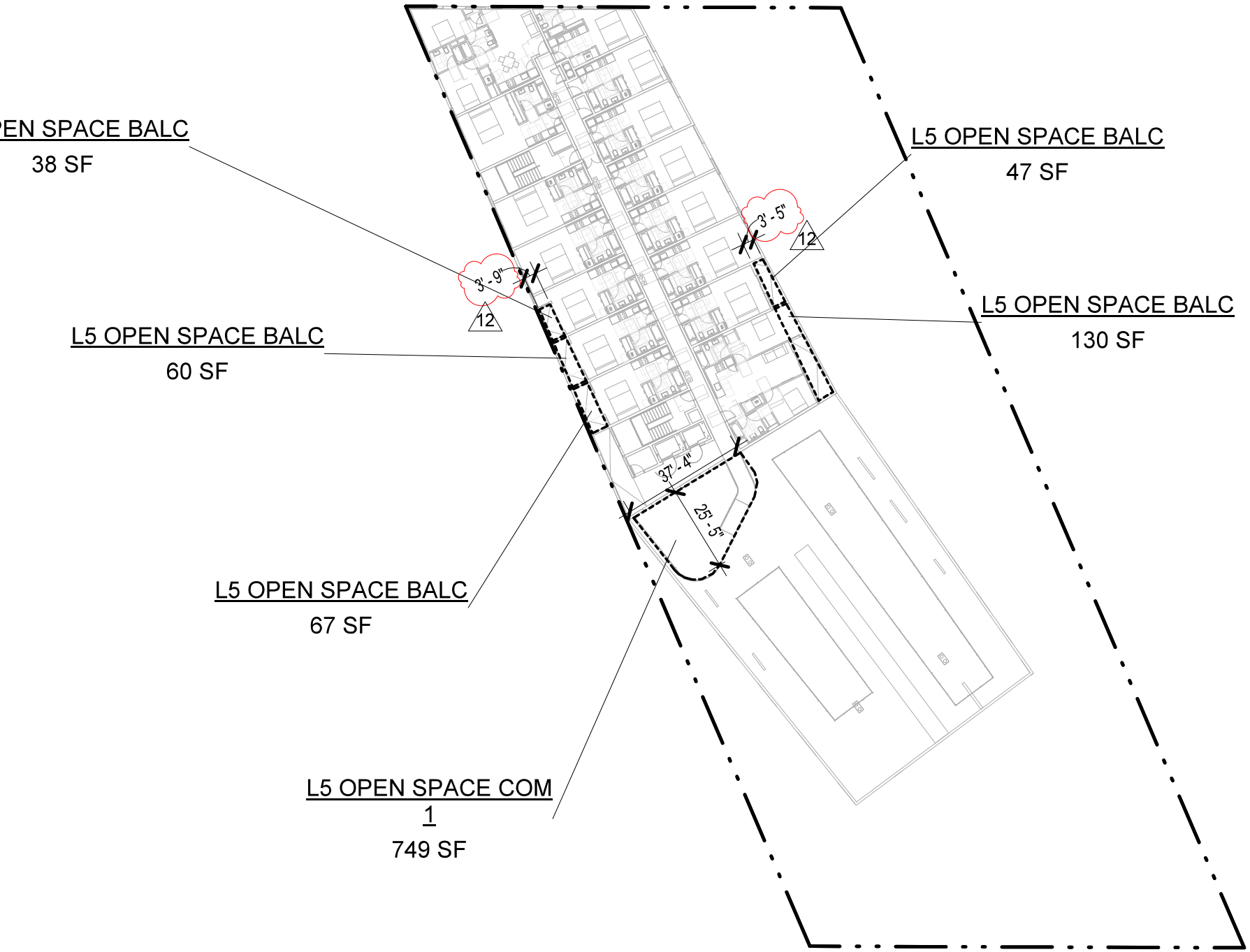
2
L1.01

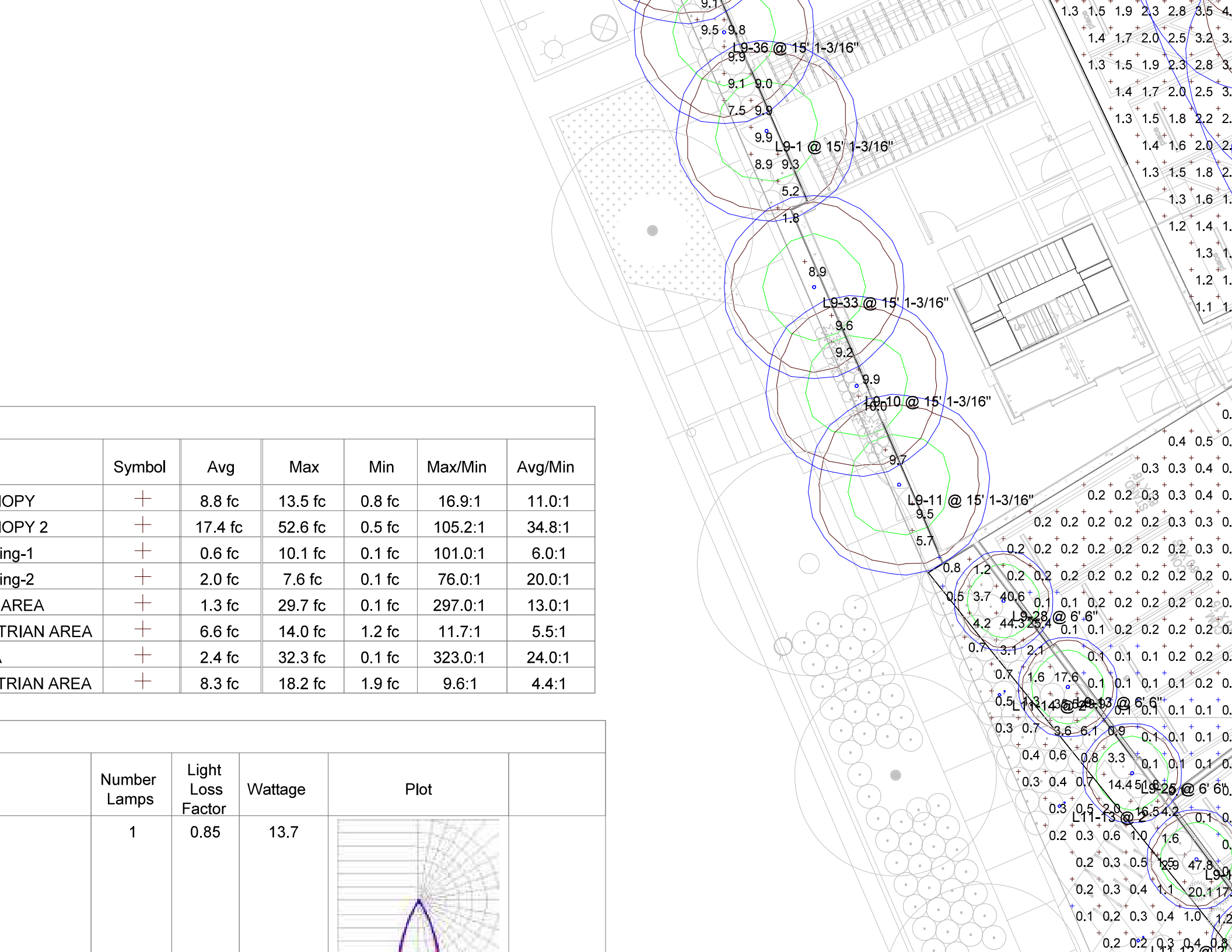
UP

PA

PA

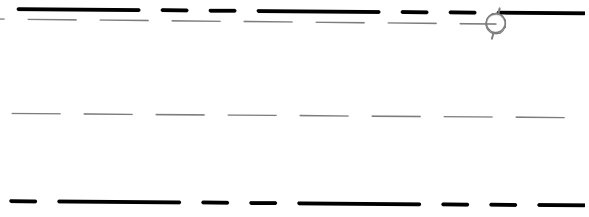

TOTAL PARKING
B25
B26
B27
B28
B29
B27
13,639 SF
COVERED PARKING
(66%)

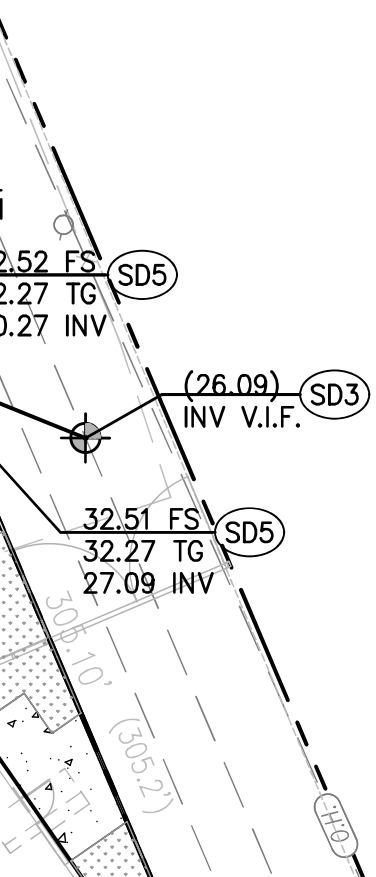

EN SPACE BALC
38 SF
L5 OPEN SPACE BALC
47 SF
L5 OPEN SPACE BALC
130 SF
L5 OPEN SPACE BALC
60 SF
L5 OPEN SPACE BALC
67 SF
L5 OPEN SPACE COM
1
749 SF
L4 OPEN SPACE BALC
53 SF
3' - 9"
12
3' - 5"
12
37' - 4"
25' - 5"

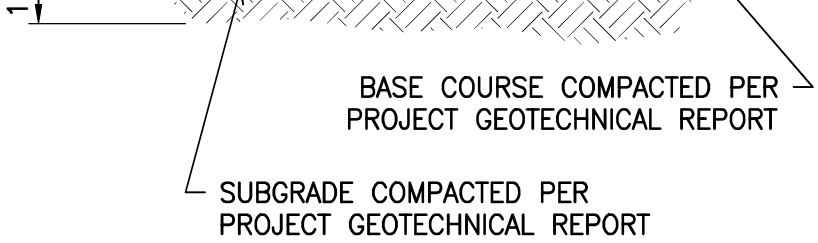


	Symbol	Avg	Max	Min	Max/Min	Avg/Min
IOPY	+	8.8 fc	13.5 fc	0.8 fc	16.9:1	11.0:1
IOPY 2	+	17.4 fc	52.6 fc	0.5 fc	105.2:1	34.8:1
ing-1	+	0.6 fc	10.1 fc	0.1 fc	101.0:1	6.0:1
ing-2	+	2.0 fc	7.6 fc	0.1 fc	76.0:1	20.0:1
AREA	+	1.3 fc	29.7 fc	0.1 fc	297.0:1	13.0:1
TRIAN AREA	+	6.6 fc	14.0 fc	1.2 fc	11.7:1	5.5:1
	+	2.4 fc	32.3 fc	0.1 fc	323.0:1	24.0:1
TRIAN AREA	+	8.3 fc	18.2 fc	1.9 fc	9.6:1	4.4:1

	Number Lamps	Light Loss Factor	Wattage	Plot	
	1	0.85	13.7		





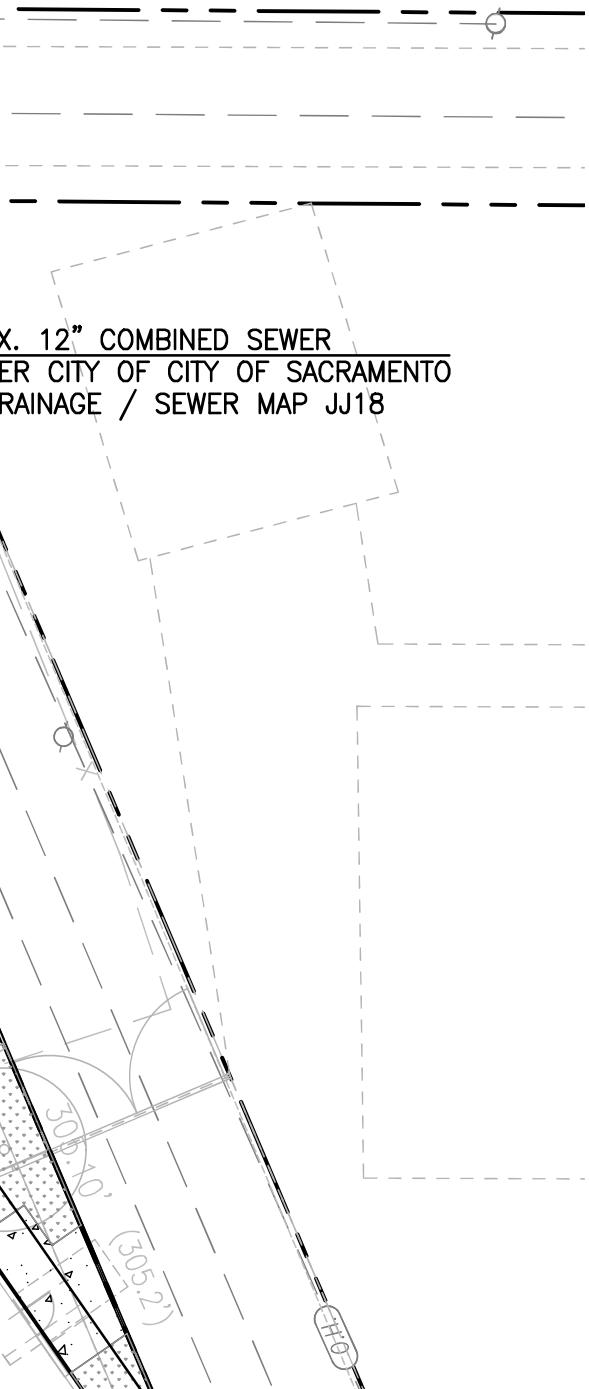


NOTES:

1. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED.
2. CONTROL JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 10' INTERVALS O.C.

1 / C210 **CONCRETE VALLEY GUTTER DETAIL**

N.T.S.



DW4 POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION, DETAIL AND SPECIFICATION.

FIRE WATER

FW1 CONTRACTOR TO ORDER AND COORDINATE NEW FIRE WATER SERVICE CONNECTION FROM CITY OF SACRAMENTO DEPARTMENT OF UTILITIES.

FW2 INSTALL 6" FIRE WATER DOUBLE CHECK VALVE ASSEMBLY PER CITY OF SACRAMENTO DEPARTMENT OF UTILITIES STANDARD PLAN W-510.

FW3 FIRE WATER PIPE PER FIRE SPRINKLER PLANS.

FW4 POINT OF CONNECTION TO FIRE SPRINKLER SYSTEM. SEE FIRE SPRINKLER PLANS FOR CONTINUATION, DETAIL, AND SPECIFICATION.

IRRIGATION WATER

IRR1 CONTRACTOR TO ORDER AND COORDINATE NEW DOMESTIC WATER SERVICE CONNECTION FROM CITY OF SACRAMENTO DEPARTMENT OF UTILITIES.

IRR2 INSTALL 2" DOMESTIC WATER METER PER CITY OF SACRAMENTO DEPARTMENT OF UTILITIES STANDARD PLAN W-505.

IRR3 IRRIGATION PIPE, TYPE AND SIZE PER IRRIGATION PLANS.

IRR4 INSTALL CITY OF SACRAMENTO DEPARTMENT OF UTILITIES APPROVED 2" REDUCED PRESSURE BACKFLOW PREVENTOR. SEE PLUMBING PLANS FOR DETAILS.

IRR5 POINT OF CONNECTION TO IRRIGATION SYSTEM. SEE IRRIGATION PLANS FOR CONTINUATION, DETAIL AND SPECIFICATION.

GENERAL NOTE:

DOMESTIC WATER, FIRE WATER, AND IRRIGATION WATER UTILITIES PROPOSED ON STOCKTON BLVD SHALL NOT CONFLICT WITH EXISTING CITY TREES. THERE SHALL BE NO TRENCHING FOR THESE OR ANY UTILITIES WITHIN THE DRIPLINE OF ANY EXISTING CITY TREES.

TIAL UNITS	
TIAL UNITS	
TIAL UNITS	
TIAL UNITS	
TIAL UNITS	
TIAL UNITS	
TIAL UNITS	
TIAL UNITS	
TIAL UNITS	
TIAL UNITS	
TIAL UNITS	
TIAL UNITS	
TIAL UNITS	

FURNITURE SCHEDULE

SCALE
12" = 1'-0"

LOCATION	REMARKS
ENTIAL UNITS	
ENTIAL UNITS	
ENTIAL UNITS	
ENTIAL UNITS	
ENTIAL UNITS	
ENTIAL UNITS	
ENTIAL UNITS	

MATERIAL NUMBER	
CS-2	CONCRETE
LV-1A	VINYL PLANK
LV-1B	VINYL PLANK
LV-2	ELASTOMER
LV-3	ELASTOMER

ON Jan-29, 2021, BEFORE ME, [illegible]

PERSONALLY APPEARED **JIMMY L. BYRUM**, WHO PROVED TO ME
EVIDENCE TO BE THE PERSON~~(S)~~ WHOSE NAME~~(S)~~ IS~~(ARE)~~ SUBS
AND ACKNOWLEDGED TO ME THAT HE~~/SHE/THEY~~ EXECUTED TH
AUTHORIZED CAPACITY~~(IES)~~, AND THAT BY HIS~~/HER/THEIR~~ SIGN
PERSON~~(S)~~, OR THE ENTITY UPON BEHALF OF WHICH THE PERS
INSTRUMENT.

I CERTIFY UNDER **PENALTY OF PERJURY** UNDER THE LAWS O
THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.

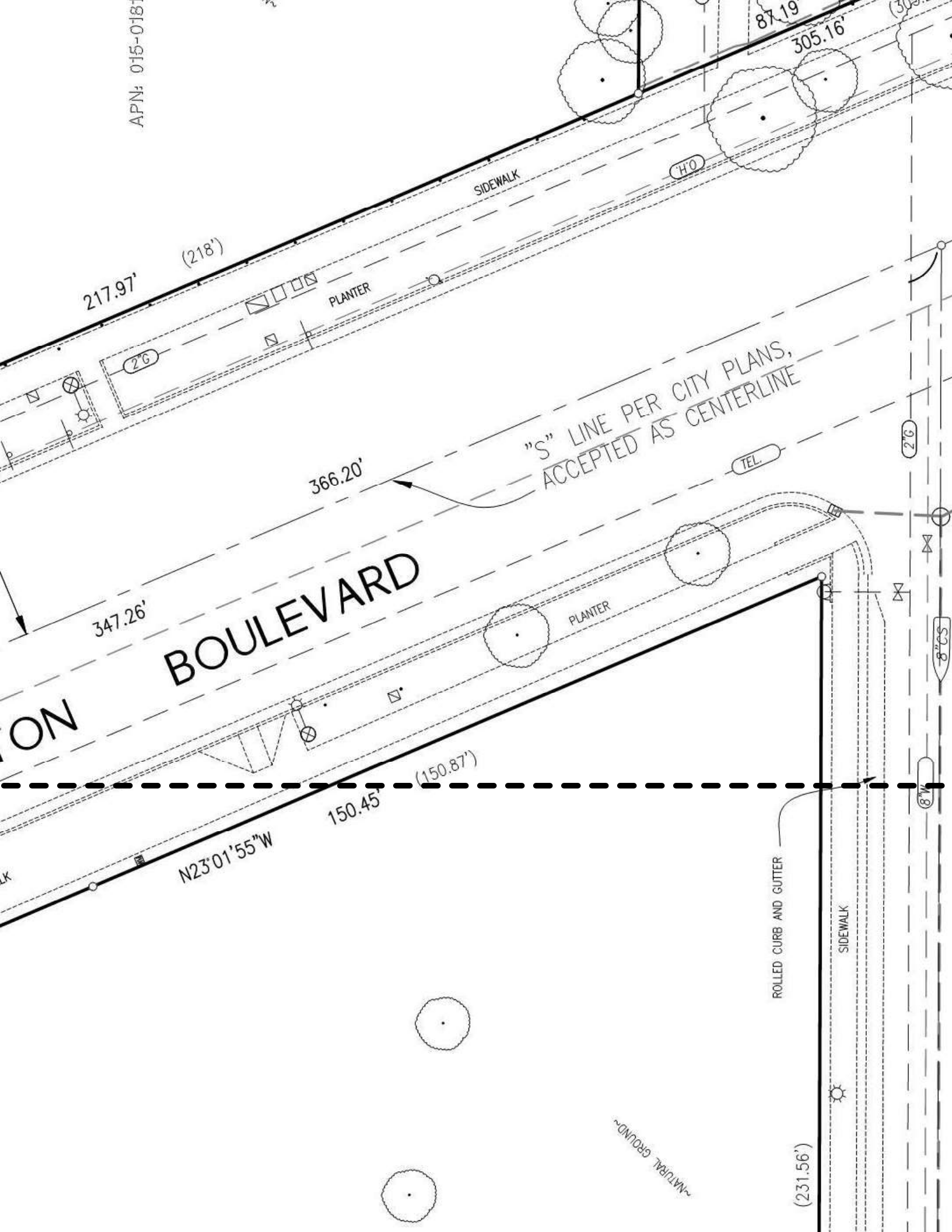
SIGNATURE Warda Powers

LICENSED LAND SURVEYOR
MAHBUB U. AMIN
L 9325
STATE OF CALIFORNIA

01/22/21

10'

10'


APN: 015-0181
87.19'
305.16'
SIDEWALK
(218')
217.97'
PLANTER
2"G
"S" LINE PER CITY PLANS,
ACCEPTED AS CENTERLINE
366.20'
TEL.
2"G
347.26'
BOULEVARD
PLANTER
8"CS
8"W
(150.87')
150.45'
N23°01'55"W
ROLLED CURB AND GUTTER
SIDEWALK
~NATURAL GROUND~
(231.56')

From:	Ron Bess
To:	Angel Anguiano
Cc:	Scott Johnson; Ryan Dodge
Subject:	RE: Ministerial Infill Housing Project Routing: IR20-347 (Stockton Boulevard (West) - Ministerial Infill Housing)
Date:	Monday, June 21, 2021 2:40:55 PM

There is no case on the IR20-348 site.

Thanks,

Ron Bess
City of Sacramento
Community Development Department
Environmental Planning Services
300 Richards Blvd. 3rd Floor
Sacramento, CA 95811
(916) 808-8272
Rbess@cityofsacramento.org

From: Angel Anguiano <AAnguiano@cityofsacramento.org>
Sent: Monday, June 21, 2021 1:20 PM
To: Ron Bess <RBess@cityofsacramento.org>
Cc: Scott Johnson <SRJohnson@cityofsacramento.org>; Ryan Dodge <RDodge@cityofsacramento.org>
Subject: RE: Ministerial Infill Housing Project Routing: IR20-347 (Stockton Boulevard (West) - Ministerial Infill Housing)

Thanks Ron,

Can you also confirm the East development site?

Thanks,
Angel Anguiano
P: (916) 808-5519 | aanguiano@cityofsacramento.org | cityofsacramento.org

---

From: Ron Bess <RBess@cityofsacramento.org>
Sent: Monday, June 21, 2021 1:18 PM
To: Angel Anguiano <AAnguiano@cityofsacramento.org>
Cc: Scott Johnson <SRJohnson@cityofsacramento.org>
Subject: RE: Ministerial Infill Housing Project Routing: IR20-347 (Stockton Boulevard (West) - Ministerial Infill Housing)

Angel,

There is a LUST case on this project site. The Cleanup Status is Open – Site Assessment. There are also 4 monitoring wells on the site. The latest documentation on the case shows that Geocon

Consultants submitted the attached Soil Vapor Survey Plan to Charley Langer at Sac Environmental Management District, however there isn't a No Further Action (NFA) letter in the file.
The applicant should contact Charley Langer to find out what he needs to move forward with the project. Charley's email address is LangerC@saccounty.net.

Thanks,

Ron Bess
City of Sacramento
Community Development Department
Environmental Planning Services
300 Richards Blvd. 3rd Floor
Sacramento, CA 95811
(916) 808-8272
Rbess@cityofsacramento.org

From: Angel Anguiano <AAnguiano@cityofsacramento.org>
Sent: Monday, June 21, 2021 11:34 AM
To: Ron Bess <RBess@cityofsacramento.org>
Cc: Scott Johnson <SRJohnson@cityofsacramento.org>
Subject: FW: Ministerial Infill Housing Project Routing: IR20-347 (Stockton Boulevard (West) - Ministerial Infill Housing)

Hi Ron,

Can you confirm if this site is on a DTSC list?

Thanks,
Angel Anguiano
P: (916) 808-5519 | aanguiano@cityofsacramento.org | cityofsacramento.org

---

From: Angel Anguiano
Sent: Friday, June 4, 2021 3:41 PM
Subject: Ministerial Infill Housing Project Routing: IR20-347 (Stockton Boulevard (West) - Ministerial Infill Housing)

Hello,

Please see the attached application package for project file number **IR20-347**. Below is the project overview. The application package submitted by the applicant can be accessed by clicking the link on the cover sheet of the attached document. If you need more information or can't view the plans, please let me know.

Send me your comments by **June 24, 2021** regarding this application. Please note the following:

The ministerial permit should be approved or denied within 60 days from submittal.
    - This is a ministerial (administrative; non-discretionary) permit.
- No public hearing or environmental review (CEQA) is required.
- The decision to approve a ministerial housing permit is at the staff level and cannot be appealed.
- For more information regarding the City of Sacramento Ministerial Housing Application click here.

Thank you.

Project Information	
Project Name:	Stockton Boulevard (West) - Ministerial Infill Housing Project
Project Summary:	Request to construct a five-story, 115,854 square foot building, with 130 residential units within the Residential Mixed-Use zone (RMX) and General Commercial zone (C-2-SPD) and Broadway/Stockton Special Planning District, on approximately 1.5 acres. This project will be approved by City Staff if it meets all objective development and design standards, consistent with City of Sacramento's Ministerial Infill Housing process.
Project Address:	4625 10th Avenue and 4601 10th Avenue
Zoning District and Special Planning District	Residential Mixed-Use zone (RMX) and General Commercial zone and Broadway/Stockton Special Planning District (C-2-SPD)
Council District:	5
Assessor Parcel Number:	014-0222-067-0000; 014-0222-068-0000
Comment Due Date:	June 24, 2021
Approval:	July 27, 2021
Applicant Name:	Noelle White
Applicant Phone Number: **Applicant Email:**	310-657-4363 nw@loharchitects.com

Angel Anguiano
Assistant Planner | South District | Planning Division
300 Richards Boulevard,
3rd Floor Sacramento, CA 95811
P: (916) 808-5519 | aanguiano@cityofsacramento.org | cityofsacramento.org

City of SACRAMENTO
Community Development

E-mail correspondence with the City of Sacramento (and attachments, if any) may be subject to the California Public Records Act, and as such may therefore be subject to public disclosure unless otherwise exempt under the Act.

NO FEE DOCUMENT:
Entitled to free recording
Pursuant to Government Code 27383.

When recorded, return to:
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
801 12th Street
Sacramento, CA 95814
ATTN: Development Services

DENSITY BONUS HOUSING REGULATORY AGREEMENT FOR RESIDENTIAL RENTAL PROPERTY CONTAINING COVENANTS AFFECTING REAL PROPERTY

Pursuant to City of Sacramento Density Bonus Ordinance (Sacramento City Code Section 17.704.070)

PROJECT NAME:	Gateway Sacramento
PROJECT ADDRESS:	*3441 Stockton Blvd., Sacramento, CA 95820*

NOTICE: **THIS REGULATORY AGREEMENT IMPOSES COVENANTS, CONDITIONS AND RESTRICTIONS ON THE PROPERTY WHICH STAY WITH THE PROPERTY FOR MANY YEARS, INCLUDING RESTRICTIONS ON THE RESALE, RENT, AND THE USE OF THE PROPERTY.**

RECITALS

A. CT Gateway LLC ("Owner") is the owner of certain real property in the City of Sacramento that is the subject of this Density Bonus Housing Regulatory Agreement and which is the location of the Residential Rental Project. Owner is seeking approval of the Residential Rental Project subdivision which is to be developed by Owner. For purposes of this Density Bonus Housing Regulatory Agreement, Owner and Developer are acting jointly and severally, and use of the term Owner and Developer shall be interpreted as the context may indicate.

B. The Residential Rental Project is subject to the requirements of the California Density Bonus Law (Government Code Section 65915 et seq.) and the Sacramento City Code Title 17 Planning and Development Code, Division VII City-wide Programs, Chapter 17.704 Density Bonuses ("Ordinance"). Pursuant to the Ordinance, the Owner has submitted and the City of Sacramento has approved the Residential Rental Project Plans. Owner is entering into this Density Bonus Housing Regulatory Agreement to fulfill conditions to the approval of development of the Residential Rental Project. To meet the requirements of the Ordinance, this Density Bonus Housing Regulatory Agreement must be signed as a condition and recorded against the land in the Residential Rental Project.

C. The Housing Authority of the City of Sacramento ("Agency") is charged with the responsibility for improving, increasing and maintaining the stock of affordable housing in the City of Sacramento. Pursuant to the Ordinance, Owner is required to enter into this Density Bonus Housing Regulatory Agreement as a condition of the City's approval of development of the Residential Rental Project to assure the development of the Restricted (or "Target") Density Bonus Housing Units. Agency is entering into this Density Bonus Housing Regulatory Agreement in reliance upon Owner's promises to meet the requirements of the Ordinance, by which the stock of affordable housing in the community will be increased.

AGREEMENT

1. **GENERAL.** This Density Bonus Housing Regulatory Agreement includes the Recitals referenced above and the Exhibits referenced below, which are attached and incorporated into this Density Bonus Housing Regulatory Agreement by this reference. The parties acknowledge that the Recitals are true and correct.

In consideration of their mutual obligations and promises, the Housing Authority of the City of Sacramento ("Agency"), a public body, corporate and politic, and Owner have entered into this Density Bonus Housing Regulatory Agreement ("Regulatory Agreement") as of the effective date.

FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS ACKNOWLEDGED, AGENCY AND OWNER HAVE ENTERED THIS DENSITY BONUS HOUSING REGULATORY AGREEMENT AS OF THE EFFECTIVE DATE.

1. **DEFINITIONS.** The capitalized terms in this Density Bonus Housing Regulatory Agreement shall have the meanings assigned in this Section 1 and as indicated in the body of the text. Terms being defined are indicated by quotation marks.

DEFINED TERM	DEFINITION	
"Effective Date"	This Density Bonus Housing Regulatory Agreement shall be effective as of the following date:	
"Agency"	Housing Authority of the City of Sacramento	
	A public body, corporate and politic	
"Owner"	CT Gateway LLC	
"Agency Address"	Agency's business address is as follows: 801 12th Street, Sacramento, CA 95814	
"Owner Address"	21031 Ventura Blvd., Suite 550, Woodland Hills, CA 91364	
"Jurisdiction"	City of Sacramento	
"Property"	The Property is that certain real property which is subject to this Density Bonus Housing Regulatory Agreement as further described in the legal description, attached as **Exhibit 1 – Legal Description of the Property** and incorporated into this Density Bonus Housing Regulatory Agreement by this reference.	
"Project"	Gateway Sacramento	
"Density Bonus" and "Density Bonus Ordinance"	The "Density Bonus" is the allowance of the development of additional Bonus Units on the Property, which Bonus Units are in excess of the maximum number of residential units otherwise permitted by the Zoning Code of the City of Sacramento. Pursuant to Sacramento City Code, Title 17 Planning and Development Code, Division VII City-Wide Programs, Chapter 17.704 Density Bonuses for Lower and Very Low Income Households ("Density Bonus Ordinance"), the Bonus Units are permitted to be developed by the named Owner in consideration of the allocation and regulation of the Restricted Units by this Density Bonus Housing Regulatory Agreement.	
"Bonus Units"	The Bonus Units are the following number of residential units permitted for this Property as the Density Bonus:	0
"Density Bonus Requirements"	The legal restrictions on the granting of a Density Bonus, as applicable to and restricting the Property. The Density Bonus Requirements are set out below in Sections 3 through 8.	
"Approved Use"	The only permitted use of the Property, which is as a residential property available for rent by the general public and containing not less than the following number of units, including the Bonus Units:	99
"Schedule"	The Owner agrees to the **Schedule for Completion and Occupancy of Density Bonus Units, attached as Exhibit 2** and incorporated in this Density Bonus Housing Regulatory Agreement by this reference.	
"Monitoring Fee"	The Owner agrees to pay a One Time Monitoring Fee Payment of $29,050 to the Agency as compensation for Agency monitoring compliance with regulatory restrictions during the Term.	

2. **REPRESENTATIONS.** This Density Bonus Housing Regulatory Agreement is required pursuant to the Zoning Code of the City of Sacramento for the named Owner to obtain rights to develop more residential units than the number otherwise allowed. A primary purpose of the Agency is the development of affordable housing, and for that reason, Agency and the City of Sacramento are cooperating under the Density Bonus Ordinance to obtain additional affordable

housing for the City of Sacramento. [For purposes of this Article II, "Property" shall mean Property or Restricted Unit as the context may indicate.] The City of Sacramento has permitted the named Owner to develop the Bonus Units upon condition that Owner enter this agreement, for itself and its successors and assigns, and comply with all provisions of this Density Bonus Housing Regulatory Agreement. Owner has had full opportunity to make itself independently familiar with such limitations and restrictions, and Owner accepts them and agrees to comply fully with them.

3. **RESTRICTED ("OR TARGETED") UNITS; APPROVAL OF LEASES.** In order to assure that the proper number and types of units have been rented in accordance with this Density Bonus Housing Regulatory Agreement, Owner is prohibited from leasing any Unit within the Project until either the parties have recorded against the Property a list of the Restricted Units or the Agency has approved the individual leases for the Restricted Units. The following numbers of Restricted Units are restricted by this Density Bonus Housing Regulatory Agreement. The initial rents for the respective units shall be the following; provided, however, that upon the request of Owner, Owner and Agency may agree to a schedule for the Restricted Units that complies with the following affordability requirements as of the date when the Project is available for occupancy. In any event the rents for the respective units may be adjusted not more often than annually. The rents shall include allowance for utilities and costs reasonably related to the rental of the units, as may be required in determining the rents for the applicable funding sources.

Affordability Level:	Number of Restricted Units:	Unit Size	Initial Gross Rent per Unit per Month:	Utility Allowance	Initial Net Contract Rent per Unit per Month:
Lower Income	8	Studio	$956.25	_____	_____
Lower Income	1	1 bedroom	$1,093.50	_____	_____
Lower Income	1	2 bedroom	$1,230	_____	_____

4. **DEVELOPMENT STANDARDS.** In developing the Project, Owner shall assure that Restricted Units are constructed concurrently with all other units in the Project and that Restricted Units are built onsite and dispersed within the Project.

5. **TERM.** These covenants shall burden and regulate the Restricted Units for fifty-five (**55**) years.

6. **AFFORDABILITY REQUIREMENTS.** Owner shall rent a Restricted Unit only at an "Affordable Rent" as defined in the Density Bonus Ordinance. Owner shall be responsible to determine the Affordable Rent for the Restricted Units.

a. In determining the maximum "Affordable Rent", the following household and unit size assumptions shall be used:

1) Studio	1 person
2) 1 bedroom	2 persons
3) 2 bedroom	3 persons
4) 3 bedroom	4 persons
5) 4 bedroom	6 persons

b. Owner shall assure that all Restricted Units shall be rented at or below the following rates, inclusive of utility allowances:

1) Lower-Income Units shall be rented for not more than thirty percent (30%) of sixty percent (60%) of the Sacramento Metropolitan Statistical Area median income ("Median Income"), as determined annually by the federal Department of Housing and Urban Development ("HUD"), as adjusted for family size appropriate to the size and number of bedrooms in the respective Density Bonus Unit.

2) Very Low-Income Units shall be rented for not more than thirty percent (30%) of fifty percent (50%) of the Median Income as adjusted for family size appropriate to the size and number of bedrooms in the respective Density Bonus Unit.

c. Unless Owner has obtained prior written authorization from the Agency, Owner shall maintain the allocation of Restricted Units by the bedroom sizes set forth in the Regulatory Agreement.

d. Owner shall be responsible to determine the affordable rents for the Restricted Units. Within ten (10) days of Owner's request, Agency shall provide all information necessary for Owner to compute such affordable rents and will assist Owner in determining the amount of such rents.

7. **INITIAL OCCUPANCY**. Owner shall verify that all Restricted Units (target units) shall initially be occupied by households whose income levels are at or below the maximum income levels:

a. When ten percent (10%) of the Project's total units are Restricted Units: the annual income limit for Lower Income Households shall not exceed eighty percent (80%) of the median income for the Sacramento Metropolitan Statistical Area, adjusted for family size and revised annually, as defined in the applicable sections of the California Health and Safety Code.

b. When five percent (5%) of the Project's total units are Restricted Units: the annual income limit for Very Low Income Households shall not exceed fifty percent (50%) of the median income for the Sacramento Metropolitan Statistical Area, as defined in the applicable sections of the California Health and Safety Code.

8. **INCOME VERIFICATION, RENT VERIFICATION AND ANNUAL REPORTS.** Owner shall annually verify the income of the tenant(s) residing in the Restricted Units and maintain books and records of their respective rents and incomes. **Annually, not later than March 31 of each year of the term of these restrictions, Owner shall submit an Annual Compliance Report (attached as Exhibit 3** and incorporated in this Density Bonus Housing Regulatory Agreement by this reference) to Agency stating the address, unit number and bedroom size of each Restricted Unit, together with the rent amount for each respective Restricted Unit and the household size and household income of each household member residing in each Restricted Unit.

9. **DISGORGEMENT OF EXCESS RENTS.** If Agency determines that Owner has collected rents in excess of the Affordable Rent for any Restricted Unit, Agency shall notify Owner of such overpayment, and within thirty (30) days thereafter, Owner shall deliver the amount of overpaid rent to the over-charged resident(s). Owner shall be responsible to provide the over-charged resident(s) the entitled repayment even if the over-charged resident(s) has vacated the Restricted Unit.

10. **ADDITIONAL COVENANTS.** Owner makes the following covenants. Unless Owner has received the prior written consent or Agency approval, Owner shall fully comply with each and every covenant contained in this Regulatory Agreement. Except as otherwise stated in this Density Bonus Housing Regulatory Agreement, the following covenants shall have the same term as specified in the Density Bonus Requirements.

a. Owner shall assure full compliance with the Density Bonus Housing Regulatory Requirements.

b. Owner shall not transfer or encumber any of the Property or permit the conveyance, transfer, or encumbrance of the Property unless such assignee, transferee or encumbrancer has agreed, in writing, and in a form suitable for recordation, to be bound by the terms of this Density Bonus Housing Regulatory Agreement.

c. Owner shall maintain the Property and the building improvements, grounds and equipment of the Property in good repair and condition and in compliance with all applicable local code requirements. Owner shall maintain the Property in good condition and shall keep the Property reasonably free from graffiti and unrepaired vandalism and from accumulation of abandoned property, inoperable vehicles, unenclosed storage, debris, and waste materials. In the event of a casualty loss, Owner shall cause the restoration or replacement of the Property in a timely manner, provided that such restoration or replacement is then economically feasible.

d. Owner shall not cause and shall not permit discrimination on the basis of race, color, ancestry, religion, creed, sex, marital status, or national origin in the sale, lease, or rental or in the use or occupancy of the Property. Owner covenants by and for himself/herself/itself, his/her/its heirs, executors, administrators, and assigns, and all persons claiming under or through him/her/it/them that there shall be no discrimination against or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the Property.

11. **NATURE OF COVENANTS.** The provisions contained in this Density Bonus Housing Regulatory Agreement are covenants which subject and burden the Property as covenants running with the land. It is intended and agreed that the agreements and covenants set forth in this Regulatory Agreement shall be covenants running with the land and equitable servitudes on the land and that they shall, in any event, and without regard to technical classifications or designation, be binding, to the fullest extent permitted by law and equity, for the benefit and in favor of, and enforceable by, the Agency, the Agency's successors and assigns, any other governmental entity acting within its authority and any successor in interest to Agency's interest under this Density Bonus Housing Regulatory Agreement against the Owner, its successors and assigns and every successor in interest to all or any part of the Property.

12. **REVIVAL OF COVENANTS AFTER FORECLOSURE.** The affordability restrictions shall be revived after foreclosure, or deed in lieu of foreclosure according to the original terms if, during the original term of this Density Bonus Housing Regulatory Agreement, the Owner, who was owner of record before the termination event, or a party related to the Owner obtains an ownership interest in the Property or Restricted Unit, as the case may be. For purposes of this provision, a related party is anyone with whom such Owner has or had family or business ties; provided that such interest would not be considered a "remote interest" in the usual and customary use of the term.

13. **RECORDKEEPING AND REPORTING.** Upon request of Agency, Owner shall promptly provide any additional information or documentation in writing as requested by the Agency to verify Owner's compliance with the provisions of this Density Bonus Housing Regulatory Agreement. At the written request of the Agency, Owner shall, within sixty (60) days following receipt of such request, furnish reports and shall give specific answers to questions upon which information is desired from time to time relative to the income, assets, liabilities, contracts, operations, and condition of the property.

14. **AUDIT AND INSPECTION.** The Property and all related equipment, buildings, plans, offices, books, contracts, records, documents and other related papers shall at all times be maintained in reasonable condition for audit and shall be subject to examination by the Agency or its agents. The books and accounts of the operations of the Property and of the Property shall be kept in accordance with generally accepted accounting principles. Owner shall provide Agency access to the Property and its tenants, including tenant files, during reasonable hours for the purpose of reviewing Owner's compliance with this Density Bonus Housing Regulatory Agreement.

15. **INDEMNITY FOR OWNER'S FAILURE TO MEET LEGAL REQUIREMENTS.** Owner shall indemnify and hold Agency, its officers, directors, and employees harmless from any and all liability arising from Owner's failure to comply with the covenants, conditions and restrictions contained in this Density Bonus Housing Regulatory Agreement or to comply with all other laws, rules, regulations and restrictions related to the Density Bonus Ordinance. Without limitation, such indemnity shall include repayment to the appropriate parties of rents or sales proceeds in excess of amounts authorized to be charged and repayment to the Agency of the costs of funds resulting from the required repayment by Agency to the funding source of funds improperly used.

16. **CHANGES WITHOUT CONSENT OF TENANTS, LESSEES, OR OTHERS.** Agency and its successors and assigns, and Owner (subject to the reasonable approval of Owner's lender, if any , senior to this Density Bonus Housing Regulatory Agreement, in accordance with its rights under its loan terms) shall have the right to consent and agree to changes in, or to eliminate in whole or in part, any of the covenants or restrictions contained in this Agreement without the consent of any easement holder, licensee, other mortgagee, trustee, beneficiary under a deed of trust or any other person or entity having any interest less than a fee in the Property.

17. **DEFAULT.** Upon a breach of any of the provisions of this Density Bonus Housing Regulatory Agreement by Owner, the Agency may give written notice of such breach to Owner by registered or certified mail. If such violation is not corrected to the satisfaction of Agency within sixty (60) days after the date such notice is mailed or within such further time as the Agency may reasonably determine is necessary to correct the breach, and without further notice to Owner, the Agency may declare a default under the Agreement, effective on the date of such declaration of default, and

upon such default the Agency may apply to any court for specific performance under this Density Bonus Housing Regulatory Agreement, for an injunction against any violation of the Agreement, for the appointment of a receiver to take over and operate the Property in accordance with the terms of this Density Bonus Housing Regulatory Agreement, for money damages, or for such other and further relief as may be appropriate, since the injury to the Agency arising from a default under any of the terms in this Density Bonus Housing Regulatory Agreement would be irreparable, and the amount of such damages would be difficult to ascertain.

18. **BINDING SUCCESSORS IN INTEREST.** This Density Bonus Housing Regulatory Agreement shall bind and the benefits shall inure to the Owner, its successors in interest and assigns, and to the Agency and its successors for the term of this Density Bonus Housing Regulatory Agreement.

19. **CONTRADICTORY AGREEMENTS.** Owner warrants that he has not, and will not, execute any other agreement with provisions contradictory of or in opposition to, the provisions of this Density Bonus Housing Regulatory Agreement, and that, in any event, the requirements of this Density Bonus Housing Regulatory Agreement are controlling as to the rights and obligations set forth and supersede any other requirements in conflict with this Density Bonus Housing Regulatory Agreement.

20. **ATTORNEYS' FEES.** If the services of any attorney are required by any party to secure the performance of this Density Bonus Housing Regulatory Agreement or otherwise upon the breach of default of another party, or if any judicial remedy or mediation is necessary to enforce or interpret any provision of this Density Bonus Housing Regulatory Agreement or the rights and duties of any person in relation to this Density Bonus Housing Regulatory Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, costs and other expenses, in addition to any other relief to which such party may be entitled. Any award of damages following judicial remedy or arbitration as a result of this Density Bonus Housing Regulatory Agreement or any of its provisions shall include an award of prejudgment interest from the date of the breach at the maximum amount of interest allowed by law. The prevailing party shall mean the party receiving an award in arbitration or a judgment in its favor, unless the award or judgment is less favorable than the best settlement offered in writing in a reasonable manner by the other party, in which case the prevailing party is the other party.

21. **SEVERABILITY.** The invalidity of any clause, part or provision of this Density Bonus Housing Regulatory Agreement shall not affect the validity of the remaining portions.

22. **ELECTION OF REMEDIES.** To the extent applicable, in the event of any breach of the covenants, conditions and restrictions contained in this Density Bonus Housing Regulatory Agreement, the Agency shall reasonably endeavor to remedy such breach by conference and conciliation. If, in the opinion of Agency, the Agency and Owner are unable to mutually agree to a suitable remedy or the circumstances so warrant, such breach may be enjoined or abated by appropriate proceedings brought by the Agency.

Agency may institute or prosecute in its own name, any suit Agency may consider advisable in order to compel performance of any obligation of any owner to develop and maintain the subject property in conformity with this Density Bonus Housing Regulatory Agreement and to remedy any default of this Density Bonus Housing Regulatory Agreement. Agency may also seek a decree requiring removal of any improvements constructed on the Property which improvements are designed for uses not permitted under this Density Bonus Housing Regulatory Agreement and which improvements are unsuitable only for uses not permitted under this Density Bonus Housing Regulatory Agreement.

The remedies of the Agency under this Density Bonus Housing Regulatory Agreement are cumulative, and the exercise of one or more of such remedies shall not be deemed an election of remedies and shall not preclude the exercise by the Agency of any one or more of its other remedies.

23. **NO WAIVER.** No waiver by the Agency of any breach of or default under this Density Bonus Housing Regulatory Agreement shall be deemed to be a waiver of any other or subsequent breach or default.

24. **NOTICES.** Written notices and other written communications by and between the parties to this Density Bonus Housing Regulatory Agreement shall be addressed to the Owner at the Owner's Address and to the Agency at the Agency's Address or such other address as each respective party has designated by written notice to the other party.

THE PARTIES HAVE EXECUTED THIS DENSITY BONUS HOUSING REGULATORY AGREEMENT in the County of Sacramento, in the State of California, effective as of the date first written above.

OWNER:

CT GATEWAY LLC, a Delaware limited liability company

By: _____

Approved as to form:

ELKINS KALT WEINTRAUB REUBEN GARTSIDE LLP

By: _____
John M. Bowman
Owner's Counsel

AGENCY:

HOUSING AUTHORITY OF THE CITY OF SACRAMENTO, a public body, corporate and politic

By: _____
La Shelle Dozier, Executive Director

Approved as to form: _____
Agency Counsel

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By: _____
La Shelle Dozier, Executive Director

Approved as to form:

ELKINS KALT WEINTRAUB REUBEN GARTSIDE LLP

By: _____
John M. Bowman
Owner's Counsel

Approved as to form: _____
Agency Counsel

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 25 Feb 2022, before me, Alexandra Kelsey a Notary Public, personally appeared Daniel Weinstein, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Alexandra Kelsey

ALEXANDRA KELSEY
COMM. #2298932
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires July 31, 2023

Exhibit 1 – Legal Description

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING ALL OF PARCEL ONE AND PARCEL TWO AS DESCRIBED IN THAT CERTAIN CORPORATION GRANT DEED TO CT UC DAVIS MED LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA ON OCTOBER 22, 2020 AS DOCUMENT # 202010221790, OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 968, 969, 970, 971, 972, 973 AND 974, AS SAID LOTS ARE SHOWN ON THAT MAP ENTITLED "WRIGHT AND KIMBROUGH UNIT NO. 21", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA ON JULY 20, 1911, IN BOOK 12 OF MAPS, MAP NO. 31.

PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT MERGER RECORDED FEBRUARY 26, 2021, SERIES NO. 202102262130, SACRAMENTO COUNTY OFFICIAL RECORDS.

APN: 015-0181-052-0000

Exhibit 2 – Schedule

Schedule for Completion and Occupancy of Density Bonus Units
(Restricted/Affordable Units to be Constructed Concurrently with Non-Restricted Units)

I. **Schedule for Completion**

Month	Description
02/2022	Obtain Approval of Entitlements from the City of Sacramento
05/2022	Start of Project Construction
03/2024	Completion of Project Construction

II. **Schedule for Occupancy of Density Bonus Units**

Month	Description
05/2023	Begin marketing units
09/2025	Full Lease-up of Density Bonus Units

Exhibit 3 – Annual Compliance Report

Annual Compliance Report
(due to Agency on January 31st of each year of the term of these restrictions)

Date: _____

Project Name and Address (add more rows if needed):

Unit No.	Head of Household Last Name	Unit Size	Gross Annual Household Income	Number in Household	Tenant Rent	Utility Allowance	Gross Rent

Submit the following tenant records listed below with the Annual Compliance Report for each occupied unit.
Items 1 through 3 apply to all new residents and only current residents with changes to household composition.
Item 4 applies to new and current residents.
Vacant units: indicate "Vacant" in the Head of Household Last Name column for the respective vacant unit.

1. Household Composition Summary Certification form
2. Household source income certification and verification documents; examples include and are not limited to:
    - Verification of Employment form
    - Paystubs
    - Self-Employment Certification
    - Tax Returns
    - Verification of Asset/Investments form and Bank Statements
    - Student Status
3. Income Calculation form
4. Lease Agreement and Current Rent Notices

The Owner, in accordance with the Density Bonus Housing Regulatory Agreement dated _____, does hereby certify to the Housing Authority of the City of Sacramento (C/O Sacramento Housing and Redevelopment Agency) that during the preceding year, the units identified on the above Annual Compliance Report were occupied in accordance with the Density Bonus Housing Regulatory Agreement and does hereby further certify that the representations set forth herein are true and correct to the best of the undersigned's knowledge.

Signed: _____ Date: _____

Print Name: _____ Title and Company: _____

Email: _____ Phone: _____

17.208.410 R-3A zone—Permitted uses.

A. Permitted uses. The following uses are permitted by right in the R-3A zone, subject to the limitations specified:

Use	Limitations
1. Residential Uses	
Dormitory	Subject to special use regulations in section 17.228.111
Dwelling, duplex	
Dwelling, multi-unit	Subject to special use regulations in section 17.228.117
Dwelling, single-unit	
Model home temporary sales office	Subject to special use regulations in section 17.228.125
2. Commercial and Institutional Uses	
Community market	Subject to special use regulations in section 17.228.124
3. Industrial and Agricultural Uses	
Community garden, private (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Market garden (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Conditional uses. The following uses in the R-3A zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Fraternity house; sorority house	Subject to special use regulations in section 17.228.111	PDC
Mobilehome park	Subject to special use regulations in section 17.228.115	PDC
Residential care facility		ZA

City of SACRAMENTO
Community Development

300 Richards Boulevard, Sacramento, CA 95811

RECORD OF DECISION
STAFF LEVEL SITE PLAN AND DESIGN REVIEW

FILE NUMBER: DR21-174

PROJECT ADDRESS: 2711 V Street, Sacramento, CA 95818

PROJECT APN: 010-0122-021-0000

ZONE: Multi-Unit Dwelling Zone (R-3A-SPD)

SPD: Central City Special Planning District

APPLICANT: Lacy Dodge, ET Enterprises
330 U St Apt #2, Sacramento, CA 95818

REQUEST: A request to convert an existing single-unit dwelling into a four-plex multi-unit dwelling building with associated site improvements on an approximately 0.15-acre parcel in the Multi-Unit Dwelling Zone (R-3A-SPD). The project requires Site Plan and Design Review for the conversion of the existing building into a multi-unit dwelling building within the Central City Special Planning District.

ANALYSIS: The site currently has a 1,568 square foot existing single-unit residence with an attached 198 square foot garage on an interior lot. The applicant is proposing to construct a 4,074 square foot two-story multi-unit building consisting of 4 dwelling units (ranging 798 - 855 square feet) with parking lot off the alley. The proposal meets height and setbacks for the R-3A zone and the Central City Special Planning District. The design will utilize compositional shingle roofing, and a variety of siding materials with vinyl windows. As designed, the project meets all applicable development standards for the R-3A-SPD zone and the architectural design standards for Citywide Multi-Unit Design Guidelines. Furthermore, the project is consistent with the citywide design principles in relation to massing, and scale for multi-unit dwellings design.

ENVIRONMENTAL CONSIDERATIONS: The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section number 15301, and under Class 3, Section Number 15303, New Construction or Conversion of Small Structures. The project is for the expansion and conversion of a single-unit dwelling residence to a four-plex multi-unit dwelling building that does not exceed 10,000 square feet and is in an area where all public services and facilities are available and is not environmentally sensitive; therefore, the project is exempt per 15301(e)(2) and 15303(b).

ACTION: Approved with Conditions **DATE OF ACTION:** September 30, 2021

ACTION BY: Armando Lopez Jr., Assistant Planner, alopezjr@cityofsacramento.org, 916-808-8239

FINDINGS OF FACT:

1. The design, layout, and physical characteristics of the proposed project are consistent with the general plan and any applicable specific plan or transit village plan in that the proposal adheres to the goals and policies of the general plan land use designation of Traditional Neighborhood Medium Density.

2. The design, layout, and physical characteristics of the proposed project are consistent with all applicable design guidelines and with all applicable development standards in that the proposal meets all applicable development standards for the R-3A-SPD zone and the Central City Special Planning District along with the architectural design standards for multi-unit dwelling design guidelines. Furthermore, the project meets the citywide design principles in relation to massing and scale for multi-unit dwellings.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the subject site and comply with all applicable design guidelines and development standards.

4. The design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood in that the exterior design and massing of the project are compatible with the design of the adjacent residential structures.

5. The design, layout, and physical characteristics of the proposed project ensure energy consumption is minimized and use of renewable energy sources is encouraged.

6. The design, layout, and physical characteristics of the proposed project 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 proposal meets height and setback requirements and will not be a detriment to the neighborhood.

7. 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, for the area intended to be protected by the system, 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, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2020 Adequate Progress Annual Report accepted by the City Council on October 13, 2020 (Resolution No. 2020-0326).

8. The Preservation Director has made a preliminary determination that the structure is NOT ELIGIBLE as a historical resource for CEQA purposes, nor for listing in the Sacramento Register (Preliminary Determination expires in 3 years) due to this lack of historic integrity.

CONDITIONS: Planning / Design Review – Armando Lopez Jr.

1. The multi-unit dwelling building shall be constructed per approved plans and conditions of approval.

2. Provide dimensional compositional shingle roofing per approved plans.

3. Provide board and batten siding, shiplap board siding, and smooth cement plaster siding on all the elevations per approved plans.

4. Provide balconies with solid shiplap board siding on the second floor and wood railings on the first floor with decorative corner posts on north and south elevations per approved plans.

5. Provide dormers with shingle siding and decorative braces on south and north elevations per approved plans.

6. Provide gable ends with shingle siding and decorative screening to match corner balcony posts on the second-floor landings on the west elevation per approved plans.

7. Provide gable ends with decorative gable end vents on the west and east elevations per approved plans.

8. Provide wood stairways with decorative railings and newel posts along the west elevation per approved plans.

9. Provide fixed, single-hung, double-hung, and sliding vinyl windows with trim per approved plans.

10. Provide windows with upper grids on the south and north balcony elevations per approved plans.

11. Provide solid core six panel vinyl clad doors with single lite vinyl window above on west elevation and vinyl clad doors with integrated glass on the south and north balcony elevations per approved plans.

12. Retain existing solar panels per approved plans.

13. Provide six-foot-high smooth block CMU wall along the parking lot (west elevation) and retain the existing CMU wall (east elevation) per approved plans.

14. Provide parking access along Uptown Alley with trash area, short-term bicycle parking and long-term bicycle storage per approved plans.

15. Any new HVAC units shall be attic or ground mounted and shall be screened from street view. No roof mounted HVAC units are allowed.

16. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.

17. The applicant shall obtain all necessary building permits prior to commencing construction. No permits shall be issued within the 7-day reconsideration period.

18. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).

19. This approval shall expire in three (3) years from the approval date.

Utilities Department – Lorenzo Hernandez

20. Applicant shall participate in the Central City Specific Plan and pay all required fees. Improvement plans shall be consistent with the Central City Specific Plan Utility Infrastructure Analysis.

21. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by 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. (Note: City records indicate that there is an existing one (1)-inch water service, verify this is the case. The proposed development will be required to construct a backflow device that shall be placed to the satisfaction of the DOU.)

22. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps from the water main in the street to the meter may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).

23. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a CSS fee estimate.

24. The development of this site must comply with the current drainage design standards and mitigate any increase in impervious area. To meet this requirement 7,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.18 cfs/acre. The required detention volume can be partially or fully mitigated by implementing Low Impact Development (LID) features such as Stormwater planters and porous pavement, provided these features conform to the DOU's Hydromodification Management Plan (HMP) requirements. Designer shall utilize the latest edition of the Sacramento Area Hydrology Model (SAHM) when using LID features. The applicant is advised to contact the City of Sacramento Utilities Department Drainage Planning Section (916-808-7890) at the early planning stages to address any drainage related requirements. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

25. The onsite water, sewer, and storm drain systems shall be private systems maintained by the property owner. (Note: Onsite sewer and drainage facilities shall be separated systems.)

26. 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.

27. The lot shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.

28. 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.

29. 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.

Parks Department – Cameron Grannis

30. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Jessica Steinhauer, (916) 808-8243).

Public Works Department – Alex Switzgable

31. 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 17.502.130 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 V Street per City standards to the satisfaction of the Department of Public Works.

32. The applicant shall repair, or replace/reconstruct (in concrete) any deteriorated portion of the alley adjacent to the subject property (from the subject property's eastern property line to 27th Street) per City standards to the satisfaction of the Department of Public Works.

33. With the proposed development along the alley, the applicant shall install alley name signs at both alley entrances when required by either the Building, Police and/or Fire Departments. In the event the alley name signs are required, the applicant shall coordinate with the Department of Public Works on the location of the alley name signs at alley entrances. The installation of the alley name signs shall be to the satisfaction of the Department of Public Works.

34. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.

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

36. The proposed parking spaces shall be set back at least 4-feet away from the alley right-of-way per City standards to the satisfaction of the Department of Public Works.

37. The applicant shall reconstruct curb, gutter, and sidewalk at the location of the proposed driveway removal to match existing improvements along V Street, to the satisfaction of the Department of Public Works.

38. 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.

Regional Sanitation – Robb Armstrong

39. 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 Permit Services Unit at (916) 876-6100 or email PermitServices@sacsewer.com.

SMUD – Sara Christian

40. SMUD has existing overhead 21kV facilities along uptown alley as well as facilities along the west property line that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 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.

41. 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.

42. 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.

43. 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.

44. 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.

45. 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.).

46. 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.

Sacramento Police Department – Matt Young

47. 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.

48. 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.

49. Fencing, if applicable, shall be of decorative tubular steel, no climb type and a minimum of 6' in height.

50. 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.

51. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.

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

ADVISORY NOTES:

Building Department – Ann Rosendale

ADV.1. The exterior exit stair from the second-floor units shall have a fire separation distance of 10-feet. CBC 1027.5.

ADV.2. The open space under exterior stairs shall not be used for any purpose. CBC 1011.7.4.

Utilities Department – Lorenzo Hernandez

ADV.3. Prior to design of the subject project, the DOU recommends that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.

ADV.4. Foundation or basement dewatering discharges to the CSS will not be allowed. The CSS does not have adequate capacity to allow for dewatering discharges for foundations or basements. Foundations and basements shall be designed without the need for dewatering.

ADV.5. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

ADV.6. Water meters shall be located at the point of service, which is at the inside edge of the right-of-way for public alleys. Water meters shall be traffic rated per the requirements of the City of Sacramento Standard Specifications, if placed within the Alley.

ADV.7. 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.

Finance Department – Arwen Wacht

ADV.8. The project site is located within the Central City Impact Fee boundaries and will be subject to the applicable impact fees with future development and/or change of land use of the site, during the building permit process. Contact Infrastructure Finance (916-808-1440) with any questions on the Central City Impact Fee.

Fire Department – Morten Myers

ADV.9. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 507.4

ADV.10. Provide appropriate Knox access for site. CFC Section 506

ADV.11. 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)

ADV.12. 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.

ADV.13. 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

Parks Department – Cameron Grannis

ADV.14. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at $7,578. The Park Development Impact Fee due for this project is based on the Central City Rate of $1.86 per square foot for residential projects, with a minimum rate of $1,389 for units under 750 square feet and a maximum of $3,705 for units over 2,000 square feet. The applicant would likely receive credit for the demolition of any existing structures. Note that the Park Development Impact Fee increased on July 1, 2021. 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.

b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Pacific Gas and Electric Company – Alexa Gardea

ADV.15. Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

ADV.16. As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing

any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

Regional Sanitation – Robb Armstrong

ADV.17. The City of Sacramento (City) 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 City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).

Air Quality Management District – Molly Wright

ADV.18. The Sac Metro Air District strongly recommends installing MERV 13 or greater filtration in the project's HVAC systems to help protect future residents from TAC exposure from the nearby roadways, exceeding the BEES requirement as necessary, to do this.

ADV.19. Sac Metro Air District recommends that the project include a tree planting strip along its entire eastern perimeter, using tree species selected from our Landscaping Guidance's list of trees that best reduce public health impacts from motor vehicle emissions (Landscaping Guidance page 19). Trees in the planting strips should be as tightly spaced as the species will allow.

ADV.20. We further recommend planting tree species selected from the referenced Landscaping Guidance tree list in the project's front and rear yards.

ADV.21. Sac Metro Air District recommends that new project structures utilize a certified cool roof. The 2019 California Building Energy Efficiency Standards suggests an aged solar reflectance of at least 0.63 for low-sloped roofs and at least 0.20 for steep-sloped roofs, and minimum thermal emittance of 0.75. The Cool Roof Rating Council provides a product directory of roofs.

ADV.22. Due to the health risks posed by public exposure to asbestos, demolition and renovation of existing buildings is subject to Sac Metro Air District Rule 902, to limit asbestos exposure during these activities. Sac Metro Air District staff is available to review notifications and answer asbestos related questions, either by emailing asbestos@airquality.org, or calling 279-207-1122.

ADV.23. All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to find a list of the most common rules that apply at the construction phase of projects. Implementing Sac Metro Air District Basic Construction Emission Control Practices, also available on our website, will facilitate compliance with Sac Metro Air District's Rule 403, Fugitive Dust.

Sacramento Police Department – Matt Young

ADV.24. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.

ATTACHMENTS:

Exhibit A: Site Plan, Floor Plan, Elevations

Exhibit B: Demolition Request Preservation Review

Any person dissatisfied with the above staff ACTION may file a request for the Director to review and reconsider the decision. A request for reconsideration of a staff decision should be emailed to the project planner, and the project planner will invoice the reconsideration fee and notify the filer. In order for the request to be valid, the reconsideration fee must be paid by 4:00 p.m. within seven (7) calendar days from the date the project is approved. The decision of the Director shall be final and shall not be subject to appeal.

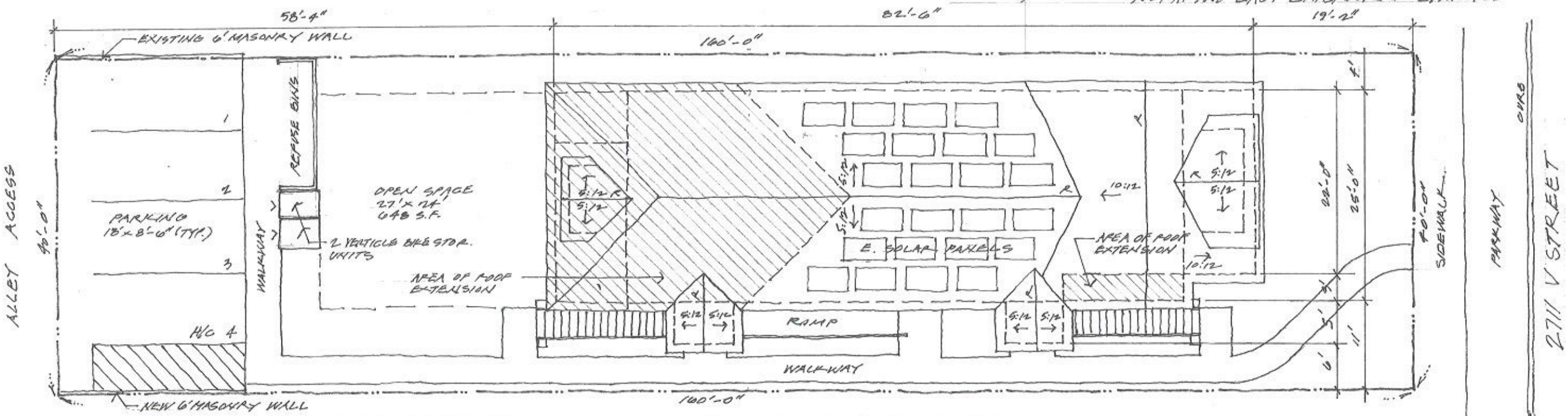
CITY of SACRAMENTO - DR21-174; 2711 V STREET MULTI-FAMILY CONVERSION - 4-PLEX APARTMENT BUILDING

SITE DATA:

EXISTING LOT COVERAGE: 1,568 S.F. / 6400 SF = 24.7 %
PROPOSED LOT COVERAGE: 2,037 S.F. / 6400 SF = 31.8 %
R-3A ALLOWED DENSITY: 36 UNITS/ACRE x .1469 AC = 5.2 UNITS (4 UNITS PROPOSED)
SITE: 160'X 40' = 6,400 SF OR .1469 AC
PROPOSE OPEN SPACE AREA = 648 S.F. (MIN. 50 SF/UNIT)
APN: 010-0122-021

INDEX OF DRAWINGS

SHEET No.	DESCRIPTION
1	EXISTING SITE AND DEMOLITION PLAN AND PROPOSED SITE DATA, SITE AND ROOF PLAN
2	FIRST FLOOR LAYOUT / PLAN
3	SECOND FLOOR LAYOUT / PLAN
4	WEST AND SOUTH EXTERIOR ELEVATIONS AND EXTERIOR MATERIALS LEGEND
5	NORTH AND EAST EXTERIOR ELEVATIONS



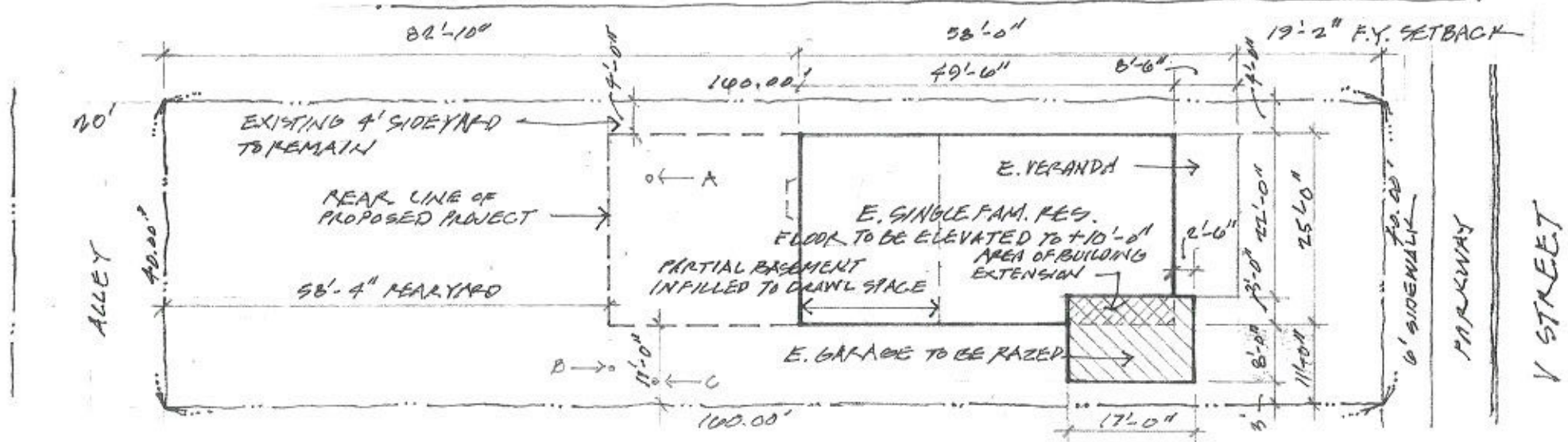
2711 V STREET SITE AND ROOF PLAN

R-3A ZONING LOT AREA: 6,400 S.F. OR .1469 ACRES

1"=10'-0"
0 5' 10' 20' NORTH

APPLICANT: ET ENTERPRISES L.L.C., 330 U STREET, No2, SACRAMENTO 95818

9.27.21
1 of 5



EXISTING SITE AND DEMOLITION PLAN

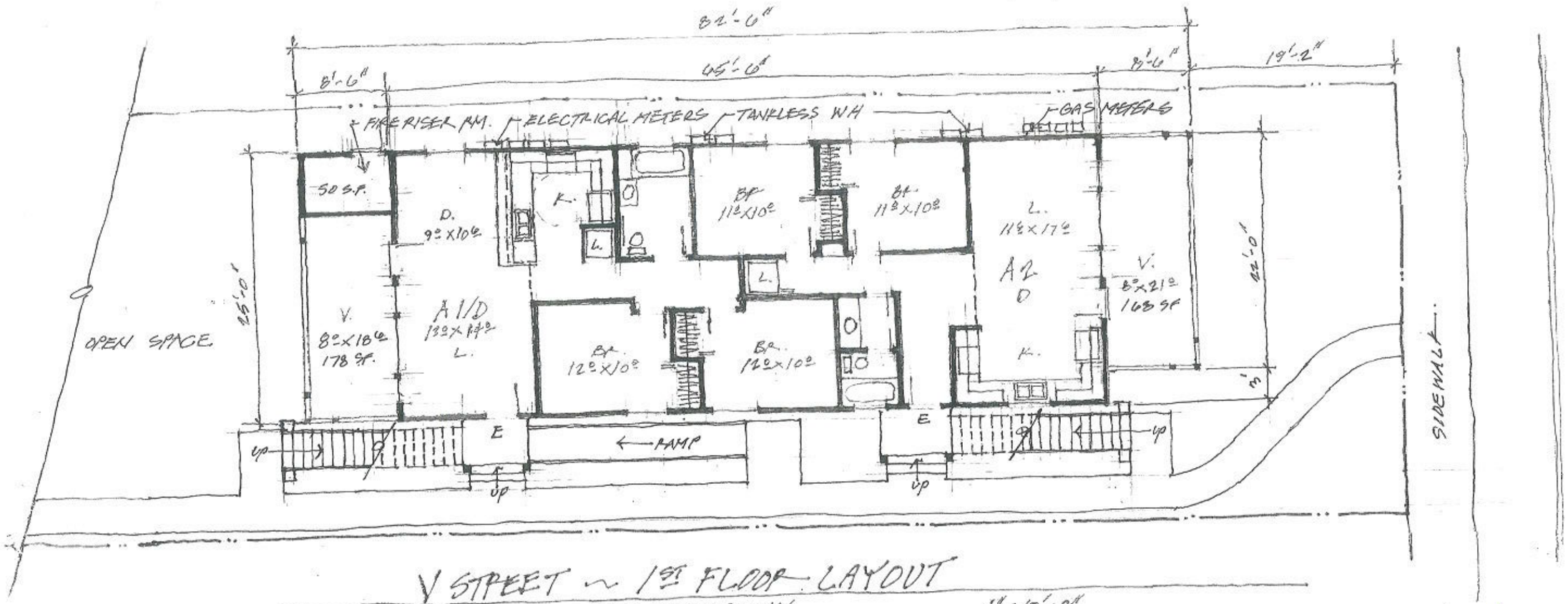
1"=20'-0"

EXISTING TREE LEGEND

TYPE		STATUS
A	POMEGRANATE MULTI-TRUNK 3"-4" DIA	REMOVE
B	ORNAMENTAL PEAR 10" DIA	REMOVE
C	ORNAMENTAL PLUMB 12" DIA	REMOVE

LICENSED ARCHITECT JAMES MICHAEL BRADY No. C-8616 REN. 7-31-21 STATE OF CALIFORNIA

BDW ARCHITECTS



V STREET ~ 1ST FLOOR LAYOUT

AREA BREAKDOWN	
UNIT A1/D	855.25 SF
UNIT A2	798.25 SF
TOTAL	1,653.5 SF
BUILDING TOTAL	3,307 SF
TOTAL VERANDAS	767 SF
TOTAL BUILT	4,074 SF

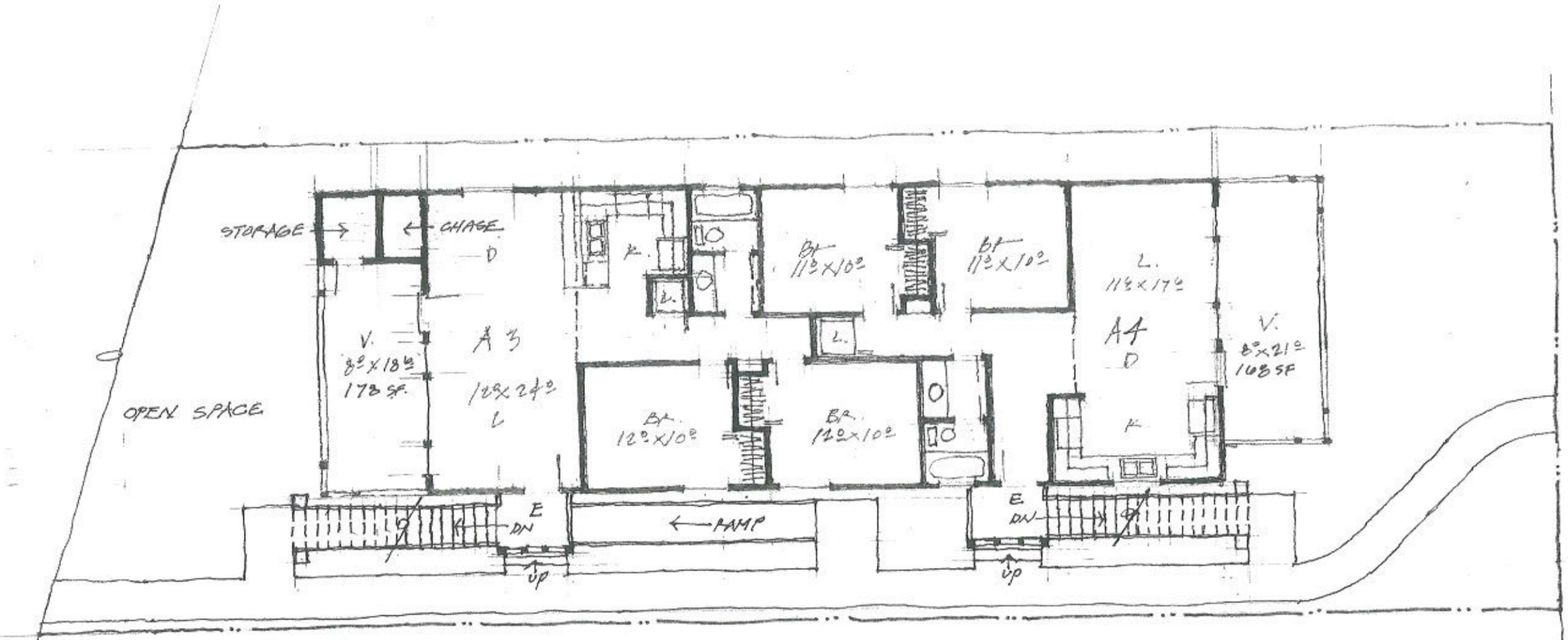
1/4" = 1'-0"

0 5' 10' 20'

BAU ARCHITECTS

9.27.21

LICENSED ARCHITECT
JAMES MICHAEL BRADY
NO. C-8616
REN. 7-31-23
STATE OF CALIFORNIA



V STREET – 2ND FLOOR LAYOUT

AREA BREAKDOWN

UNIT A3	855.25 SF
UNIT A4	798.25 SF
TOTAL	1,653.5 SF
BUILDING TOTAL	3,307 SF
TOTAL VERANDAS	767 SF
TOTAL BUILT	4,074 SF

1" = 10'-0"

0 5' 10' 20'

BDW ARCHITECTS

7.27.21

3 OF 5

LICENSED ARCHITECT
JAMES MICHAEL BRADY
No. C-8616
EXP. 7-31-23
STATE OF CALIFORNIA

EXTERIOR MATERIALS LEGEND

1. 1"x12" BATT ON PLYWOOD SIDING (COLOR: SW 7068)
2. 1"x8" SHIPLAP BOARD SIDING W/ 1"x6" SURROUND TRIM (TYP.) (COLORS: SW 7066; SW 7757)
3. STUCCO (COLOR: SW 7064)
4. SHINGLE SIDING (COLOR: SW 7068)
5. COMPOSITIONAL SHINGLE ROOFING (COLOR: CHARCOAL)

WINDOW TYPES: FIXED, SINGLE AND DOUBLE HUNG AND SLIDING VINYL CLAD
DOOR TYPES: SOLID CORE, SIX-PANEL VINYL CLAD AND SINGLE LITE VINYL CLAD

LICENSED ARCHITECT
JAMES MICHAEL BRADY
No. C-8616
REN. 7-31-23
STATE OF CALIFORNIA

WEST

SOUTH

1/8"=1'-0"

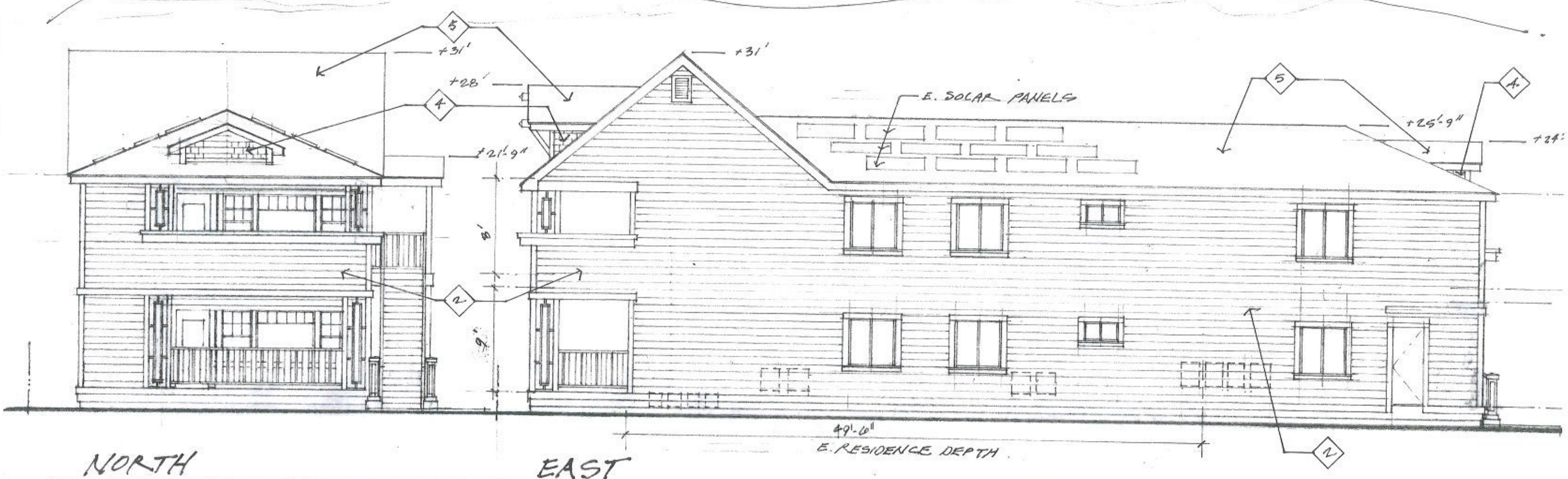
V STREET - ELEVATIONS

9.27.21

BDW ARCHITECTS

4 OF 5

LICENSED ARCHITECT
JAMES MICHAEL BRADY
No. C-8616
REN. 7-31-22
STATE OF CALIFORNIA



NORTH

EAST

V STREET ELEVATIONS

1/8" = 1'-0"

BDW ARCHITECTS

9.27.21

5 OF 5

City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
CityofSacramento.org/dsd

DEMOLITION REQUEST PRESERVATION REVIEW (DRPR)

SECTION 1: To be completed by Planning Staff.

☒ **Yes** ☐ **No** **The project proposes demolition of 50-percent or more of building footprint, or 50-linear feet or more of exterior wall?**
If checked NO, No DRPR or Demolition I&R Form required.
If checked YES, proceed to Section 2 below.

SECTION 2: To be completed by Planning Staff.

☐ **Yes** ☒ **No** **The project proposes only demolition and is not part of a development proposal.**
If checked NO, proceed to Section 3 below.
If checked YES, No DRPR required. Complete Demolition I&R (Form CDD-0113).

SECTION 3: To be Completed by Planning Staff. Attach color photos. Large format printed or digital preferred.

Project Information

Date of Pre-Application Meeting: _____
Date Application Submitted: 8/13/2021
Date Application Deemed Complete: 8/24/2021
Application Number: DR21-174
Address: 2711 V Street
Assigned Planner: Armando Lopez Jr.
Planner Phone Extension: 8239

Type of Structure:

☐ Accessory
☒ Residential (1 or 2 units)
☐ Commercial (3+ units, or other commercial/industrial)
☐ Other (bridge, water tower, etc.) Description: _____

Scope of Work

☒ Demolition and New Construction
☐ Demolition of ACCESSORY STRUCTURE ONLY and New Construction
☐ Residential Addition
☐ Commercial Addition (3+ units, or other commercial/industrial)
☐ Other Description: _____

PAGE 2 TO BE COMPLETED BY THE PRESERVATION DIRECTOR

City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
CityofSacramento.org/dsd

HISTORIC RESOURCE PRELIMINARY EVALUATION

SECTION 4: To be completed by the Preservation Director.

☒ **Project is part of a discretionary development proposal such as a SPDR Entitlement:** Attach completed DRPR to Record of Decision. Refer to Section 5 below.

☐ **Project is part of a ministerial review, such as an ADU I&R:** Route to Preservation Director prior to completing Record of Decision. Attach completed DRPR to Record of Decision. Refer to Section 5 below.

☐ **The 45-day review period has expired, and the property is deemed not eligible for listing in the Sacramento Register:** Attach completed DRPR to Record of Decision.

SECTION 5: Preservation Director determination or request for information.

☐ **PROPOSED WORK COMPLIES WITH HISTORIC STANDARDS:** Therefore, whether the property includes a historical resource, there would not be a significant impact on any historical resources for CEQA purposes.

☒ **NOT ELIGIBLE:** The Preservation Director has made a preliminary determination that the structure is NOT ELIGIBLE as a historical resource for CEQA purposes, nor for listing in the Sacramento Register (Preliminary Determination expires in 3 years)

☐ **ELIGIBLE:** The Preservation Director has made a preliminary determination that the structure IS ELIGIBLE as a historical resource for CEQA purposes and may be eligible as a historic resource for listing in the Sacramento Register. **Project requires evaluation for compliance with historic standards or for possible impacts to historical resource and additional environmental review.**

☐ **ADDITIONAL RESEARCH NEEDED:** The Preservation Director has determined that additional research and evaluation on the history and potential significance of the structure is required in order to make a preliminary determination, and:
- ☐ $500 research fee required (may be a deposit); or
- ☐ Applicant will hire qualified historical consultant to research and evaluate the property.

☐ **REQUEST MEETING WITH APPLICANT:** The Preservation Director has questions about the property, the photos provided, or the project and would like to meet with the applicant to discuss the project, its potential compliance with the historic standards, or to determine if an eligibility determination is warranted.

Notes: Lack of historic integrity.

Preservation Director's Signature: _____ **Date:** 8/25/2021

City of SACRAMENTO
Community Development
300 Richards Boulevard, Sacramento, CA 95811

CITY OF SACRAMENTO
DESIGN DIRECTOR
RECORD OF DECISION
300 Richards Boulevard, Sacramento, CA 95811

Project Name:	**16th & V Mixed Use**
Project Number:	DR22-041
Project Location:	2131 16th Street, Sacramento, CA 95818
Assessor's Parcel No.:	006-0064-008-0000, 006-0064-011-0000, 006-0064-012-0000, 006-0064-015-0000
Applicant:	Mark G Groen, Vrilakas Groen Architects
Action Status:	Approved with Conditions Action Date: 5/26/2022

REQUESTED ENTITLEMENT(S):

A. **Environmental Determination:** Environmental Determination: Statutorily Exempt per CEQA Section 21155.4 (Transit Priority Project)

B. **Site Plan and Design Review** to construct a five story, 57,950 square foot, mixed use building with 60 multi-unit dwellings and 4,634 square feet of commercial space with a deviation to transitional height within the General Commercial (C-2-SPD) zone and the Central City Special Planning District (SPD).

ACTIONS TAKEN: On May 26th, 2022, the Design Director took the following actions based on the attached findings of fact and subject to the attached conditions of approval:

Approved entitlements (A) and (B) with conditions.

Action certified by:

Bruce Monighan (May 31, 2022 17:24 PDT)

Bruce Monighan, AIA, Urban Design Manager

Sent to Applicant: 6/1/2022

Armando Lopez Jr. (May 31, 2022 16:31 PDT)

Armando Lopez Jr, Associate Planner

Copy to Applicant
Original to File

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 Design Director decision of this item to the Planning and Design Commission must be filed at 300 Richards Boulevard, 3rd Floor, within 10 calendar days of this meeting, on or before Monday, June 6th, 2022. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

16th & V Mixed Use (DR22-041)
2131 16th Street, Sacramento, CA 95818

Findings of Fact:

A. **Environmental Determination:** Environmental Determination: Statutorily Exempt per CEQA Section 21155.4 (Transit Priority Project);

A1. The proposed project at 2131 16th Street (DR22-041) is exempt from the provisions of the California Environmental Quality Act (CEQA) under Statutorily Exempt per CEQA Section 21155.4 due to the project being proposed within a transit priority area, as defined in subdivision (a) of Section 21099 (mixed-use development project). The project fits within this exemption as it consists of constructing a mixed-use development project on a 0.45-acre commercially zoned parcel in the General Commercial Zone (C-2-SPD).

B. **Site Plan and Design Review** to construct a five story, 57,950 square foot, mixed use building with 60 multi-unit dwellings and 4,634 square feet of commercial space with a deviation to transitional height within the General Commercial (C-2-SPD) zone and the Central City Special Planning District (SPD) is **approved** based on the following findings of fact:

B1. The design, layout, and physical characteristics of the proposed project are consistent with the general plan and any applicable specific plan or transit village plan in that the proposal adheres to the goals and policies of the general plan land use designation of Urban Corridor Low.

B2. The design, layout, and physical characteristics of the proposed development are consistent with all applicable design guidelines and with all applicable development standards in that the proposed development is consistent with the development standards of the C-2 zone, the design standards for multi-unit dwellings, and the Central City Specific Plan, with exception for the transitional height standard. The transitional height deviation is substantiated through a fractional use of volume that does not impact the adjacent neighbors, in that the mass is contained within a line from the adjacent property line parapet to the top floor parapet, thus allowing two additional units that visually complement building design.

B3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the subject site and comply with all applicable design guidelines and development standards.

B4. The design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood in that the

proposed project will result in the construction of housing and commercial space that will activate street frontage. The project is consistent with the scale, massing, front setbacks, and complimentary to other development within the neighborhood.

B5. The design, layout, and physical characteristics of the proposed project ensure energy consumption is minimized and use of renewable energy sources is encouraged in that the building will have to comply with Title 24 energy compliance standards.

B6. 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 will add to the urbanization of the Central City area with multi-story mixed-use building that will enhance the neighborhood with additional housing options and will incorporate an architectural design that will heighten the surrounding neighborhood and will activate the pedestrian streetscape along 16th Street and V Street.

B7. 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, for the area intended to be protected by the system, 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, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2021 Adequate Progress Annual Report accepted by the City Council on November 9, 2021 (Resolution No. 2021-0328).

Conditions of Approval:

B. **Site Plan and Design Review** to construct a five story, 57,950 square foot, mixed use building with 60 multi-unit dwellings and 4,634 square feet of commercial space with a deviation to transitional height within the General Commercial (C-2-SPD) zone and the Central City Special Planning District (SPD) is **approved** based on the following conditions of approval:

PLANNING

B1. The new mixed-use development shall be constructed per approved plans and conditions of approval.

B2. The development shall have an on-site manager pursuant to Sacramento City Code (SCC) section 17.228.117.

B3. Building massing, plane breaks, setbacks, and building heights shall be per final approved plans.

B4. The building elevations shall have a consistency of detail, material quality, and articulation as indicated on the final approved plans.

B5. Provide Thermoplastic Polyolefin (TPO) single-ply roof membrane per approved plans.

B6. Provide smooth cement plaster siding and full brick veneer siding on all elevations per approved plans.

B7. Provide painted cement board siding on the east and north elevations per approved plans.

B8. Provide black vinyl windows on all residential units per approved plans.

B9. Provide aluminum storefront system at commercial uses along the south and west elevations, residential main entry, bike room, and roof deck per approved plans.

B10. Provide steel balconies on select dwelling units along the east and north elevations per approved plans.

B11. Provide steel and wood awning over lobby entry on the south elevations per approved plans.

B12. Provide steel awnings over windows on the fourth floor along the west and south elevations per approved plans.

B13. Provide metal roll up door on the north elevation per approved plans.

B14. Provide landscaping and bench seating along the east elevation per approved plans.

B15. Provide enclosed courtyard on southeast corner dwelling unit with pedestrian gate per approved plans.

B16. Provide eight (8) short-term bicycle spaces and forty (40) long-term bicycle storage spaces as shown on the approved plans in accordance with Municipal Code section 17.608.040N.1 and 17.608.040N.2. Bicycle parking shall comply with the City's Bicycle Rack Design and Placement Design Standards. https://www.cityofsacramento.org/-/media/Corporate/Files/Public-Works/Transportation/Active-Transportation/Bike-Rack-Design-and-Placement-Guideline-Adopted-20170425.pdf?la=en

B17. Construct landscape improvements including all required irrigation, ground coverings, shrubs, and trees as shown on the final approved landscape plan exhibit.

B18. Any new building mounted lighting shall occur subject to final review and approval by Planning staff.

B19. Provide CMU wall along the east property line and welded-metal fencing along the north and south property line with vehicular gate and pedestrian gates per approved plans.

B20. Building parapet to shield mechanical HVAC units subject to final review and approval by Planning staff during building permit plan check.

B21. The applicant shall obtain all necessary building permits prior to commencing construction. No permits shall be issued within the 10-day reconsideration period. The 10-day reconsideration period will commence on April 28th, 2022.

B22. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.

B23. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).

B24. This approval shall expire in three (3) years from the approval date.

Public Works Department

B25. 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 17.502.130 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 per City standards to the satisfaction of the Department of Public Works.

B26. The applicant shall repair, or replace/reconstruct (in concrete) any deteriorated portion of Uptown Alley adjacent to the subject property (from the subject property's eastern property line to 16th Street) per City standards to the satisfaction of the Department of Public Works.

B27. With the proposed development along the alley, the applicant shall install alley name signs at both alley entrances when required by either the Building, Police and/or Fire Departments. In the event the alley name signs are required, the applicant shall coordinate with the Department of Public Works on the location of the alley name signs at alley entrances. The installation of the alley name signs shall be to the satisfaction of the Department of Public Works.

B28. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works. Any unused existing driveways along the subject property shall be removed with reconstruction of curb, gutter, sidewalk, and planter area to the satisfaction of the Department of Public Works.

B29. Bulb outs/curb extensions are required where there is on-street parking in the central City area or as directed by the Department of Public Works. Locations of bulb outs must be reviewed and approved by the City Traffic Engineer. The applicant shall construct bulb-outs/ curb extension at the following locations to the satisfaction of Public Works:

a. Northeast corner of 16th & V Street

B30. 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 northeast corner of 16th & V Street.

B31. A revocable encroachment permit is required to allow any removable encroachments into the right of way (i.e. bike racks, awnings, signage, etc.) to the satisfaction of the Department of Public Works.

B32. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.

B33. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.

B34. The applicant shall install a hard-wired Rectangular Rapid Flashing Beacon (RRFB) on the northern crosswalk of the intersection of 16th & V Street per City Standards and to the satisfaction of the Department of Public Works. The applicant shall provide all needed conduits, signage, pavement markings and

vertical elements required for the installation of the RRFB to the satisfaction of the Department of Public Works.

B35. 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.

B36. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit.

B37. 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.

Urban Forestry

B38. Grade Changes -

a. offsite – Add note to Grading plans: There shall be no grade changes within the right-of-way planter. All grade changes shall occur onsite.

b. onsite – Add note to Grading plans: All grade changes onsite within the dripline of city trees shall be considerate of the roots of city trees.

B39. Excavation – Add note to improvement plans that states: Excavation and fill shall be approved by and performed under the direction and supervision of the project arborist. A tree permit is required for this work.

B40. Utilities – Building plans shall propose utility connections outside the dripline of existing city trees.

B41. Demolition – Add the following notes to Demo and improvement plans: All existing sidewalks and driveways shall remain in place throughout construction to protect the roots of street trees.

B42. Pruning or other tree work – Add note to plans: A tree permit is required to perform any regulated tree work including but not limited to: pruning branches or roots, affixing signs, lights or hardware, grading, grubbing, clearing, excavating, adding fill soil, trenching, boring, compacting or paving. Non-standard pruning shall be indicated where necessary and requires a tree entitlement.

B43. Mulching – Add note to plans: When trees are pruned or removed for a project the wood shall be chipped onsite and spread in a 6-inch layer in the right-of-way

planter wherever there is construction traffic and a 3-inch layer where there is no traffic.

B44. Landscape Plan

a. The landscape plan shall provide for continuous planters in the right-of-way.

b. There shall be no synthetic grass, decomposed granite, rocks, gravel, cobble, pavers, concrete and any other non-decomposable material in the right-of-way planters.

c. There shall be no turf, shrubs and ground covers from within five feet of the trunk of any tree.

d. Bike parking shall be located outside the dripline of city trees.

e. Two four-foot-wide pedestrian crossings shall be allowed outside the dripline of city trees.

B45. Parking Lot Shade – The applicant shall revise the plans to include a parking lot shade plan and calculation that complies with SCC 17.612.040 using the Parking Lot Tree Shading Design and Maintenance Manual.

B46. Specific Tree Protection – Add the Tree Protection notes from the arborist report to all future plans.

B47. General Tree Protection – The applicant shall include the following Tree Preservation Measures in the General Notes, Grading Plans, Utility Plans, Demolition Plan, Landscape Plan and the offsite plans if the trees will be impacted by work proposed on each sheet. This does not replace any request for a project arborist's tree protection plan.

Required Tree Preservation Measures for City and Private Protected Trees

B48. This project shall contract with a project arborist experienced with tree protection and construction that is required to:

a. Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.

b. Visit the site before and after demolition, grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.

c. Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.

d. The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.

B49. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.

a. Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by ¾-inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.

B50. Right-of-way planters and City trees shall be separated from the construction site with a six- foot high chain link fence that shall remain throughout the duration of the project to protect trees and to prevent construction traffic from compacting the soil in the planters.

B51. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.

B52. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Qualified Arborist. Submit a tree permit application and a tree protection plan created by a Qualified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.

B53. All excavation, grading or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.

B54. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.

B55. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.

B56. There shall be no soil compaction within the dripline of protected trees.

B57. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.

B58. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of

protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning or boring.

B59. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids and any other activities that may have negative impacts on the trees and soil.

B60. All trees shall be watered regularly according to the recommendation of the project arborist.

B61. The applicant shall be financially responsible for any damage to the city trees associated with the project. Accidental or negligent actions that damage city trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.

Department of Utilities

B62. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by 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.

B63. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test is required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-1400) at the early planning stages to address any water related requirements.

B64. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the

Department of Utilities Development Services at 916-808-1400 for a CSS fee estimate.

B65. All increases in sewer flow shall be mitigated. The proposed project is contributing increased sewer flows to the CSS and shall evaluate the available capacity of existing CSS mains from the project's point of service to the nearest 18-inch main. If any portion of the City mains to the nearest 18-inch main is determined to have insufficient capacity to accommodate the increased sewer flow, the development shall be required to improve the undersized mains to the nearest 18-inch main. The applicant is advised to contact the City of Sacramento Utilities Department Sewer Planning Section (916-808-7890) at the early planning stages to address any drainage related requirements.

B66. The applicant shall prepare a project specific drainage study meeting the criteria specified in the current Design and Procedures Manual, for review and approval by the DOU. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-1400) at the early planning stages to address any drainage related requirements. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

B67. The onsite water, sewer and storm drain systems shall be private systems maintained by the owner or other approved entity. (Note: Onsite sewer and drainage systems shall be separated systems.)

B68. 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.

B69. 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.

B70. 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.

B71. 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.

Park Planning and Development Services

B72. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Jessica Steinhauer, (916) 808-8243).

Sacramento Regional County Sanitation District

B73. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

Sacramento Area Sewer District

B74. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

Sacramento Police Department

Lighting

B75. 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.

B76. Light poles, if applicable, shall be no higher than 16’.

B77. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.

B78. 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.

B79. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.

B80. Exterior lighting distribution and fixtures shall be approved by the Sacramento Police Department CPTED Sergeant (or designee) prior to issuance of a building permit.

B81. 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.

B82. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

Landscaping

B83. 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. If landscaping is desired, this shall be accomplished by hostile vegetation such as holly.

B84. 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.

Security

B85. Fencing, if applicable, shall be of decorative tubular steel, no climb type and a minimum of 6’ in height.

B86. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.

B87. Manager with access to VASS storage shall be able to respond to any activation within two hours.

B88. 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.

B89. Each driveway entrance and each building entrance shall be covered by a camera set at 100 pixels per foot or higher.

B90. 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.

B91. 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

- hallways
- main entrance lobby
- elevators

B92. All retail space shall be equipped with the following:

- An alarm system with a valid UL Certificate in accordance with ANSI/UL Standard 681-2014 (Standard for Installation and Classification of Burglar and Holdup Alarm), Extent Number 4
- A Video Assessment and Surveillance System (VASS)

B93. No more than 10 percent of the square footage of windows and clear doors for retail purposes 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.

B94. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures shall be slatted to allow visual surveillance of the interior.

B95. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.

B96. 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.

B97. Exterior benches, if applicable, shall be constructed so as to deter skateboarding (e.g., center armrest partitions).

B98. Property management shall be responsible for the daily removal of all litter from the site.

B99. Applicant shall install a law enforcement “Knox Box” for police access to common areas on the premises, including, but not limited to the main lobby entrance, etc. If elevators can only be operated via electronic access card, management shall ensure a card is placed in the exterior knox box.

B100. Applicant shall employ uniformed security to respond to disturbances at the request of residents and/or management, 24/7. The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department’s CPTED unit, or designee, and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.

During Construction

B101. 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.

B102. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.

B103. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

SMUD

B104. SMUD has existing overhead 21kV facilities along the north side of the property (south side of Uptown Alley) that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 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.

B105. 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.

B106. 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.

B107. 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.

B108. 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.

B109. 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.).

B110. 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.

B111. The shown transformer location and space on the provided plans will have to be validated by SMUD to ensure it meets all spacing and design criteria per the requested service size. Space requirements are dictated by the service size and may require additional space for a switch if deemed necessary. Please contact SMUD Line Design for additional information.

ADVISORY NOTES:

Civic Thread

ADV.1. Recommend the developer to provide a portion of the units to low-income renters.

ADV.2. Recommend the developers increase the bicycle parking to 1:1 dwelling-unit to long-term bicycle parking ratio.

Department of Utilities

ADV.3. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

ADV.4. Water meter boxes located in alleyways shall be traffic rated per the requirements of the City Standard Specifications.

ADV.5. As of 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.

Finance Department

ADV.6. The project site is located within the Central City Impact Fee boundaries and will be subject to the applicable impact fees with future development and/or change of land use of the site, during the building permit process. Contact Infrastructure Finance (916-808-1440) with any questions on the Central City Impact Fee.

Fire Department

ADV.7. 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. California Fire Code Section 501.4

ADV.8. Provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org, California Fire Code Section 507.4

ADV.9. Provide the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1.

ADV.10. Provide appropriate Knox access for site. California Fire Code Section 506

ADV.11. Locate and identify Fire Department Connections (FDCs) on address side of building no farther than 50 feet and no closer than 15 feet from a fire hydrant and not more than 30 feet from a paved roadway.

ADV.12. Provide standpipe hose valve at the intermediate landing levels of stairways as required by the Sacramento Fire Official.

ADV.13. Automatic vehicle gates shall have AC power and be provided with Key override switch (Knox) and Radio operated controller (Click2Enter). For gates that do not fail safe in the open position upon loss of AC power or are provided with battery back-up power, an approved pedestrian gate shall be installed within 10 feet of all vehicle gates. An approved key box (Knox) shall be installed at least 48 inches above grade on the outside of the gate. It shall be provided with a key to open the pedestrian gate.

ADV.14. Emergency Responder Radio Coverage may be required. Testing shall be conducted by an authorized technician to verify compliance with section 510, California Fire Code. This test shall verify that building will support the Sacramento City Fire Department Radio Communication System. This test shall be performed in accordance with California Fire Code section 510.4.1.

Park Planning and Development Services

ADV.15. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at $93,534. The Park Development Impact Fee due for this project is based on the Central City Incentive Zone Rate of $1.86 per square foot for residential projects, with a minimum rate of $1,389 for units under 750 square feet and a maximum of $3,705 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.

b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Sacramento Regional County Sanitation District

ADV.16. The City of Sacramento (City) 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 City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).

Sacramento Area Bicycle Advocates

ADV.17. Recommend increasing the current 30 long-term bike parking spaces to 75 which would provide a ratio of 1.25 spaces per dwelling unit. At a minimum if the proposed recommendation proves unachievable, we hope the developers will consider a minimum of a 1 space per dwelling unit by providing 60 long-term bicycle parking spaces.

ADV.18. Recommend placement of outlets within the bike room to allow e-bike owners to charge batteries safely and securely.

Sacramento Police Department

ADV.19. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.

Sacramento Metro Air Quality Management District

ADV.20. All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to find a list of the most common rules that apply at the construction phase of projects. Because this project is located in in the Central City Specific Plan Area, it is subject to mitigation measures for construction-related air quality impacts in the Mitigation Monitoring Plan in the Environmental Impact Report, pursuant to CEQA, for the Central City Specific Plan. This includes measures from Sac Metro Air District's Basic Construction Emission Control Practices and measures to ensure equipment efficiency and control fugitive dust.

Building Department

ADV.21. All-Electric New Buildings Requirement. Pursuant to Chapter 15.30 of Sacramento City Code, new buildings of 1-3 stories will be required to be all-electric beginning on January 1, 2023, and new buildings 4 stories or more will be required to be all-electric beginning on January 1, 2026. An all-electric building is a building that does not have gas appliances, gas infrastructure, or gas equipment.

ADV.22. Complete building permit applications (including payment of all required fees) filed with and accepted by the City's Building Division prior to the effective dates will not be subject to all-electric requirements.

ADV.23. Applicants are advised to plan for all-electric compliance beginning with initial early design. Solutions include but are not limited to: Designing projects to create space for electric infrastructure and equipment; utilizing energy efficiency to reduce electrical loads; and consulting with SMUD to address electric infrastructure issues. Limited exemptions may apply. For more information, please visit the City's website: http://www.cityofsacramento.org/SacElectrificationOrdinance

ATTACHMENTS:

Exhibit A: Site Plan, Floor Plan, Elevations

Exhibit B: Bike Rack Specification

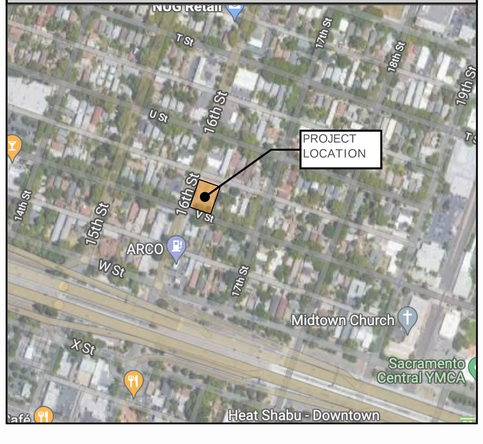
PROJECT DATA - GENERAL

ADDRESS:	2131 16th STREET SACRAMENTO, CA 95818
APN:	009 0154 023 0000
GENERAL PLAN:	UCORLOW_ URBAN CORRIDOR LOW
SPECIFIC PLAN:	CENTRAL CITY
ZONING:	C2-SPD
PARKING:	URBAN (between .25 - .5 miles of light rail)
OPEN SPACE:	URBAN (25 sf/Unit of private + common)
HISTORIC:	N/A
IF ALL RESIDENTIAL:	110 du/ac = 48 units max or use
IF MIXED USE:	FAR of 3.0 x 19,600 sf = 58,800 sf max
PARKING (URBAN):	50% of req'd if w/in .5 miles of light rail
MULTI FAMILY:	0.5 stalls / Unit / 2
COMMERCIAL/REST:	1 stall / 2000 sf but not req'd if 50% sf is res.
LONG TERM BIKE:	1space / 2 units
SHORT TERM BIKE:	1space / 10 units

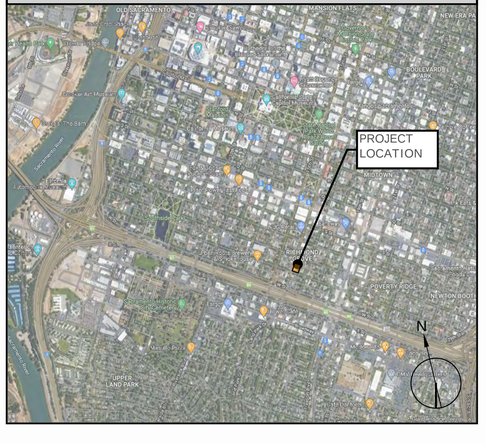
ZONING DATA

SITE AREA: .44 Acres	120' x 160' =	19,600 SF	
DEVELOPMENT INTENSITY:	ALLOWED		PROPOSED
MIXED USE:	FAR of 3.0 = (3.0 x 19,600 sf)	*58,800 sf max*	57,950 sf
MAX BLDG AREA:	58,800 SF =	60 units	60 units
LOT COVERAGE:	NO MIN.		
OPEN SPACE:	1500sf (60 units x 25sf)		1560 sf
MAX BLDG HEIGHT:	65FT (60ft avoids const. elev)		59.5 ft
HEIGHT TRANSITIONS:	Step Down to R3-SPD		
SETBACKS:	REQ'D		PROPOSED
FRONT	0 FT		+/- 2 ft
SIDE STREET	NA		+/- 2 ft
INTERIOR SIDE	5 FT (if next to R zone)		+/- 7 ft
ALLEY	0 FT		+/- 4 ft
PARKING (URBAN):	REQ'D		PROPOSED
MULTI FAMILY:	15 stalls (.5 x 60 units) / 2 (50%)		21 stalls
COMMERCIAL/REST:	not req'd if 50% sf is residential		0 stalls
LONG TERM BIKE:	30 stalls (60 units / 2)		30 stalls
SHORT TERM BIKE:	6 stalls (60 units / 10)		6 stalls

VICINITY MAP



AREA MAP



16th & V Mixed Use Housing Project

2131 16th Street
Sacramento, CA
04.14.22

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SITE NOTES:

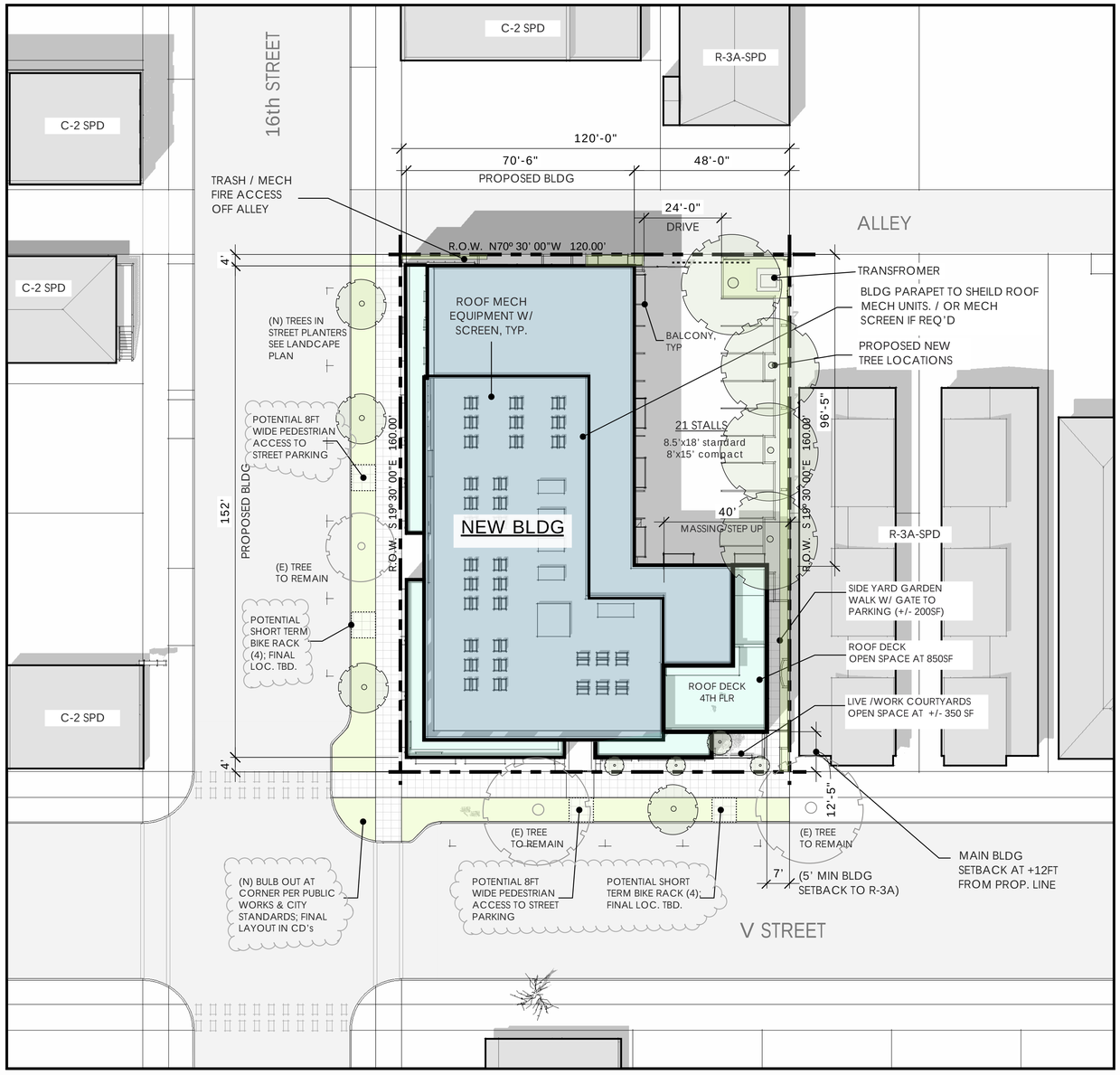
1. SITE DRAINAGE:
   ONSITE RUNOFF AND BUILDING DRAINAGE TO BE COLLECTED AND ROUTED TO (E) UNDERGROUND STORM DRAIN SYSTEM.
2. UNDERGROUND UTILITY CONNECTIONS AND SERVICE ARE PLANNED TO BE FROM THE ALLEY AND SHALL BE OUTSIDE OF DRIPLINE OF (E) CITY TREES IN STREET PLANTERS
3. SEE LANDSCAPE PLAN FOR EXISTING AND NEW TREE LOCATIONS, SHADE CALCULATIONS AND RELATED LANDSCAPE & CIVIL NOTES.
4. AN ARBORIST REPORT HAS BEEN PREPARED FOR THIS SITE AND IS ATTACHED AS SUPPLEMENTAL TO THIS DOCUMENT.

AREA SUMMARY

	APT. LEASABLE	COMMON	RETAIL LEASABLE
FLR 1:	1,772 SF	3,586 SF	4,634 SF
FLR 2:	11,080 SF	1,537 SF	
FLR 3:	11,080 SF	1,537 SF	
FLR 4:	10,600 SF	1,537 SF	
FLR 5:	9,050 SF	1,537 SF	
TOTALS:	43,582 SF	9,734 SF	4,634 SF
TOTAL BLDG AREA:	57,950 SF	< 58,800 SF ALLOWABLE	
MISCELLANEOUS:			
ROOF DECK AREA:	850 SF	(49 OCCUPANTS MAX)	
SURFACE PARKING:	6,634 SF	(+/- 62'x107')	

PROJECT DATA

DEVELOPMENT INTENSITY:	ALLOWED			PROPOSED
MIXED USE:	FAR of 3.0	=	*58,800 sf max*	57,950 sf
MAX BLDG SF:	58,800 SF	=	60 units	60 units
MAX BLDG HEIGHT:	65FT (60ft avoids const. elev)			59.5 ft
TRANSITIONAL HEIGHT TO R3-SPD TO THE EAST W/ 4TH FLR ROOF DECK				PROPOSED +/- 1560 SF
OPEN SPACE:	1500sf (60 units x 25sf)			
LIVE/WORK COURTYARDS:	350			
SIDE YARD GARDEN WALK:	200			
4TH FLR ROOF DECK:	850			
BALCONIES @ SELECT UNITS:	160			
SETBACKS:	REQ'D			PROPOSED
FRONT	0 FT			+/- 2 ft
SIDE STREET	NA			+/- 2 ft
INTERIOR SIDE (EAST)	5 FT (if next to R zone)			+/- 7 ft
ALLEY	0 FT			+/- 4 ft
PARKING (URBAN):	REQ'D			PROPOSED
MULTI FAMILY:	15 stalls (.5 x 60 units) / (2) within .5 miles to lightrail			20 stalls
COMMERCIAL/REST:	not req'd if 50% sf is residential			0 stalls
LONG TERM BIKE:	30 stalls (60 units / 2)			30 stalls
SHORT TERM BIKE:	6 stalls (60 units / 10)			6 stalls



SITE PLAN

0 10FT 20 FT 40 FT

SCALE: 1" = 20'-0"

N

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SITE PLAN / ROOF PLAN

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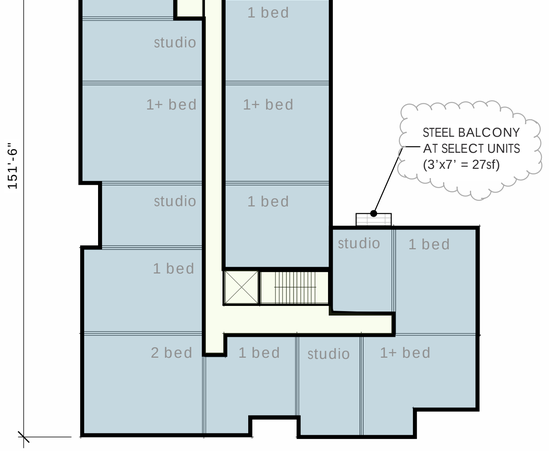
FLOOR 4

10,600sf leasable
1,537sf common

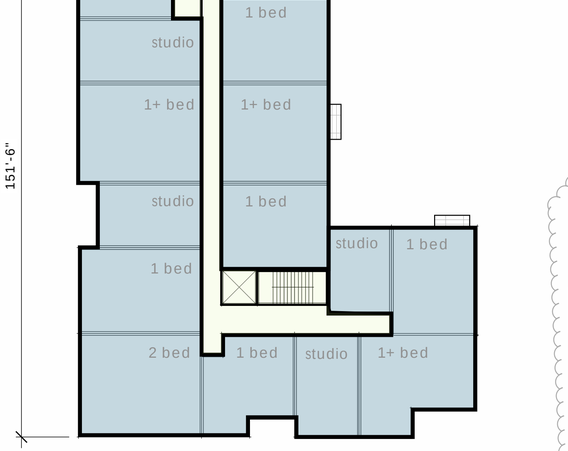
FLOOR 5

9,050sf leasable
1,537sf common



FLOOR 3

11,080sf leasable
1,537sf common



FLOOR 2

11,080sf leasable
1,537sf common

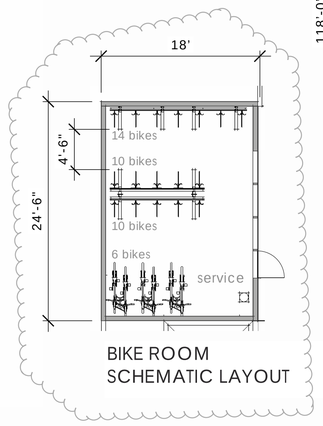
0 10FT 20FT 40 FT

SCALE: 1" = 20'-0"

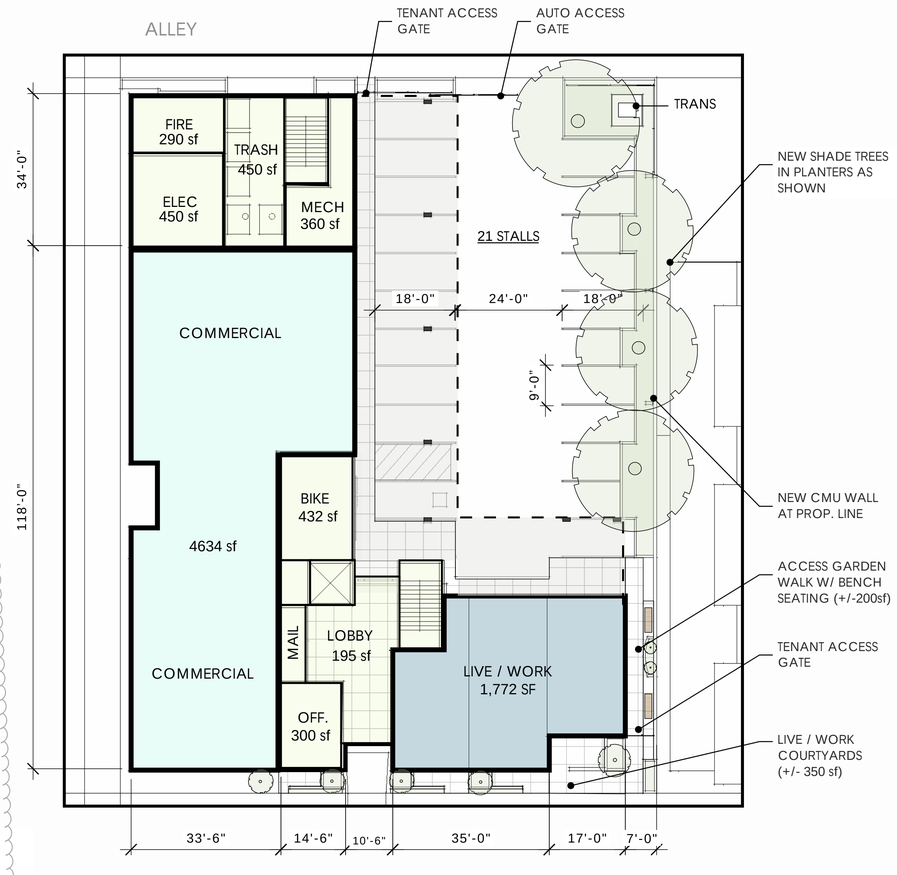
PROPOSED UNIT SUMMARY

TOTAL UNITS:	+/- 60 UNITS	S	1bd	1+bd	2bd
FLOOR 1:	3 UNITS	2	1	0	0
FLOOR 2	15 UNITS	4	6	3	2
FLOOR 3	15 UNITS	4	6	3	2
FLOOR 4	15 UNITS	4	6	3	2
FLOOR 5	12 UNITS	3	6	2	1
		17	25	11	7

CONSTRUCTION: 5 STORY WOOD - TYPE III-A
ELEVATOR: YES



BIKE ROOM
SCHEMATIC LAYOUT



GROUND - FLOOR 1

4,634sf commercial + 1,772sf leasable
3,856sf common

0 8 FT 16FT 32 FT

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

N

FLOOR PLANS

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TREE PRESERVATION MEASURES

REQUIRED FOR CITY & PRIVATE PROTECTED TREES

1. This project shall contract with a project arborist experienced with tree protection and construction that is required to:
   a. Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.
   b. Visit the site before and after demolition, grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.
   c. Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.
   d. The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.
2. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.
   a. Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by ¾-inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.
3. Right-of-way planters and City trees shall be separated from the construction site with a six- foot high chain link fence that shall remain throughout the duration of the project to protect trees and to prevent construction traffic from compacting the soil in the planters.
. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.
. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Qualified Arborist. Submit a tree permit application and a tree protection plan created by a Qualified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.
. All excavation, grading or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.
. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.
. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
. There shall be no soil compaction within the dripline of protected trees.
. There shall be no non-native soil, non-organic matter or structural soil added to the right-ofway planter.
. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning or boring.
. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids and any other activities that may have negative impacts on the trees and soil.
. All trees shall be watered regularly according to the recommendation of the project arborist.
. The applicant shall be financially responsible for any damage to the city trees associated with the project. Accidental or negligent actions that damage city trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.

PARKING SHADE CALCULATION

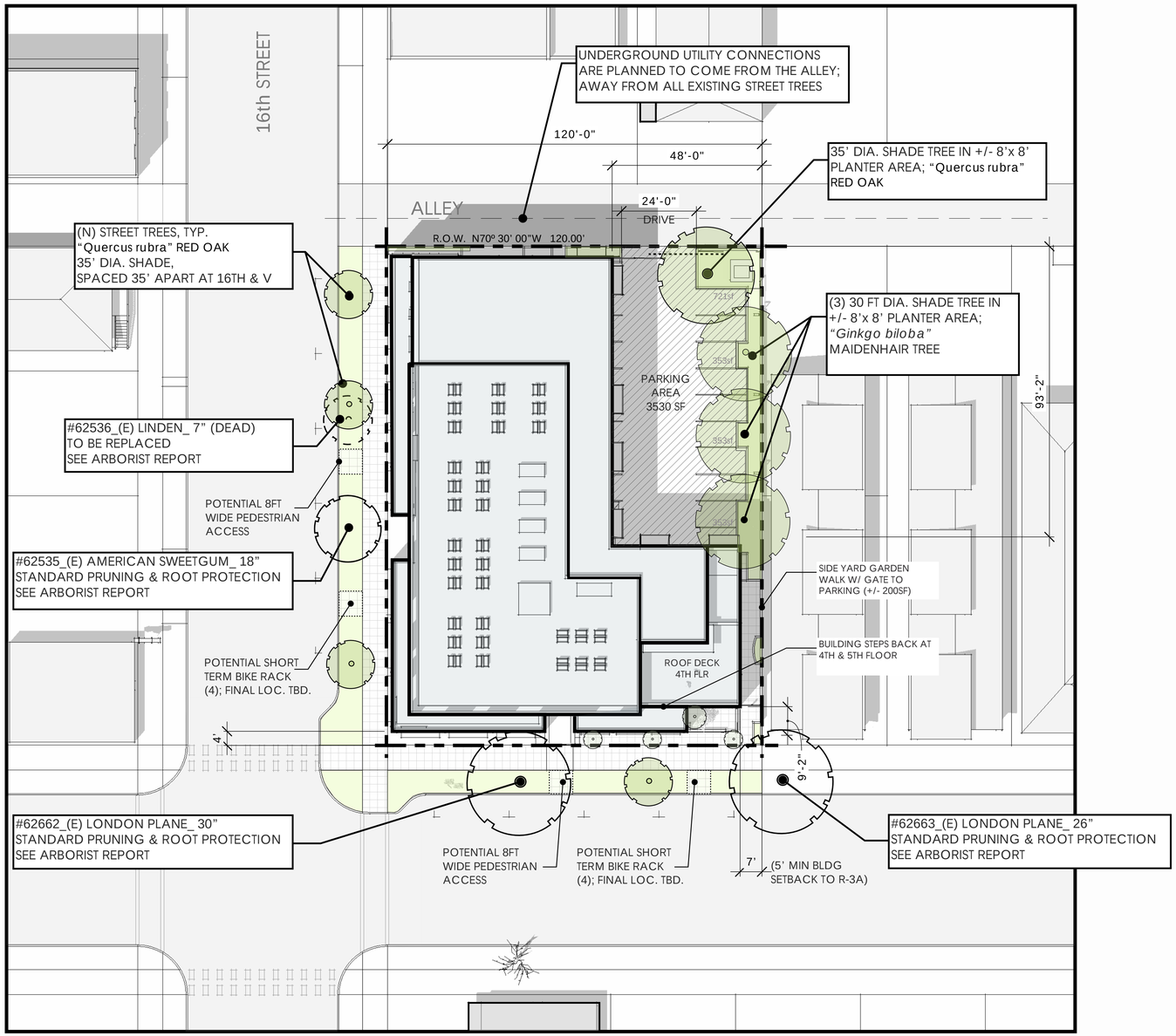
IMPERVIOUS PARKING SURFACE:	3530 SF
50% SHADE AREA REQUIRED:	1765 SF REQ'D
SHADE AREA PROVIDED:	1781 SF TOTAL
(1) 35' DIA. TREE AT 75%:	722 SF
(3) 30' DIA. TREE AT 50%:	1059 SF (3 x 353 SF)
35' TREES:	"Quercus rubra", RED OAK
30' DIA. TREES:	*"Ginkgo balboa"*, MAIDENHAIR TREE

(E) STREET TREE TO REMAIN
NUMBERS PER ARBORIST REPORT

PROPOSED NEW TREE LOCATION
SEE PLAN FOR PROPOSED SPECIES

SITE LANDCAPE & CIVIL NOTES:

1. **Grade Changes -**
   a. offsite – There shall be no grade changes within the rightof-way planter. All grade changes shall occur onsite.
   b. onsite – All grade changes onsite within the dripline of city trees shall be considerate of the roots of city trees.
2. **Excavation** – Excavation and fill shall be approved by and performed under the direction and supervision of the project arborist. A tree permit is required for this work.
3. **Utilities** – Proposed utility connections are planned to occur from the Alley and be outside the dripline of existing city trees.
4. **Demolition** – All existing sidewalks and driveways shall remain in place throughout construction to protect the roots of street trees.
5. **Pruning or other tree work** – A tree permit is required to perform any regulated tree work including but not limited to: pruning branches or roots, affixing signs, lights or hardware, grading, grubbing, clearing, excavating, adding fill soil, trenching, boring, compacting or paving. Non-standard pruning shall be indicated where necessary and requires a tree entitlement.
6. **Mulching** – When trees are pruned or removed for a project the wood shall be chipped onsite and spread in a 6-inch layer in the right-of-way planter wherever there is construction traffic and a 3-inch layer where there is no traffic.
7. **Additional Landscape Plan Notes.**
   a. Plan provides for continuous planters in the right-of-way.
   b. There shall be no synthetic grass, decomposed granite, rocks, gravel, cobble, pavers, concrete and any other non-decomposable material in the right-of-way planters.
   c. There shall be no turf, shrubs and ground covers from within five feet of the trunk of any tree.
   d. There shall be no bike parking in the right-of-way planter. Short term bike parking areas now listed as "*Potential tbd*"
   e. In the landscape plan, provide for the planting of 35-foot canopy diameter trees in the right-of-way planter that results in new or existing trees 35 feet apart.



LANDSCAPE PLAN / CIVIL PLAN

0 10FT 20FT 40 FT

SCALE: 1" = 20'-0"

N

LANDSCAPE PLAN

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CORNER VIEW

PROJECT VIEWS

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CORNER VIEW - 16TH & V STREET

PROJECT VIEWS

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SOUTH VIEW

PROJECT VIEWS

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ENTRY LOBBY OFF V STREET

PROJECT VIEWS

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ROOF PATIO VIEW

PROJECT VIEWS

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ROOF PATIO VIEW

PROJECT VIEWS

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West Elevation Study - 16th Street

MAIN MATERIAL PALETTE

BR-1	FULL BRICK VENEER - LIGHT WHEAT/TAN BLEND	GLS-1	VINYL WINDOW SYSTEM AT APARTMENTS - BLACK
BR-2	FULL BRICK VENEER - DARK GREY/CAROB BLEND	GLS-2	ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL - BLACK
CP-1	SMOOTH CEMENT PLASTER - LIGHT GREY / WHITE	ACNT	STEEL RAILINGS AND AWNING ACCENTS W/ WOOD
CP-2	SMOOTH CEMENT PLASTER - MED GREY/ ACCENT		PAINT DARK / RUST COLOR
SD-1	PAINTED CEMENT BOARD SIDING - DARK TAN		

0 5 FT 10 FT

SCALE: 5/32" = 1'-0"

ELEVATIONS

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South Elevation Study - V Street

MAIN MATERIAL PALETTE

BR-1	FULL BRICK VENEER - LIGHT WHEAT/TAN BLEND	GLS-1	VINYL WINDOW SYSTEM AT APARTMENTS - BLACK
BR-2	FULL BRICK VENEER - DARK GREY/CAROB BLEND	GLS-2	ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL - BLACK
CP-1	SMOOTH CEMENT PLASTER - LIGHT GREY / WHITE	ACNT	STEEL RAILINGS AND AWNING ACCENTS W/ WOOD PAINT DARK / RUST COLOR
CP-2	SMOOTH CEMENT PLASTER - MED GREY/ ACCENT		
SD-1	PAINTED CEMENT BOARD SIDING - DARK TAN		

0 5 FT 10FT

SCALE: 5/32" = 1'-0"

ELEVATIONS

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East Elevation

MAIN MATERIAL PALETTE

BR-1	FULL BRICK VENEER - LIGHT WHEAT/TAN BLEND	GLS-1	VINYL WINDOW SYSTEM AT APARTMENTS - BLACK
BR-2	FULL BRICK VENEER - DARK GREY/CAROB BLEND	GLS-2	ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL - BLACK
CP-1	SMOOTH CEMENT PLASTER - LIGHT GREY / WHITE	ACNT	STEEL RAILINGS AND AWNING ACCENTS W/ WOOD PAINT DARK / RUST COLOR
CP-2	SMOOTH CEMENT PLASTER - MED GREY/ ACCENT		
SD-1	PAINTED CEMENT BOARD SIDING - DARK TAN		

0 5 FT 10 FT

SCALE: 5/32" = 1'-0"

ELEVATIONS

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North Elevation - Alley

MAIN MATERIAL PALETTE

BR-1	FULL BRICK VENEER - LIGHT WHEAT/TAN BLEND	GLS-1	VINYL WINDOW SYSTEM AT APARTMENTS - BLACK
BR-2	FULL BRICK VENEER - DARK GREY/CAROB BLEND	GLS-2	ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL - BLACK
CP-1	SMOOTH CEMENT PLASTER - LIGHT GREY / WHITE	ACNT	STEEL RAILINGS AND AWNING ACCENTS W/ WOOD
CP-2	SMOOTH CEMENT PLASTER - MED GREY/ ACCENT		PAINT DARK / RUST COLOR
SD-1	PAINTED CEMENT BOARD SIDING - DARK TAN		

0 5 FT 10 FT

SCALE: 5/32" = 1'-0"

ELEVATIONS

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STREETSCAPE

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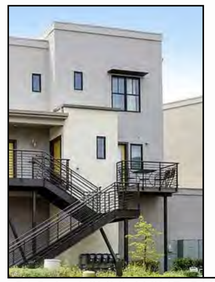
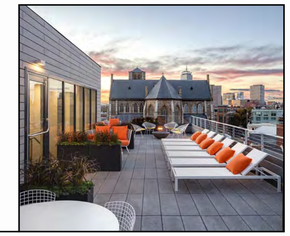
SMOOTH CEMENT PLASTER
CP-1 - LIGHT GREY / WHITE
BR-1 - BRICK VENEER / WHEAT



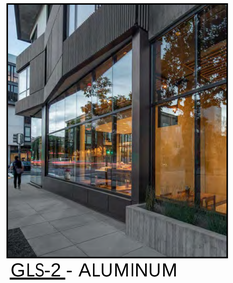
GLS-1 - VINYL WINDOWS
BLACK/DARK BRONZE

FULL BRICK VENEER AT BASE
BR-2 - DARK GREY BLEND

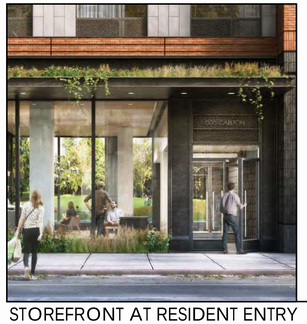


TENANT ROOF DECK

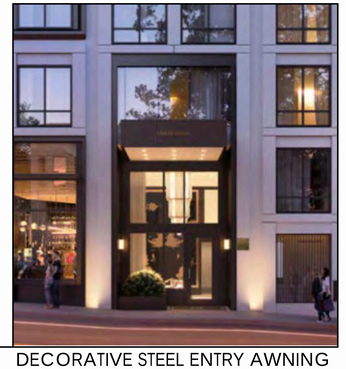
BRICK VENEER AT VARIED HEIGHTS
BR-1 - WHEAT/BLEND



GLS-2 - ALUMINUM
STOREFRONT BLACK



STOREFRONT AT RESIDENT ENTRY
W/ VIEW THROUGH TO PLANTERS & PARKING



DECORATIVE STEEL ENTRY AWNING
W/ WOOD ACCENTS & PLANTERS BELOW

MATERIAL PRECEDENTS

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A

B

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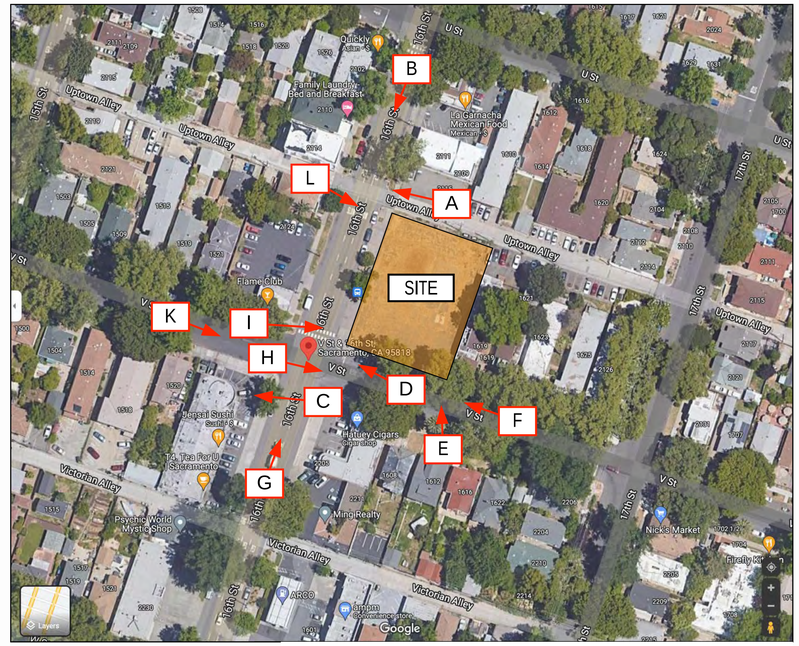
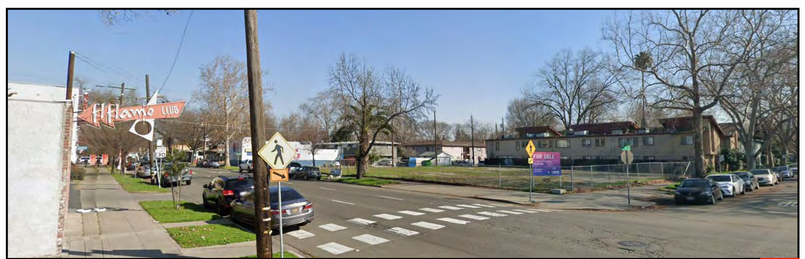


SITE MAP - 1401 H STREET



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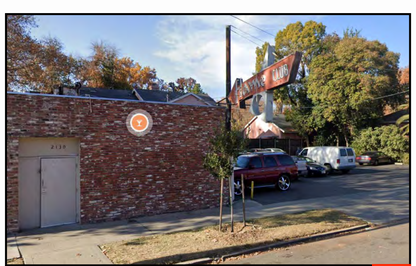

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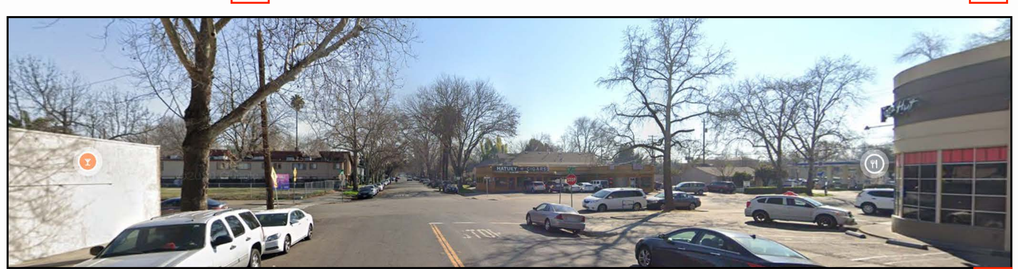

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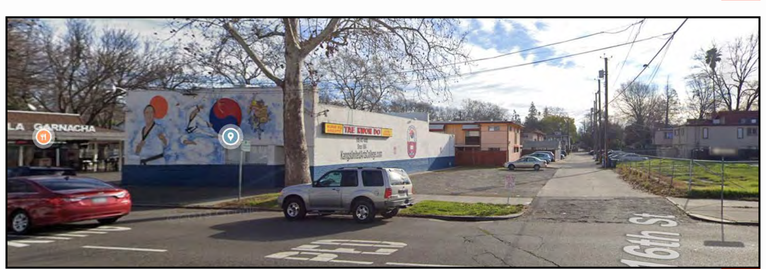


L

SITE PHOTO SHEET

2131 16th Street
Sacramento, CA
02.23.22

VRILAKAS | GROEN
www.vg-architects.com

OFFSET™ VERTICAL BIKE RACK

groundcontrolsystems.com
info@groundcontrolsystems.com

BEST USED FOR

- Long-term bicycle storage, indoor bike rooms or facilities
- High quantity bike parking requirements, great for space efficient and high-density layouts

THE DETAILS

- 2 bicycles secured on each Offset™ - accommodates baskets and fenders
- High-density layout possibilities, the Offset™ can be placed side-by-side for maximum space efficient parking
- Mounts to concrete and masonry walls, options are available for wood studded wall mounting
- 3/4" Solid steel rod for highest security
- 20-year warranty DuraPlas™ black finisih available
- The Offset™ is the base of the Side Stage™ or Center Stage™, our free-standing options

FOR THE USER

- Solid locking loop allows a U-lock to secure the wheel and bike frame for security
- If necessary, using a knee to assist placement makes lifting and placing bikes easier

GROUND **CONTROL** SYSTEMS®
Intelligent Bike & Board Parking

THE ORIGINAL ULTRA-HIGH DENSITY OFFSET® DUAL BIKE RACK

MOST SPACE EFFICIENT BIKE PARKING ON THE MARKET

OFFSET® DESIGN MAXIMIZES THE NUMBER OF BIKES PER SQ FT WITHOUT COMPROMISING SECURITY OR USABILITY

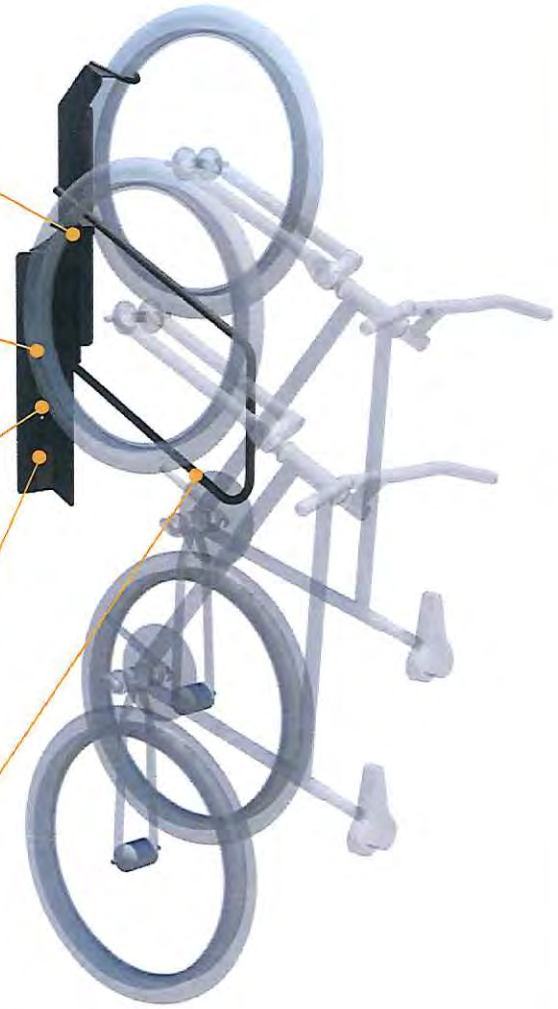
INTELLIGENT 2-BIKE DESIGN
Offset® wheel hooks park 2-bikes within 6"-8" while eliiminating handlebar conflict

WALL MOUNTING
Mounts to concrete and masonry walls, with options available for wood studded walls

DURABLE FINISH
DuraPlas® Thermoplastic coating for bike protection and long-term durability

VERTICAL RAMP
Built-in ramp helps guide bike placement and footprint

SIMPLE SECURITY
High-security metal loop simplifies locking of frame and wheel to rack



OPTIONAL FREESTANDING SYSTEMS
Mounts to our freestanding Side Stage™ and Center Stage™ bike parking systems

SIDE STAGE™
Optimizes space for 4, 6, 8, or 10-bikes

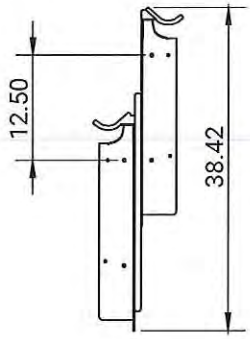
CENTER STAGE™
Double sided stand optimizes space for 12, 16, 18, or 20-bikes

800.630.7225 INFO@GROUNDCONTROLSYSTEMS.COM WWW.GROUNDCONTROLSYSTEMS.COM

GROUND CONTROL SYSTEMS®
Innovative Bike & Board Parking

GROUND CONTROL SYSTEMS
Formerly Park A Bike

OFFSET™ VERTICAL BIKE RACK- VR2
Cut Sheet & Quick Specifications

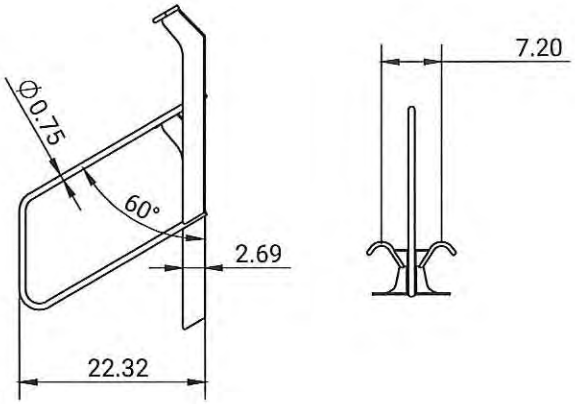


MATERIALS & FEATURES

2 bicycles secured - long term or short term parking solution*
ASTM A36 Steel for all structural plate (standard)
¾" Solid Steel Rod
Polyvinyl protective sleeve

FINISH

DuraPlas™ black

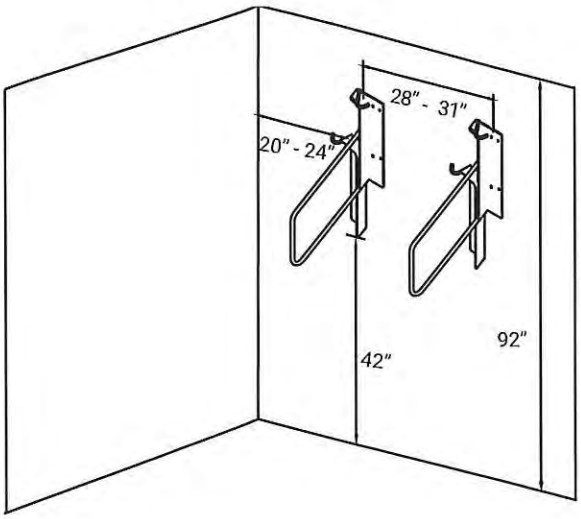


MOUNTING OPTIONS

☐ Wall Mount
Each Offset™ Vertical Bike Rack mounts to concrete and masonry walls.

☐ Free Standing
Free standing systems available. See Side Stage™ and Center Stage™ product pages for additional info.

☐ Rail Wall Mount
May require Unistrut™ rails for wood studded wall mounting, call for details.



SPACE USE RECOMMENDATIONS

Distance from ground to bottom of rack minimum: 42"

Ceiling height: Minimum 92" (no obstructions)

Side wall to rack center:
Minimum 20", recommended 24"

Distance between racks center to center:
Minimum 28", recommended 31"

*Please contact us for additional information on the VR2 as a long-term parking solution.

For FREE layout or planning assistance, please contact our planning team @ 800-630-7225.

groundcontrolsystems.com | 800 630-7225 | info@groundcontrolsystems.com

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1212635-0004-VR2-REVB

RESOLUTION 2023-0318

Adopted by the Sacramento City Council

October 10, 2023

Adopting the Sustainable Communities Environmental Assessment and the Mitigation Monitoring and Reporting Program for the Stone Beetland (P21-042)

BACKGROUND

A. On July 27, 2023 the City Planning and Design Commission conducted a public hearing on, and forwarded a recommendation of approval of the Stone Beetland (P21-042) Project to City Council.

B. On October 10, 2023 the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code, and received and considered evidence concerning the Stone Beetland (P21-042) Project.

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

SECTION 1.

The City Council finds as follows:

A. Pursuant to Public Resources Code (PRC) Section 21155, the Project is a Transit Priority Project (TPP) that:

1. contains at least 50 percent residential use because the project includes a total of 95 percent of the total proposed building square footage is for residential land uses (1,163 dwelling units) and the remaining 5 percent of building square footage is for commercial use;

2. provides a minimum net density of at least 20 dwelling units per acre because the project includes net density of 21 dwelling units per acre (1,163 total units / 55.3 net acres); and

3. is located within one-half mile of a major transit stop or high quality transit corridor included in a regional transportation plan because the project density and intensity of the land uses is highest at the eastern edge of the project site, adjacent to the Morrison Creek SacRT light rail station, and gradually decreases towards the north and west. A project shall be considered to be within one- half mile of a major transit

stop if all parcels within the project have no more than 25 percent of their area farther than one-half mile from the stop and if not more than 10 percent of the residential units or 100 units, whichever is less, in the project are farther than one-half mile from the stop.

Consistent with this criterion, 22.7 percent of the parcels within the project is located beyond one- half mile of the Morrison Creek SacRT light rail station. The project also meets the second prong of the criterion by ensuring no more than 100 dwelling units are located beyond one-half mile from the light rail station. This is accomplished by capping the number of units within the West Village, which is beyond the 0.5-mile distance from the transit stop.

B. The Project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in the Sacramento Area Council of Government's (SACOG) Sustainable Communities Strategy (SCS), for which the State Air Resources Board, pursuant to subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code, has accepted SACOG's determination that the sustainable communities strategy would, if implemented, achieve the greenhouse gas emission reduction targets. SACOG's MTP/SCS identifies the project site as being located largely within the Blue Line Station Area – Meadowview to CRC Center and Corridor Community designation of the MTP/SCS. Within the Center/Corridor Community, the MTP/SCS forecasts a range of low to high density residential, commercial, office, and industrial uses. The proposed project's land uses fall within this range of general uses, densities, and building intensities. Development at the proposed densities is consistent with the buildout assumptions for the area within this community type of the MTP/SCS.

C. Pursuant to PRC Section 21155.2, the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in the prior General Plan Master Environmental Impact Report (EIR) and Metropolitan Transportation Plan (MTP)/SCS EIR.

D. An initial study has been prepared that identifies all significant or potentially significant impacts of the transit priority project, other than those that do not need to be reviewed pursuant to PRC Section 21159.28 based on substantial evidence in light of the whole record. The initial study identifies cumulative effects that have been adequately addressed and mitigated in the prior applicable certified EIRs. Cumulative effects have been found to be adequately addressed and mitigated in the prior applicable certified EIRs and are not considered cumulatively considerable for the purposes of this SCEA.

E. The Sustainable Communities Environmental Assessment (SCEA) includes measures that either avoid or mitigate to a level of insignificance all potentially significant or significant effects of the project required to be identified in the initial study.

F. The draft SCEA was completed, noticed and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines:

I). On June 23, 2023 a Notice of Availability/Notice of Intent to Adopt the SCEA (NOI) dated June 20, 2023 was posted with the Sacramento County Clerk-Recorder's Office;

II) On June 23, 2023 a Notice of Availability/Notice of Intent to Adopt the SCEA (NOI) dated June 20, 2023 was circulated for public comments for 30 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 and occupants within 500 feet of the boundaries of the proposed project. The comments of such persons and agencies were sought.

III). On June 23, 2023 a Notice of the SCEA was published in the Sacramento Bulletin, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.

IV). On June 23, 2023 a Notice of Availability/Notice of Intent to Adopt the SCEA (NOI) dated June 20, 2023 along with the SCEA were uploaded and posted to the California Office of Planning and Research, State Clearinghouse (SCH) (CEQAnet.opr.ca.gov) (SCH#: 2023060633).

SECTION 2.

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

SECTION 3.

Based on its review of the SCEA and on the basis of the whole record, the City Council finds that the SCEA reflects the City Council's independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.

SECTION 4.

The City Council adopts the SCEA for the Project.

SECTION 5.

Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15074, and in support of its approval of the Project, the City Council adopts the Mitigation Monitoring and Reporting Program 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 and Reporting Program.

SECTION 6.

Upon approval of the Project, the City Manager shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and Section 15075 of the State EIR Guidelines adopted pursuant thereto.

SECTION 7.

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

TABLE OF CONTENTS:

Exhibit A – Mitigation Monitoring and Reporting Program

Adopted by the City of Sacramento City Council on October 10, 2023, by the following vote:

Ayes: Members Guerra, Jennings, Kaplan, Maple, Loloee, Talamantes, Valenzuela, Vang, and Mayor Steinberg

Noes: None

Abstain: None

Absent: None

Attest: 11/07/2023

Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.

Stone Beetland Project (P21-042)
Mitigation Monitoring and Reporting Program

August 2023

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The Mitigation Monitoring and Reporting Program (MMRP) ensures that mitigation measures imposed by the City are completed at the appropriate time in the development process.

The mitigation measures identified in the Sustainable Communities Environmental Assessment Initial Study for the Stone Beetland Project include applicable measures from the prior applicable environmental impact report (the 2020 Metropolitan Transportation Plan/ Sustainable Communities Strategy [MTP/SCS] Environmental Impact Report [EIR]), as well as project-specific mitigation measures. In addition to listing all identified mitigation measures, the MMRP also provides the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign-off that the mitigation measure has been implemented. Applicable mitigation measures from the 2020 MTP/SCS EIR that have been incorporated into the Stone Beetland Sustainable Communities Environmental Assessment Initial Study, consistent with Public Resources Code Section 21155.2, are distinguishable by the preceding letters “MTP/SCS”.

MITIGATION MONITORING AND REPORTING PROGRAM STONE BEETLAND PROJECT				
Mitigation Number	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
	I. AIR QUALITY			
MTP/SCS MM AIR-3:	*Implementing agencies shall require assessment of new and existing odor sources for individual land use projects to determine whether sensitive receptors would be exposed to objectionable odors and apply recommended applicable mitigation measures as defined by the applicable local air district and best practices.* *Implementing agencies shall require assessment of new and existing odor sources for individual nonagricultural land use projects to determine whether sensitive receptors would be exposed to objectionable odors and apply recommended applicable mitigation measures as defined by the applicable local air district and best practices.* *Examples of mitigation measures that may be applied where feasible and necessary to address site-specific impacts, include but are not limited to:* • *Proposed industrial, commercial, or convenience land uses (e.g., fast-food restaurants, painting operations) that have the potential to emit objectionable odors shall be located as far away as feasibly possible from existing and proposed sensitive receptors and oriented where possible to place buildings or other obstructions between the odor source and downwind receptors.* • *The odor-producing potential of land uses shall be considered when the type of facility that would occupy industrial, commercial, or convenience areas is considered.* • *If an odor-emitting facility is to occupy space in the industrial, commercial, or convenience area, the odor-producing potential of the source and potential control devices shall be determined in coordination with the local air district and shall be based on the number of complaints associated with existing sources of the same nature. Odor-control devices (e.g., wet chemical scrubbers, HVAC*	City of Sacramento Community Development Department	Prior to the approval of project improvement plans	

MITIGATION MONITORING AND REPORTING PROGRAM STONE BEETLAND PROJECT				
Mitigation Number	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
	filters, activated carbon scrubbers, biologically active filters, enclosures) shall be identified in the improvement plans before the approval of building permits. The odor-control devices shall be installed before the issuance of certificates of occupancy for the potentially odor-producing use. • *Require notification to incoming property owners (e.g., real estate disclosures) regarding the existence of pre-existing odor-emitting facilities or operations (e.g., similar to avigation easements for noise).*			
AIR-1:	*The following requirements shall be noted on project improvement plans, subject to review and approval by the City of Sacramento Community Development Department:* • *Control of fugitive dust is required by District Rule 403 and enforced by District staff.* • *Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.* • *Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered.* • *Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited.* • *Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).* • *All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes*	City of Sacramento Community Development Department	Prior to approval of project improvement plans	

MITIGATION MONITORING AND REPORTING PROGRAM STONE BEETLAND PROJECT				
Mitigation Number	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
	[California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site. • *Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, doors@arb.ca.gov, or www.arb.ca.gov/doors/compliancecert1. html.* • *Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated.*			
II. BIOLOGICAL RESOURCES				
MTP/SCS MM BIO-1b:	*Identify Special-Status Plant Species, and Avoid, Minimize, and Mitigate Impacts* *If the qualified biologist, after implementation of Mitigation Measure BIO-1a, determines that suitable habitat for special-status plants is present within the area of impact and could be adversely affected by construction activities, then the following measures shall be implemented:* • *Eleven special-status plant species are covered under adopted HCPs or NCCPs within the plan area of the proposed MTP/SCS (Yolo HCP/NCCP, South Sacramento HCP, and Natomas Basin HCP; Appendix BIO-1). If a project under the proposed MTP/SCS is within the plan area of an adopted HCP or NCCP, and the project qualifies as a covered activity MTP/SCS 2020 Sacramento Area Council of Governments Draft Environmental Impact Report Biological Resources – Page 6–46 under the HCP or NCCP, then the implementing agency may seek coverage under the plan. If permitting through an adopted*	City of Sacramento Community Development Department	Prior to project initiation and during the blooming period for special-status plant species with potential to occur in the area of impact.	

MITIGATION MONITORING AND REPORTING PROGRAM STONE BEETLAND PROJECT				
Mitigation Number	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
	HCP or NCCP is pursued, the implementing agency would be required to meet the permit conditions and other requirements established in the plan's Implementing Agreement, which often includes (depending on the plan) submitting a complete application package, paying required fees, fulfilling any appropriate survey requirements, and complying with all applicable conservation measures. • *For projects that are not within the plan area of an adopted HCP or NCCP or if special-status plant species that are not covered under an adopted HCP or NCCP may be present within the area of impact, the following measures shall apply:* • *Prior to project initiation and during the blooming period for special-status plant species with potential to occur in the area of impact, a qualified botanist shall conduct protocol-level surveys for special-status plants in accordance with Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (CDFW 2018c).* • *If no special-status plants are found during the protocol-level survey, the botanist will document the findings in a letter report to USFWS, CDFW, and the implementing agency and no further mitigation will be required.* • *If special-status plant species are found that cannot be avoided during construction, the implementing agency will consult with CDFW or USFWS to determine the appropriate mitigation measures for direct and indirect impacts that could occur as a result of project construction. The implementing agency will implement the agreed-upon mitigation measures to achieve no net loss of occupied habitat or individuals. Mitigation Measures may include preserving and enhancing existing populations, creation of offsite populations on project mitigation sites through seed collection or transplantation,*			

MITIGATION MONITORING AND REPORTING PROGRAM STONE BEETLAND PROJECT				
Mitigation Number	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
	and/or restoring or creating suitable habitat in sufficient quantities to achieve no net loss of occupied habitat and/or individuals.			
MTP/SCS MM BIO-1c:	*Identify Special-Status Wildlife, and Avoid, Minimize, and Mitigate Impacts.* *If the qualified biologist, after implementation of Mitigation Measure BIO-1a, determines that suitable habitat for special-status wildlife is present within the area of impact and could be adversely affected by construction activities, then the following measures shall be implemented:* • *Thirty special-status wildlife species are covered under adopted HCPs or NCCPs within the plan area of the proposed MTP/SCS (Yolo HCP/NCCP, South Sacramento HCP, and Natomas Basin HCP; Appendix BIO-1). If a project under the proposed MTP/SCS is within the plan area of an adopted HCP or NCCP, and the project qualifies as a covered activity under the HCP or NCCP, then the implementing agency may seek coverage under the plan. If permitting through an adopted HCP or NCCP is pursued, the implementing agency would be required to meet the permit conditions and other requirements established in the plan's Implementing Agreement, which often includes (depending on the plan) submitting a complete application package, paying required fees, fulfilling any appropriate survey requirements, and complying with all applicable conservation measures.* • *For projects that are not within the plan area of an adopted HCP or NCCP [as is the case for the proposed project] or if special-status wildlife species that are not covered under an adopted HCP or NCCP may be present (where applicable), preconstruction surveys, and avoidance and minimization measures are required. Alternatively, if suitable habitat is determined to be present*	City of Sacramento Community Development Department	Preconstruction surveys and avoidance and minimization measures are required. Alternatively, if suitable habitat is determined to be present within the area of impact, presence of special-status species may be assumed instead of confirmed with surveys.	

Mitigation Number	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
	within the area of impact, presence of special-status species may be assumed instead of confirmed with surveys. Consultation with CDFW, USFWS, and/or NOAA Fisheries may also be required, depending on the type of impact and the species involved. Refer to the Avoidance and Minimization Measures for each special-status wildlife species with potential to occur within the plan area of the proposed MTP/SCS below. [All avoidance and minimization measures are included in the MTP/SCS EIR on pages 6-47 through 6-64]. • *Consultation with CDFW or USFWS may include acquiring a CDFW Incidental Take Permit or a take exemption through Section 7, or an Incidental Take Permit through Section 10. Conditions of incidental take authorization may include minimization measures to reduce impacts on individual species, compensation for loss of the species including but not limited to preservation, restoration, or creation of special-status wildlife habitat. Incidental take authorization is not available for species with potential to occur within the plan area of the proposed MTP/SCS that are fully protected under California Fish and Game Code (American peregrine falcon, bald eagle, California black rail, golden eagle, greater sandhill crane, white-tailed kite, California wolverine, salt marsh harvest mouse, and ringtail).* • *If habitat compensation is required, mitigation will occur at an agency approved mitigation bank or through individual mitigation locations as approved by USFWS and/or CDFW. Examples of representative minimum replacement ratios are presented below in Table 6-10. A mitigation and monitoring plan will be developed describing how unavoidable losses of special status wildlife will be compensated. The mitigation and monitoring plan will include how the site will be monitored and the duration of monitoring until the mitigation is considered to be*			

MITIGATION MONITORING AND REPORTING PROGRAM STONE BEETLAND PROJECT				
Mitigation Number	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
	successful. The implementing agency shall comply with all requirements of these Incidental Take Permits. • *Should Section 7 consultation be required, consideration of critical habitat within the area of impact would also be required. Designated critical habitat within the vicinity of the area of impact will be identified. All proposed project actions will be designed to avoid direct and indirect adverse modifications to these areas. Minimization measures, such as establishing and maintaining buffers around areas of designated critical habitat will be implemented in the event that avoidance is not feasible. If critical habitat may be adversely modified by the implementation of the proposed MTP/SCS, the area to be modified will be evaluated by a qualified biologist to determine the potential magnitude of the project effects (e.g., description of primary constituent elements present and quantification of those affected) at a level of detail necessary to satisfy applicable environmental compliance and permitting requirements.*			
MTP/SCS MM BIO-3:	*Avoid, Minimize, and Mitigate Impacts on Sensitive Natural Communities.* *If the qualified biologist, after implementation of Mitigation Measure BIO-2, determines that riparian habitat or other sensitive natural communities are present within the area of impact and could be adversely affected by construction activities, then the following measures shall be implemented:* • *To the extent practicable, and in consideration of other design requirements and constraints (e.g., meeting primary project objectives and needs, avoidance of other sensitive resources), the implementing agency shall attempt to design the proposed projects in a way that minimizes the removal of native sensitive natural communities, particularly trees that contribute to the overstory canopy of these communities.*	City of Sacramento Community Development Department	Prior to initiation of any ground disturbing activities	

MITIGATION MONITORING AND REPORTING PROGRAM STONE BEETLAND PROJECT				
Mitigation Number	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
	• *If adverse effects on riparian habitat or other sensitive natural communities associated with the bed, bank, or channel of streams or lakes cannot be avoided, the implementing agency shall comply with Section 1602 of the California Fish and Game Code by submitting a Streambed Alteration Notification to CDFW, pursuant to Section 1600 et seq. of the California Fish and Game Code. If the resources are determined to be subject to CDFW jurisdiction, the implementing agency shall abide by the conditions of any executed agreement prior to any initiation of construction activities.* • *The implementing agency shall compensate for permanent loss of riparian habitat at a sufficient ratio for no net loss of habitat function or acreage for restoration and preservation, which may be achieved through a combination of onsite restoration/creation, offsite restoration, preservation, or mitigation credits. If mitigation credits are not available, stream and riparian habitat compensation shall include establishment of riparian vegetation on currently unvegetated bank portions of streams affected by the project and enhancement of existing riparian habitat through removal of nonnative species, where appropriate, and planting additional native riparian plants to increase cover, continuity, and width of the existing riparian corridor along streams in the site and surrounding areas. Construction activities and compensatory mitigation shall be conducted in accordance with the terms of a streambed alteration agreement as required under Section 1602 of the California Fish and Game Code, and shall include development of a Compensatory Stream and Riparian Mitigation and Monitoring Plan for creating or restoring in-kind habitat in the surrounding area.* • *The Compensatory Stream and Riparian Mitigation and Monitoring Plan shall include the following:*			

MITIGATION MONITORING AND REPORTING PROGRAM STONE BEETLAND PROJECT				
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	○ *identification of compensatory mitigation sites and criteria for selecting these mitigation sites;* ○ *in-kind reference habitats for comparison with compensatory riparian habitats (using performance and success criteria) to document success;* ○ *monitoring protocol, including schedule and annual report requirements (compensatory habitat shall be monitored for a minimum of 5 years from completion of mitigation, or human intervention [including recontouring and grading], or until the success criteria identified in the approved mitigation plan have been met, whichever is longer);* ○ *ecological performance standards, based on the best available science and including specifications for native riparian plant densities, species composition, amount of dead woody vegetation gaps and bare ground, and survivorship; at a minimum, compensatory mitigation planting sites must achieve 80 percent survival of planted riparian trees and shrubs by the end of the 5-year maintenance and monitoring period or dead and dying trees shall be replaced and monitoring continued until 80 percent survivorship is achieved;* ○ *corrective measures if performance standards are not met;* ○ *responsible parties for monitoring and preparing reports; and* ○ *responsible parties for receiving and reviewing reports and for verifying success or prescribing implementation or corrective actions.* • *If oak woodland habitat is removed, the county implementing agency shall determine if the loss of oak woodland would have a significant impact on the*			

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	environment. If so, an oak woodland mitigation plan would be developed that achieves a no-net-loss of habitat acreage and function, which may be achieved through a combination of restoration/creation, preservation, or mitigation credits. At a minimum, the restoration and monitoring plan shall include clear goals and objectives, success criteria, specifics on restoration/creation (e.g., plant palette, soils, irrigation), specific monitoring periods and reporting guidelines, and a maintenance plan. Oak woodland restoration or creation shall be monitored for a minimum of five years and shall be considered successful when at least 75 percent of all plantings have become successfully established. Such mitigation sites shall be dedicated either in fee or as an easement in perpetuity held by a qualified agency. Guaranteed funding for maintenance of the mitigation sites shall be established. • *If losses of other sensitive natural communities recognized as sensitive by CDFW (see Appendix BIO-2) would be substantial, then additional compensation shall be provided through creating, restoring, or preserving in perpetuity in-kind communities to achieve nonet-loss of habitat function or acreage.*			
MTP/SCS MM BIO-5:	*Avoid, Minimize, and Mitigate Impacts on Wetland and Other Waters* *If the qualified biologist, after implementation of Mitigation Measure BIO-4, determines that wetlands or other waters are present within the area of impact and could be adversely affected by construction activities, then the following measures shall be implemented:* • *The implementing agency shall conduct a delineation of state or federally protected wetlands and submit the delineation to USACE for verification. The delineation shall be conducted according to methods established in the*	City of Sacramento Community Development Department	Prior to initiation of any ground disturbing activities	

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	USACE Wetlands Delineation Manual (Environmental Laboratory 1987), the Arid West Supplement (Environmental Laboratory 2008), and state wetland procedures (California Water Boards 2019 or current procedures). • *The implementing agencies shall obtain a USACE Section 404 permit, RWQCB Section 401 certification, and a Streambed Alteration Agreement (1602) from CDFW if required, and the implementing agency shall implement all permit conditions. The acreage, location, and methods for compensation shall be determined during the Section 404, RWQCB, and Streambed Alternation Agreement (1602) permitting process.* • *Wetland habitat shall be restored, enhanced, and/or replaced at an acreage and location and by methods agreeable to USACE, RWQCB, and CDFW as appropriate, depending on agency jurisdiction. The replacement of waters or wetlands shall be equivalent to the nature of the habitat lost and shall be provided at a suitable ratio to ensure that, at a minimum, there is no net loss of habitat acreage or value. The replacement habitat shall be set aside in perpetuity for habitat use.*			
III. CULTURAL RESOURCES				
MTP/SCS MM CR-2:	*Conduct project-specific archaeological resource studies and identify and implement project-specific mitigation.* *Measures that shall be implemented, where feasible and necessary to address site-specific impacts, include, but are not limited to, the following:* • *As part of the appropriate project/environmental review of individual projects, the NAHC shall be consulted to determine whether known sacred sites are in the project area, and to identify Native Americans to contact to obtain information about the project area and relevant areas of*	City of Sacramento Community Development Department	If archeological resources are discovered during construction	

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	cultural sensitivity. Additional consultation with relevant tribal representatives may be appropriate regarding known prehistoric sites, traditional cultural places, TCPs, project areas deemed highly sensitive for prehistoric or ethnohistoric resources, or where avoidance of impacts to prehistoric or ethnohistoric resources may be infeasible. • *A records search at the appropriate Information Center of the CHRIS shall be conducted by a qualified archaeologist (36 CFR Section 61) as part of the appropriate project/environmental review of individual projects to determine whether the project area has been previously surveyed and whether archaeological resources were identified.* • *In the event the records indicate that no previous survey has been conducted or the survey did not meet current professional standards or regulatory guidelines, the qualified archaeologist (36 CFR Section 61) or the Information Center shall make a recommendation on whether a survey is warranted based on the sensitivity of the project area for archaeological resources and current professional standards or regulatory guidelines.* • *If a survey is considered warranted, the archaeological study of the project area by a qualified archaeologist shall include conducting a field survey, necessary background research, a Sacred Lands search by the NAHC and consultation with local Native Americans identified by the NAHC, consultation with local historical societies, museums or other interested parties as relevant, and an Archaeological Survey Report. The confidential report shall document the results of the survey and the cultural context, assess the federal, state, or local significance of prehistoric, traditional, or historic-era archaeological resources that may potentially be directly or indirectly impacted by project activities, provide appropriate management recommendations, and include recordation*			

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	of identified archaeological resources on appropriate California DPR series 523 forms. Management recommendations may include but not be limited to additional studies to evaluate identified sites, treatment for documented historical resources, or archaeological monitoring during ground-disturbing construction activities at locations determined by the archaeologist to be sensitive for subsurface cultural resource deposits, including local Native American monitors if sensitive for prehistoric resources. The final confidential report and DPR forms would be filed by the archaeologist with the CHRIS. Recommended treatment for historical resources identified in the report should be implemented. • *If no archeological resources are identified in the Archeological Survey Report that may be directly or indirectly impacted by project activities, mitigation is complete as there would be no adverse change to documented archeological resources.* • *When a project would impact a known archaeological site, the project sponsor and/or implementing agency shall determine whether the site is a historical resource (CEQA Guidelines Section 15064.5(c)(1)). If archaeological resources identified in the project area are considered potentially significant, the project sponsor and/or responsible implementing agency shall undertake additional studies overseen by a qualified archaeologist (36 CFR Section 61) to evaluate the resources eligibility for listing in the CRHR, NRHP, or local register and to recommend further mitigative treatment. Evaluations shall be based on, but not limited to, surface remains, subsurface testing, or archival and ethnographic resources, on the framework of the historic context and important research questions of the project area, and on the integrity of the resource. If a site to be tested is prehistoric, local tribal representatives should be afforded*			

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	the opportunity to monitor the ground-disturbing activities. Appropriate mitigation may include curation of artifacts removed during subsurface testing. • *If significant archaeological resources that meet the definition of historical or unique archaeological resources are identified in the project area, the preferred mitigation of impacts is preservation in place (CEQA Guidelines Section 15126.4(b); PRC Section 21083.2). Preservation in place may be accomplished by, but is not limited to, avoidance by project design, incorporation within parks, open space or conservation easements, covering with a layer of sterile soil, or similar measures. If preservation in place is feasible, mitigation is complete. Additionally, where the implementing agency determines that an alternative mitigation method is superior to in-place preservation, the project sponsor and/or implementing agency may implement such alternative measures.* • *When preservation in place or avoidance of historical or unique archaeological resources are infeasible, data recovery through excavation shall be required (CEQA Guidelines Section 15126.4(b)). Data recovery would consist of approval of a Data Recovery Plan and archaeological excavation of an adequate sample of site contents so that research questions applicable to the site can be addressed. For prehistoric sites, local tribal representatives should be afforded the opportunity to monitor the ground-disturbing activities. If only part of a site would be impacted by a project, data recovery shall only be necessary for that portion of the site. Data recovery shall not be required if the implementing agency determines prior testing and studies have adequately recovered the scientifically consequential information from the resources. Confidential studies and reports resulting from the data recovery shall be deposited with the appropriate CHRIS Information Center. Archaeological*			

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	sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code or the provisions of NAGPRA on federal or tribal lands. Mitigation may include curation for artifacts removed during data recovery excavation. • *If archaeological resources are discovered during construction, all work near the find shall be halted and the project sponsor and/or implementing agency shall follow the steps described under CEQA Guidelines Section 15064.5(f), including an immediate evaluation of the find by a qualified archaeologist (36 CFR Section 61) and implementation of avoidance measures or appropriate mitigation if the find is determined to be a historical resource or unique archaeological resource. Consultation with or affording local tribal representatives the opportunity to monitor mitigative treatment may be appropriate. Should the find include human remains, the remains shall be treated in accordance with the provisions of Section 7050.5 of the Health and Safety Code or the provisions of NAGPRA on federal or tribal lands. During evaluation or mitigative treatment, ground disturbance and construction work could continue on other parts of the project area.*			
MTP/SCS MM CR-3:	*Reduce visibility or accessibility of historical or unique archaeological resources.* *The project sponsor and/or implementing agency shall determine whether or not implementation of a project would indirectly impact historical or unique archaeological resources by increasing public visibility and ease of access. If so, the project sponsor and/or implementing agency shall take measures to reduce the visibility or accessibility of the historical or unique archaeological resource to the public. Visibility of the resource can be reduced through the use of decorative walls or vegetation screening. Accessibility can be reduced by installing fencing or vegetation barriers, particularly noxious vegetation such as poison oak or blackberry bushes. It is*	City of Sacramento Community Development Department	No known historical or unique archeological resources have been discovered onsite. If discovered during construction, this measure shall be implemented as determined necessary by the City	

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	important to avoid creating an attractive nuisance when protecting significant archaeological sites. Conspicuous walls or signs indicating that an area is restricted may result in more attempts to access the excluded area.			
IV. GEOLOGY AND SOILS				
MTP/SCS MM CR-4:	*Conduct project specific paleontological resource studies and identify and implement mitigation.* *Measures that shall be implemented, where feasible and necessary to address site-specific impacts, include but are not limited to:* • *The fossil yielding potential of the project area shall be determined by initially identifying the aerial and stratigraphic extents of the local geology, and then by performing a site-specific search of fossil locality records and peer-reviewed literature, as appropriate, by a qualified professional paleontologist, established state clearinghouse such as the UCMP, and/or by an established paleontological repository. A field survey by a qualified professional paleontologist to assess the paleontological sensitivity of the project area may be warranted if the preliminary review is inconclusive.* • *If a project area is found to contain or be in the near vicinity of previously identified paleo-resources, or to be located within an area of high, moderate, or undetermined paleontological resource sensitivity, the project sponsor and/or implementing agency shall retain a qualified professional paleontologist prior to construction to conduct a survey, as warranted, to locate surface fossil concentrations and to assess the sensitivity of the project area for unique paleontological resources. After completion of the survey, the qualified paleontologist shall complete a technical report documenting the results of all work, and include any mitigation recommendations*	City of Sacramento Community Development Department	Prior to any ground disturbing activities	

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	specific to the project. This study shall comply with standards in the industry such as the Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Nonrenewable Paleontological Resources and applicable regulations (SVP 2010). • *If the study indicates the project area is located in an area rich with paleontological resources, the study may recommend that the project sponsor and/or implementing agency retain a qualified paleontologist to prepare a Paleontology Mitigation Plan and monitor subsurface disturbance, such as grading, excavation, and trenching. Construction protocols to ensure that contractors take appropriate measures to avoid destroying fossil materials discovered during construction shall also be established by the project sponsor and/or implementing agency.* • *Any area of known unique paleontological resources within a project area shall be avoided during construction if feasible. If avoidance of known resources is infeasible or a project has been identified as potentially directly or indirectly impacting, damaging or destroying a unique paleontological resource, treatment measures for nonrenewable unique paleontological resources may include appropriate documentation and/or salvage measures for fossils, microfossils, or matrix in consultation with the project sponsor and/or implementing agency. Treatment shall comply with regulatory requirements. Measures may include plans for sampling and data recovery. All final documentation of mitigation treatment for paleontological resources to be impacted by the project shall be approved by the project sponsor and/or implementing agency prior to the initiation of any project ground-disturbing activities.* • *If fossils or other paleontological resources are encountered during construction, all work shall be halted within a minimum 30-foot radius of the find and a qualified*			

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	paleontologist shall be contacted to examine the find and evaluate its significance. If the find is deemed to have significant scientific value, the paleontologist and the project sponsor and/or implementing agency shall coordinate with the property owner to formulate a plan to either avoid impacts, document the resource, or to continue construction without disturbing the integrity of the find (e.g., by excavating the material containing the resources). Consistent with regulatory requirements, recommendations determined by the qualified professional paleontologist, project sponsor, and/or implementing agency to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered.			
IV-1:	*Prior to approval of construction permits, the applicant shall retain a qualified geologist to prepare a site-specific design-level geotechnical exploration as part of the design process. The exploration shall include laboratory soil testing to provide additional data for preparation of specific recommendations regarding the following items:* • *Grading, existing fill removal, and fill compaction;* • *Consolidation settlement;* • *Liquefaction settlement;* • *Site Specific Seismic Hazard Analysis (if required);* • *Foundation design;* • *Retaining walls;* • *Site drainage and landscaping irrigation; and* • *Pavement recommendations.* *The project design shall adhere to all engineering recommendations provided in the site-specific design-level geotechnical exploration. Proof of compliance with all recommendations specified in the site-specific design-level*	City Engineer	Prior to the approval of construction permits	

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	geotechnical exploration shall be subject to review and approval by the City Engineer.			
V.GREENHOUSE GAS EMISSIONS				
MTP/SCS MM GHG-3:	*Implement all feasible on- and off-site mitigation measures to reduce GHG emissions below a lead agency–approved threshold of significance. The applicable lead agency can and should implement, where necessary and feasible to address site-specific construction climate change impacts, the following measures to avoid or minimize impacts related to construction GHG emissions:* • *Project proponents shall require its contractors to restrict the idling of on- and off-road diesel equipment to no more than 5 minutes while the equipment is on-site.* • *Project proponents of new facilities shall implement waste, disposal, and recycling strategies (i.e., 10 percent recycled content for Tier 1 and 15 percent recycled content for Tier 2) in accordance with the voluntary measures for non-residential land uses contained in Section A5.405 of the 2016 CALGreen Code or in accordance with any update to these requirements in future iterations of the CALGreen Code in place at the time of project construction.* • *Project proponents of new facilities shall achieve or exceed the enhanced Tier 2 target for nonresidential land uses of recycling or reusing 80 percent of the construction waste as described in Section A5.408 of the 2016 CALGreen Code or in accordance with any update to these requirements in future iterations of the CALGreen*	City of Sacramento Community Development Department	During construction activities	

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	Code in place at the time of project construction. • *Project proponents shall require all diesel-powered, off-road construction equipment meet EPA's Tier 3 or Tier 4 emissions standards as defined in 40 CFR 1039 and comply with the exhaust emission test procedures and provisions of 40 CFR Parts 1065 and 1068. This measure can also be achieved by using battery-electric off-road equipment as it becomes available.* • *Project proponents shall implement a program that incentivizes construction workers to carpool, and/or use public transit or electric vehicles to commute to and from the project site.*			
V-1:	*The following requirements shall be noted on project improvement plans, subject to review and approval by the City of Sacramento Community Development Department:* • *The proposed project shall be designed such that all project components, with the exception of any restaurant kitchens, are built all-electric. To offset kitchen natural gas usage the proposed project shall include a renewable energy system that generates at least 16,372.93 kWh/yr beyond Title 24 CALGreen requirements, or implement other means as deemed feasible by the City and SMAQMD to offset the proposed natural gas usage, such as the inclusion of pre-wiring to allow for the future retrofit of natural gas appliances with all-electric appliances; and* • *Each structure shall be constructed to include an electric vehicle (EV) ready parking space, consistent with SMAQMD BMP 2.*	City of Sacramento Community Development Department	Prior to the approval of project improvement plans	
VII. NOISE				
MTP/SCS MM NOI-1:	*Employ measures to reduce noise from new land uses and transportation projects.* *For projects that have not undergone previous noise study and that exceed acceptable noise thresholds, the implementing agency*	City of Sacramento Community Development Department	Prior to the approval of project improvement plans	

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	shall require a project-level evaluation of noise impacts in accordance with applicable federal, state, and local noise standards. Where significant impacts are identified, applicable mitigation measures shall be implemented, to reduce noise to be in compliance with applicable noise standards. Mitigation designed to reduce noise impacts would apply to construction and operation of new development within the projected land use pattern as well as planned transportation improvements. Measures that shall be implemented, where feasible and necessary to address site-specific impacts include, but are not limited to, the following: • *constructing barriers in the form of outdoor barriers, sound walls, buildings, or earth berms to attenuate noise at adjacent sensitive uses;* • *make mechanical modifications, operational modifications, or other changes to transit systems to improved soundproofing and minimize unwanted noise, particularly during sensitive times/hours.* • *using land use planning measures, such as zoning, restrictions on development, site design, and buffers to ensure that future development is compatible with adjacent transportation facilities and land uses;* • *constructing roadways so that they are depressed below-grade of the existing sensitive land uses to create an effective barrier between new roadway lanes, roadways, rail lines, transit centers, park-n-ride lots, and other new noise generating facilities;* • *maximizing the distance between noise-sensitive land uses and new noise-generating facilities and transportation systems;* • *improving the acoustical insulation, window quality, and/or other soundproofing of dwelling units (existing or proposed) where setbacks and sound barriers do not sufficiently reduce noise; and* • *using rubberized asphalt or "quiet pavement" to reduce*			

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	road noise for new roadway segments, roadways in which widening or other modifications require re-pavement, or normal reconstruction of roadways where re-pavement is planned.			
MTP/SCS MM NOI-3:	*Reduce noise, vibration, and groundborne noise generated by construction activities. Measures that can and should be implemented to reduce noise, vibration, and groundborne noise generated by construction activities, where feasible and necessary to address site-specific considerations include, but are not limited to, the following:* • *restrict construction activities to permitted hours in accordance with local jurisdiction regulations* • *properly maintain construction equipment and outfit construction equipment with the best available noise suppression devices (e.g., mufflers, silencers, wraps);* • *prohibit idling of construction equipment for extended periods of time in the vicinity of sensitive receptors;* • *locate stationary equipment such as generators, compressors, rock crushers, and cement mixers as far from sensitive receptors as possible; and* • *predrill pile holes to the maximum feasible depth, provided that pile driving is necessary for construction.*	City of Sacramento Community Development Department	During construction activities	
XIV. TRANSPORTATION				
MTP/SCS MM TRN-3:	*Apply best practice strategies to reduce the localized impact from construction activities on the transportation system.* • *Implementing agencies shall require implementation of best practice strategies regarding construction activities on the transportation system and apply recommended applicable mitigation measures as defined by state and federal agencies. Examples of mitigation measures should include, but are not limited to, the following:* • *Apply special construction techniques to minimize*	City of Sacramento Community Development Department	Prior to and during construction activities	

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	impacts to traffic flow and provide adequate access to important destinations in the area. • *Develop circulation and detour plans to minimize impacts to local street impacts from construction activity on nearby major arterials. This may include the use of signing and flagging to guide vehicles through and/or around the construction zone.* • *Establish truck "usage" routes that minimize truck traffic on local roadways to the extent possible.* • *Schedule truck trips outside of peak morning and evening commute hours.* • *Route truck trips to avoid roadway segments with at risk or failed pavement conditions.* • *Limit the number of lane closures during peak hours to the extent possible.* • *Identify detours for bicycles and pedestrians in all areas potentially affected by project construction and provide adequate signage to mark these routes.* • *Install traffic control devices as specified in the California Department of Transportation Manual of Traffic Controls for Construction and Maintenance Work Zones.* • *Develop and implement access plans for potentially impacted local services such as police and fire stations, transit stations, hospitals, schools and parks. The access plans should be developed with the facility owner or administrator. To minimize disruption of emergency vehicle access, affected jurisdictions should be asked to identify detours for emergency vehicles, which will then be posted by the contractor. Store construction materials only in designated areas that minimize impacts to nearby roadways.* • *Coordinate with local transit agencies for temporary relocation of routes or bus stops in works zones, as*			

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	necessary. • *Conduct a public information campaign about how to use transit and other methods to reduce single-occupant vehicle use.* • *Coordinate with local police, fire, sheriff, and emergency services regarding closures including magnitude and duration of closure.*			
XIV. TRIBAL CULTURAL RESOURCES				
MTP/SCS MM CR-5:	*Conduct project-specific consultation with traditionally and culturally affiliated California Native American tribes to identify tribal cultural resources and implement project-specific mitigation.* *If the implementing agency determines that a project may cause a substantial adverse change to a TCR, and measures are not otherwise identified in the consultation process under PRC Section 21080.3.2, the following mitigation measures described at PRC Section 21084.3 shall be implemented, where feasible and necessary, to address site-specific impacts in order to avoid or minimize the significant adverse impacts:* • *Avoidance and preservation of the TCRs in place, including, but not limited to, planning and 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;* • *Treating the TCR with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to: protecting the cultural character and integrity of the resource; or protecting the traditional use of the resource; protecting the confidentiality of the resource;* • *Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the*	City of Sacramento Community Development Department	If the project is determined to cause a substantial adverse change to a tribal cultural resource	

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	resources or places; or • *Protecting the resource.*			
MTP/SCS MM CR-6:	*Reduce visibility or accessibility of tribal cultural resources.* *Measures that shall be implemented for projects that have an ND, MND, or EIR include:* *The project sponsor and/or implementing agency shall determine whether or not implementation of a project would indirectly impact TCRs by increasing public visibility and ease of access. If so, the project sponsor and/or implementing agency shall take measures to reduce the visibility or accessibility of the TCR to the public. Visibility of the resource can be reduced through the use of decorative walls or vegetation screening. Accessibility can be reduced by installing fencing or vegetation barriers, particularly noxious vegetation such as poison oak or blackberry bushes. It is important to avoid creating an attractive nuisance when protecting TCRs. Conspicuous walls or signs indicating that an area is restricted may result in more attempts to access the excluded area.*	City of Sacramento Community Development Department	No known historical or unique archeological resources have been discovered onsite. If discovered during construction, this measure shall be implemented as determined necessary by the City	
TCR-1a:	*Tribal Cultural Resources Sensitivity and Awareness Training Program Prior to Ground Disturbing Activities* *The City shall require the applicant/contractor to provide a 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 culturally affiliated Native American tribes. The WEAP shall be conducted before any project-related construction activities begin at the project site. The WEAP will include relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations.*	City of Sacramento Community Development Department	Prior to construction activities	

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	The WEAP will also describe appropriate avoidance and impact minimization measures for tribal cultural resources that could be located at the project site and will outline what to do and who to contact if any potential tribal cultural resources are encountered. The WEAP will emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and will discuss appropriate behaviors and responsive actions, consistent with Native American tribal values.			
TCR-1b:	*Tribal Monitoring* *The applicant shall retain one (1) monitor from Wilton Rancheria to monitor all ground disturbing activity within 200 feet of the Morrison Creek channel, where alluvial deposits are likely to be present and could mask buried archaeological sites. Tribal monitoring is not required beyond 200 feet, where the National Resources Conservation Service has mapped the presence of clays, or during above-surface construction activities. If alluvium is found to extend beyond 250 feet, then monitoring shall occur until clay is encountered.* *The monitor shall possess the knowledge, skills, abilities, and experience established by the tribe. The applicant shall provide 48-hour advance notice to the monitor prior to activities requiring monitoring.* *The monitor will be compensated for his/her time. The mechanism for reimbursing the tribal monitor will be at the discretion of the applicant/developer, and would include: Tribal Cultural Monitors from Wilton Rancheria, contracted through Wilton Rancheria.* *If tribal cultural resources are found during ground disturbing activities, the procedures in Mitigation Measure TCR-1c shall apply.*	Wilton Rancheria City of Sacramento Community Development Department	The project applicant shall provide 48-hour notification to the tribe prior to activities requiring monitoring (i.e., ground disturbing activities within 200 feet of the Morrison Creek Channel)	
TCR-1c:	*In the Event that Tribal Cultural Resources Are Discovered During*	City of Sacramento	If tribal cultural	

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	Construction, Implement Avoidance and Minimization Measures to Avoid Significant Impacts and Procedures to Evaluate Resources. *If 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 along with the appropriate authorities. Avoidance and preservation in place is the preferred manner of mitigating impacts to tribal cultural resources.* *This will be accomplished, if feasible, by several alternative means, including:* • *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.* • *Recommendations for avoidance of 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 tribal cultural resources, modification of the design to eliminate or reduce impacts to tribal cultural resources or modification*	Community Development Department	resources (such as structural features, unusual amounts of bone or shell, artifacts, or human remains) are encountered at the project site during construction	

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	or realignment to avoid highly significant features within a cultural resource or tribal cultural resource. • *Native American representatives from interested culturally affiliated Native American tribes will be notified 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.* • *If the discovered 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 tribal cultural resource will be determined in consultation with interested culturally affiliated Native American tribes and tribes will be notified to monitor the installation of fencing. Use of temporary and permanent forms of protective fencing will be determined in consultation with Native American representatives from interested culturally affiliated Native American tribes.* • *The construction contractor(s) will maintain the protective fencing throughout construction to avoid the site during all remaining phases of construction. The area will be demarcated as an "Environmentally Sensitive Area".* *If a 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 tribal cultural resources:* • *Each resource will be evaluated for California Register of Historical Resources- (CRHR) eligibility through application of established eligibility criteria (California Code of Regulations 15064.636), in consultation with*			

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	consulting Native American Tribes, as applicable. *If 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 notification. As part of the site investigation and resource assessment, the City and the archaeologist shall consult with interested culturally affiliated Native American tribes to assess the significance of the find, make recommendations for further evaluation and treatment as necessary and provide proper management recommendations should potential impacts to the resources be determined by the City to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the City representative by the qualified archaeologist. These recommendations will be documented in the project record. For any recommendations made by interested culturally affiliated Native American tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record.* *Native American representatives from interested culturally affiliated Native American Tribes and the City representative will also consult to develop measures for long-term management of any discovered tribal cultural resources. Consultation will be limited to actions consistent with the jurisdiction of the City and taking into account ownership of the subject property. To the extent that the City has jurisdiction, routine operation and maintenance within tribal cultural resources retaining tribal cultural integrity shall be consistent with the avoidance and minimization standards identified in this mitigation measure.*			

MITIGATION MONITORING AND REPORTING PROGRAM STONE BEETLAND PROJECT				
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	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: • *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.* • *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:* • *Protect the cultural character and integrity of the resource.* • *Protect the traditional use of the resource.* • *Protect the confidentiality of the resource.* • *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.* • *Protect the resource.*			
TCR-1d:	*Implement Procedures in the Event of the Inadvertent Discovery of Human Remains.* *If an inadvertent discovery of human remains is made at any time during project-related construction activities or project planning, the City the following performance standards shall be met prior to implementing or continuing actions such as construction, which*	City of Sacramento Community Development Department County Coroner	If an inadvertent discovery of human remains is made at any time during project-related construction activities or project planning	

MITIGATION MONITORING AND REPORTING PROGRAM STONE BEETLAND PROJECT				
Mitigation Number	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
	may result in damage to or destruction of human remains. In accordance with the California Health and Safety Code (HSC), if human remains are encountered during ground- disturbing activities, the City shall immediately halt potentially damaging excavation in the area of the remains and notify the Sacramento County Coroner 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]). *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.* *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 NAHC-designated Most Likely Descendant (MLD), in consultation with the landowner along with the MLD, 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.*	NAHC, if coroner determines remains are Native American		
XV. UTILITIES AND SERVICE SYSTEMS				
MTP/SCS MM USS-2:	*Implement water conservation strategies.* *The implementing agency can and should additionally implement measures regarding water conservation, efficiency, conservation, capture, and reuse identified by water suppliers in state, regional, and local plans, laws, and policies, and in their own plans and ordinances during planning, design, and project-level environment review, construction, operations, and maintenance activities. Measures include, but are not limited to, the following:*	City of Sacramento Community Development Department	During planning, design, and project-level environment review, construction, operations, and maintenance activities	

MITIGATION MONITORING AND REPORTING PROGRAM STONE BEETLAND PROJECT				
Mitigation Number	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
	• *Install drip or other water-conserving or weather-based irrigation systems for landscaping.* • *Coordinate with the relevant water service provider to ensure that the provider has adequate supplies and infrastructure to accommodate the increase in demand. If the current infrastructure servicing the project site is found to be inadequate, infrastructure improvements shall be identified in each project's CEQA documentation. This can and should be documented in the form of an SB 610 Water Supply Assessment, an SB 221 Water Supply Verification, or other capacity analysis.* • *Design future projects to reduce the use of potable water for landscape irrigation (xeriscaping). These design components could include drought-tolerant plantings for landscaping, water-efficient irrigation systems, the capture and use of rainwater, and the use of water-conserving fixtures (such as dual-flush toilets, waterless urinals, reduced flow faucets, EnergyStar appliances).* • *For projects located in an area with existing reclaimed water conveyance infrastructure and excess reclaimed water capacity, these future projects shall use reclaimed water for non-potable uses, such as landscape irrigation, ornamental water features, concrete mixing, and dust control. For projects in a location planned for future reclaimed water service, projects should install dual plumbing systems in anticipation of future use. Large developments could treat wastewater onsite to tertiary standards and use it for non-potable uses onsite.* • *Consider adoption of Tier 1 or Tier 2 Cal Green standards as mandatory local requirements.*			

MITIGATION MONITORING AND REPORTING PROGRAM STONE BEETLAND PROJECT				
Mitigation Number	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
MTP/SCS MM USS-3:	*Implement Mitigation Measure AIR-6* *Implement Mitigation Measures BIO-1a through BIO-6* *Implement Mitigation Measures CR-1 through CR-6* *Implement Mitigation Measure GHG-3* *Implement Mitigation Measure NOI-3* *Implement Mitigation Measure TRN-3*	See MTP/SCS Mitigation Measures AIR-6, BIO-1a through BIO-6, CR-1 through CR-6, GHG-3, NOI-3, TRN-3	See MTP/SCS Mitigation Measures AIR-6, BIO-1a through BIO-6, CR-1 through CR-6, GHG-3, NOI-3, TRN-3	

Record #	Applied Date	Issued Date	Date Difference	Finaled Date	Unit Count	HEAPR Unit Category	Avg Unit Size	Zip Code	Parcel Number	2nd Unit?	ASI Category	Project Area SqFt	Habitable Sq Ft	ADU Min Sq Ft	ADU Max Sq Ft	ADU Avg Sq Ft	ADU 1 Sq Ft	ADU 2 Sq Ft
COM-2401238	1/17/2024	2/9/2024	0		1	ADU	279	95811	006-0236-018-0000	No	Apts 5+	557					0	0
RES-2319051	9/7/2023	1/3/2024	3		1	ADU	389	95818	010-0276-022-0000	Yes	Single Family	721	389	389			389	0
RES-2319525	9/13/2023	1/29/2024	4		1	ADU	750	95831	030-0600-047-0000	Yes	Single Family	750	750	750			750	0
RES-2319527	9/13/2023	1/31/2024	4		1	ADU	450	95831	030-0600-047-0000	Yes	Single Family	978	450	450	750		450	0
RES-2319563	9/13/2023	1/8/2024	3	5/8/2024	1	ADU	250	95817	014-0163-047-0000	No	Single Family	1083	0					
RES-2319610	9/14/2023	1/10/2024	3		1	ADU	493	95817	011-0252-007-0000	Yes	Single Family	493	493	493	493		493	0
RES-2319893	9/19/2023	1/22/2024	4		1	ADU	723	95834	225-0562-002-0000	Yes	Duplex	723	723	723			723	0
RES-2319903	9/19/2023	1/25/2024	4	9/26/2024	2	ADU	595	95817	014-0152-004-0000	Yes	Duplex	2473	1191	595	596		595	596
RES-2320219	9/22/2023	1/12/2024	3	8/2/2024	1	ADU	400	95815	265-0253-008-0000	Yes	Single Family	400		400			400	0
RES-2320286	9/22/2023	1/11/2024	3	3/25/2024	1	ADU	774	95818	010-0337-001-0000	No	Single Family	774	749	749	749			
RES-2320681	9/28/2023	1/19/2024	3	3/1/2024	1	ADU	496	95834	225-0654-010-0000	Yes	Duplex	496	496	496	496		496	0
RES-2321073	10/3/2023	1/9/2024	3	3/1/2024	1	ADU	574	95824	025-0083-023-0000	Yes	Single Family	574	574	574			0	574
RES-2321368	10/6/2023	2/1/2024	3	12/10/2024	1	ADU	732	95822	035-0252-004-0000	Yes	Single Family	750	732	732	732		732	0
RES-2321396	10/6/2023	1/29/2024	3	10/25/2024	2	ADU	597	95816	003-0116-010-0000	Yes	Duplex	1440	1194	474	720		474	720
RES-2321407	10/6/2023	1/18/2024	3		1	ADU	747	95824	025-0172-026-0000	Yes	Single Family	800	747	747	0		747	0
RES-2321987	10/16/2023	2/26/2024	4	6/14/2024	1	ADU	420	95838	251-0254-010-0000	Yes	Single Family	424	398	0	398		420	0
RES-2322127	10/17/2023	1/26/2024	3		1	ADU	496	95820	015-0261-035-0000	Yes	Single Family	540	496	496	0		496	0
RES-2322545	10/23/2023	3/13/2024	4	11/15/2024	1	ADU	884	95819	008-0361-005-0000	Yes	Single Family	884	884	884	884		884	0
RES-2322594	10/23/2023	2/20/2024	3	10/10/2024	1	ADU	268	95820	015-0242-008-0000	Yes	Single Family	268	268	268	268		268	0
RES-2322960	10/26/2023	3/20/2024	4		1	ADU	414	95819	004-0135-006-0000	Yes	Single Family	892	414	414	414		414	0
RES-2323237	10/31/2023	1/31/2024	3	8/16/2024	1	ADU	480	95816	007-0372-042-0000	Yes	Duplex	480		480			480	0
RES-2323685	11/6/2023	1/29/2024	2	1/13/2025	1	ADU	239	95833	274-0500-066-0000	Yes	Single Family	245	239				239	0
RES-2323805	11/7/2023	2/28/2024	3	6/12/2024	1	ADU	676	95820	015-0293-008-0000	Yes	Single Family	763	676				676	0
RES-2324171	11/13/2023	4/8/2024	4	8/29/2024	1	ADU	1196	95817	014-0245-007-0000	Yes	Single Family	1190	1190	1196	1196		1196	0
RES-2324173	11/13/2023	1/16/2024	2	4/30/2024	1	ADU	609	95838	226-0321-039-0000	No	Duplex	609						
RES-2324204	11/13/2023	3/19/2024	4		2	ADU	582	95816	003-0096-006-0000	Yes	Duplex	1323	1163	581.5	581.5		581.5	581.5
RES-2324407	11/15/2023	4/3/2024	4	6/25/2024	1	ADU	766	95819	011-0106-005-0000	Yes	Duplex	766		766	766		766	0
RES-2324898	11/22/2023	2/12/2024	2	6/11/2024	1	ADU	540	95822	024-0231-003-0000	Yes	Single Family	1025	540	540			540	0
RES-2324917	11/22/2023	2/8/2024	2	7/23/2024	1	ADU	572	95822	035-0410-001-0000	Yes	Single Family	572	572	572	572		572	0
RES-2325042	11/27/2023	1/12/2024	1	9/26/2024	1	ADU	485	95822	016-0072-003-0000	Yes	Single Family	485	485	485			485	0
RES-2325418	11/30/2023	3/18/2024	3		1	ADU	652	95819	008-0154-019-0000	Yes	Single Family	1115	652	652			652	0
RES-2325915	12/6/2023	3/25/2024	3	12/16/2024	1	ADU	585	95819	005-0202-003-0000	Yes	Duplex	585	585	585			585	0
RES-2326252	12/11/2023	2/2/2024	1	5/29/2024	1	ADU	426	95823	117-0970-036-0000	Yes	Single Family	426		426	426		426	0
RES-2326343	12/12/2023	3/21/2024	3	9/11/2024	1	ADU	531	95819	008-0272-010-0000	Yes	Single Family	531	531	531	531		531	0
RES-2326366	12/12/2023	2/5/2024	1	7/3/2024	1	ADU	264	95818	012-0203-009-0000	Yes	Single Family	264		264			264	0
RES-2326467	12/13/2023	4/24/2024	4	10/15/2024	1	ADU	816	95815	265-0153-018-0000	Yes	Single Family	816	816	816			816	0
RES-2326904	12/19/2023	3/11/2024	2		1	ADU	400	95817	010-0142-033-0000	Yes	Single Family	400		400	400		400	0
RES-2327034	12/20/2023	3/18/2024	2	8/21/2024	1	ADU	498	95822	025-0136-012-0000	Yes	Duplex	1593		498			498	0
RES-2327225	12/26/2023	2/12/2024	1	8/23/2024	1	ADU	370	95819	004-0201-029-0000	Yes	Single Family	370					370	0
RES-2400140	1/3/2024	3/29/2024	2		2	ADU	597	95823	117-0900-005-0000	Yes	Duplex	1194	1194	597	597		597	597
RES-2400257	1/4/2024	1/11/2024	0	9/19/2024	1	ADU	486	95817	011-0127-018-0000	Yes	Single Family	486	486	486			486	0
RES-2400316	1/4/2024	3/5/2024	2	9/9/2024	1	ADU	832	95838	252-0012-011-0000	Yes	Single Family	832		832			832	0
RES-2400523	1/8/2024	4/18/2024	3	7/22/2024	1	ADU	1104	95816	007-0096-018-0000	No	Duplex	2045						
RES-2400789	1/11/2024	4/12/2024	3	11/1/2024	1	ADU	700	95833	262-0093-001-0000	Yes	Single Family	700	700				700	0
RES-2400964	1/12/2024	4/9/2024	2		1	ADU	358	95820	015-0112-054-0000	Yes	Single Family	358	358	256	256		358	0
RES-2400972	1/12/2024	4/23/2024	3		1	ADU	490	95758	117-1440-023-0000	Yes	Duplex	1390	490	490			490	0
RES-2401166	1/17/2024	4/8/2024	2		1	ADU	367	95819	004-0285-016-0000	Yes	Single Family	390	367	367	367		367	0
RES-2401202	1/17/2024	5/13/2024	3		1	ADU	906	95819	004-0032-008-0000	Yes	Single Family	906	906	906	906		906	0
RES-2401731	1/24/2024	5/21/2024	3	10/11/2024	1	ADU	1196	95822	035-0141-012-0000	Yes	Single Family	1456	1196	1196	1196		1196	0
RES-2401745	1/24/2024	4/25/2024	3		1	ADU	936	95838	215-0280-080-0000	Yes	Single Family	936	936	936			936	0
RES-2401746	1/24/2024	5/20/2024	3	9/10/2024	1	ADU	493	95822	035-0141-012-0000	Yes	Duplex	493		493			493	0
RES-2401785	1/24/2024	4/17/2024	2		1	ADU	422	95822	016-0031-007-0000	Yes	Single Family	422	422	422			422	0
RES-2401869	1/25/2024	5/8/2024	3		1	ADU	710	95820	021-0041-023-0000	Yes	Single Family	710	710				710	0
RES-2401887	1/25/2024	1/31/2024	0	4/24/2024	1	ADU	400	95820	021-0051-020-0000	Yes	Single Family	400	400				400	0
RES-2401932	1/26/2024	4/3/2024	2	10/21/2024	1	ADU	744	95833	225-1690-026-0000	No	Single Family	790	744	744	744			
RES-2402015	1/27/2024	4/18/2024	2		1	ADU	579	95831	030-0234-003-0000	Yes	Single Family	579					579	0
RES-2402016	1/27/2024	3/12/2024	1	7/16/2024	1	ADU	464	95815	266-0251-031-0000	Yes	Single Family	473	464	464			0	0
RES-2402207	1/30/2024	2/29/2024	0		1	ADU	485	95831	030-0550-028-0000	Yes	Single Family	485		485	485		485	0
RES-2402230	1/30/2024	4/11/2024	2	7/10/2024	1	ADU	640	95814	002-0086-029-0000	Yes	Duplex	640		640	640		640	0
RES-2402390	2/1/2024	2/2/2024	0	4/3/2024	1	ADU	670	95818	012-0142-032-0000	Yes	Single Family	670	670				670	0
RES-2402555	2/5/2024	3/25/2024	1	11/5/2024	1	ADU	805	95818	012-0342-019-0000	Yes	Single Family	1223	805	805	805		805	0
RES-2402590	2/5/2024	5/1/2024	2	12/3/2024	1	ADU	260	95815	275-0103-012-0000	Yes	Duplex	195		195			195	0
RES-2402600	2/5/2024	3/25/2024	1	9/16/2024	1	ADU	318	95823	118-0092-008-0000	Yes	Single Family	318		318			318	0
RES-2403077	2/12/2024	5/24/2024	3		1	ADU	836	95823	050-0510-034-0000	Yes	Single Family	836	836	836			836	0
RES-2403231	2/13/2024	5/24/2024	3		1	ADU	667	95822	017-0095-001-0000	Yes	Duplex	1413	667	746	746		667	0
RES-2403617	2/20/2024	2/20/2024	0	3/26/2024	1	ADU	267	95820	023-0174-013-0000	Yes	Single Family	267	267				264	0
RES-2403669	2/20/2024	3/26/2024	1	8/9/2024	2	ADU	488	95817	011-0301-013-0000	Yes	Duplex	976		446	530		446	530
RES-2403795	2/21/2024	5/22/2024	3		1	ADU	600	95820	021-0022-022-0000	Yes	Single Family	641	600	600	600		600	0
RES-2403974	2/23/2024	5/1/2024	2		1	ADU	600	95820	021-0074-002-0000	Yes	Single Family	652	600	1200	1200		600	0
RES-2403975	2/23/2024	5/1/2024	2		1	ADU	600	95820	021-0074-002-0000	Yes	Single Family	652	600				0	600
RES-2404009	2/23/2024	4/29/2024	2		1	ADU	360	95820	022-0013-008-0000	Yes	Single Family	400	360	360			360	0
RES-2404188	2/27/2024	4/29/2024	2	10/15/2024	1	ADU	360	95819	004-0103-006-0000	Yes	Single Family	360		360	360		360	0
RES-2404243	2/28/2024	4/22/2024	1		1	ADU	468	95838	252-0134-011-0000	Yes	Duplex	475	468	468			468	0
RES-2404244	2/28/2024	6/12/2024	3	12/13/2024	1	ADU	499	95818	013-0022-049-0000	Yes	Single Family	798	499	499			499	0
RES-2404527	3/1/2024	6/14/2024	3		1	ADU	306	95818	012-0341-011-0000	Yes	Single Family	705	306	306			306	0
RES-2404552	3/4/2024	5/20/2024	2	1/8/2025	1	ADU	410	95816	003-0116-022-0000	Yes	Single Family	428	410	410	410		410	0
RES-2404677	3/5/2024	3/20/2024	0	3/28/2024	1	ADU	410	95822	047-0021-006-0000	No	Single Family	410	375				0	0
RES-2405128	3/8/2024	5/3/2024	1	10/15/2024	1	ADU	360	95820	015-0191-060-0000	Yes	Single Family	360		360	360		360	0
RES-2405242	3/11/2024	8/5/2024	4		1	ADU	160	95818	009-0152-024-0000	Yes	Single Family	160	160	160	160		160	0
RES-2405305	3/12/2024	4/3/2024	0	9/11/2024	1	ADU	440	95815	275-0222-005-0000	Yes	Single Family	440		440	0		0	0
RES-2405388	3/12/2024	6/13/2024	3		1	ADU	742	95820	022-0084-006-0000	Yes	Single Family	902	742	748			742	0
RES-2405426	3/13/2024	5/28/2024	2		1	ADU	367	95817	013-0351-021-0000	Yes	Single Family	400	367	367			367	0
RES-2405438	3/13/2024	3/18/2024	0	4/11/2024	1	ADU	279	95838	250-0073-011-0000	Yes	Duplex	279	0				279	0
RES-2405598	3/15/2024	5/8/2024	1	8/5/2024	1	ADU	480	95835	201-1000-034-0000	Yes	Single Family	481		481	481		481	0
RES-2405990	3/20/2024	8/9/2024	4		1	ADU	1000	95833	250-0240-052-0000	Yes	Duplex	2971	786	1000	1000		1000	0
RES-2406130	3/21/2024	7/8/2024	3		1	ADU	229	95819	008-0114-011-0000	Yes	Single Family	241	229	229			229	0
RES-2406513	3/27/2024	6/12/2024	2		1	ADU	367	95823	119-0325-021-0000	Yes	Single Family	400	367				367	0
RES-2406523	3/27/2024	7/24/2024	3	12/18/2024	2	ADU	597	95815	265-0201-041-0000	Yes	Duplex	1254	1194	597	597		597	597
RES-2406585	3/27/2024	7/19/2024	3		1	ADU	451	95832	053-0152-016-0000	Yes	Single Family	469	451	451			451	0
RES-2406630	3/28/2024	8/23/2024	4		1	ADU	694	95819	004-0194-002-0000	Yes	Single Family	1145	694	1058	1058		694	0
RES-2406765	3/29/2024	5/30/2024	2	12/26/2024	1	ADU	418	95838	237-0441-015-0000	Yes	Single Family	418		418	418		418	0
RES-2406905	4/2/2024	7/11/2024	3		1	ADU	525	95819	008-0041-008-0000	Yes	Single Family	611	525	505	505		505	0
RES-2407095	4/3/2024	7/1/2024	2		2	ADU	371	95815	252-0322-005-0000	Yes	Single Family	509	496	246	250		250	246
RES-2407186	4/4/2024	7/3/2024	2	1/14/2025	1	ADU	697	95838	251-0043-020-0000	Yes	Single Family	743	697				697	0
RES-2407205	4/4/2024	8/20/2024	4	1/23/2025	1	ADU	747	95815	266-0282-001-0000	Yes	Single Family	800	747	747	747		747	0
RES-2407322	4/5/2024	7/15/2024	3	12/2/2024	1	ADU	500	95831	030-0172-009-0000	Yes	Single Family	615	500	437	437		500	0
RES-2407395	4/8/2024	8/7/2024	3		2	ADU	598	95838	238-0160-038-0000	Yes	Duplex	1588	1195				446	749
RES-2407431	4/8/2024	5/28/2024	1	10/1/2024	1	ADU	365	95831	030-0092-010-0000	Yes	Single Family	365					365	0
RES-2407459	4/8/2024	9/3/2024	4		1	ADU	747	95838	226-0190-018-0000	Yes	Single Family	800	747	747	747		747	0
RES-2407507	4/9/2024	6/12/2024	2		1	ADU	221	95815	265-0081-020-0000	No	Duplex	365					0	0
RES-2407551	4/9/2024	4/9/2024	0	10/9/2024	1	ADU	504	95822	018-0022-033-0000	Yes	Single Family	504	504	504	0		504	0
RES-2407872	4/12/2024	7/31/2024	3		1	ADU	326	95819	004-0213-002-0000	Yes	Single Family	385	326	325	325		326	0
RES-2407910	4/12/2024	5/29/2024	1	12/19/2024	1	ADU	320	95832	053-0093-024-0000	Yes	Single Family	320		320			320	0
RES-2407915	4/12/2024	5/14/2024	1	11/15/2024	1	ADU	927	95816	007-0301-025-0000	No	Single Family	1954	978					
RES-2408018	4/15/2024	7/2/2024	2	12/26/2024	1	ADU	296	95817	014-0021-012-0000	Yes	Single Family	326	296	296	296		296	0
RES-2408084	4/15/2024	6/13/2024	1		1	ADU	440	95820	015-0182-026-0000	Yes	Single Family	440		440	440		440	0
RES-2408253	4/17/2024	6/27/2024	2	9/26/2024	1	ADU	747	95824	038-0202-003-0000	Yes	Single Family	800	747	747	747		747	0
RES-2408718	4/23/2024	7/24/2024	3		1	ADU	239	95820	021-0112-004-0000	Yes	Single Family	239					239	0
RES-2409036	4/25/2024	6/7/2024	1		1	ADU	444	95822	016-0201-003-0000	Yes	Single Family	444		444			444	0
RES-2409081	4/26/2024	9/4/2024	4		2	ADU	597	95811	009-0056-008-0000	Yes	Duplex	1194	1194	597	597		597	597
RES-2409130	4/26/2024	6/21/2024	1		1	ADU	400	95820	020-0144-015-0000	Yes	Single Family	600	400	400	400		400	0
RES-2409313	4/30/2024	7/16/2024	2		1	ADU	693	95838	226-0151-010-0000	Yes	Duplex	1928	378				693	0
RES-2409430	5/1/2024	8/2/2024	3		1	ADU	559	95817	014-0063-024-0000	Yes	Single Family	592	559	600			600	0
RES-2409878	5/7/2024	7/9/2024	2		1	ADU	997	95833	274-0171-021-0000	No	Single Family	997		997	997			
RES-2409930	5/7/2024	9/26/2024	4		1	ADU	1025	95822	024-0211-002-0000	Yes	Single Family	1090	1025			1025	1025	0
RES-2409946	5/7/2024	7/23/2024	2		1	ADU	466	95817	011-0323-018-0000	Yes	Single Family	466	466				466	0
RES-2410027	5/8/2024	7/11/2024	2	12/23/2024	1	ADU	367	95817	014-0246-013-0000	Yes	Single Family	400	367	367			367	0
RES-2410554	5/15/2024	5/21/2024	0	6/17/2024	1	ADU	594	95818	012-0392-003-0000	No	Single Family	1343	594					
RES-2410593	5/15/2024	8/7/2024	2		1	ADU	396	95815	275-0152-014-0000	Yes	Single Family	664	558	558			558	0
RES-2410738	5/16/2024	8/2/2024	2		1	ADU	747	95822	036-0031-005-0000	Yes	Single Family	800	747	747	747		747	0
RES-2410785	5/17/2024	8/15/2024	2		1	ADU	583	95823	119-0300-009-0000	Yes	Single Family	661	583	583	583		583	0
RES-2410812	5/17/2024	8/5/2024	2	8/19/2024	1	ADU	549	95822	019-0173-014-0000	Yes	Single Family	549	549				549	0
RES-2410864	5/17/2024	10/14/2024	4		1	ADU	747	95820	021-0321-065-0000	Yes	Single Family	801	747	747	747		747	0
RES-2411109	5/21/2024	8/29/2024	3		1	ADU	747	95815	277-0232-034-0000	Yes	Single Family	785	747	747	747		747	0
RES-2411172	5/22/2024	7/19/2024	1		1	ADU	650	95815	275-0164-003-0000	No	Single Family	650		650	650			
RES-2411327	5/23/2024	6/21/2024	0		1	ADU	534	95816	004-0274-022-0000	No	Single Family	534		534				
RES-2411375	5/24/2024	5/30/2024	0		1	ADU	797	95817	010-0322-019-0000	Yes	Single Family	797	532	532	532		797	797

RES-2411383	5/24/2024	9/13/2024	3		1	ADU	559	95838	250-0071-002-0000	Yes	Single Family	600	559	559	600		559	0
RES-2411614	5/29/2024	9/4/2024	3		1	ADU	559	95838	252-0012-018-0000	Yes	Single Family	600	559	559			559	0
RES-2411619	5/29/2024	8/29/2024	3	11/12/2024	1	ADU	460	95823	119-1300-002-0000	Yes	Single Family	460		460			460	0
RES-2412130	6/4/2024	6/11/2024	0		1	ADU	651	95822	017-0161-063-0000	No	Single Family	651					0	0
RES-2412201	6/4/2024	8/7/2024	2	11/14/2024	1	ADU	747	95838	250-0112-006-0000	Yes	Single Family	799	747	747			747	0
RES-2412521	6/7/2024	7/19/2024	1	8/12/2024	1	ADU	350	95819	008-0082-006-0000	Yes	Single Family	350		350			350	0
RES-2412565	6/7/2024	11/1/2024	4		1	ADU	377	95815	263-0122-036-0000	Yes	Single Family	377	377	370	630	377	377	0
RES-2412567	6/7/2024	11/1/2024	4		1	ADU	618	95815	263-0122-036-0000	Yes	Duplex	618		370	630	618	618	0
RES-2412577	6/7/2024	9/17/2024	3		1	ADU	583	95816	003-0091-010-0000	Yes	Single Family	607	583	583	583		583	0
RES-2413008	6/13/2024	9/9/2024	2		1	ADU	400	95818	013-0480-024-0000	Yes	Single Family	407	400	400	400		400	0
RES-2413485	6/19/2024	9/24/2024	3		1	ADU	446	95818	012-0283-022-0000	Yes	Single Family	446				446	446	0
RES-2413786	6/24/2024	7/17/2024	0	11/15/2024	1	ADU	367	95819	008-0052-032-0000	No	Single Family	734	367					
RES-2414032	6/26/2024	11/21/2024	4		1	ADU	511	95817	013-0282-015-0000	No	Single Family	511	511					
RES-2414196	6/27/2024	11/7/2024	4		2	ADU	597	95820	023-0294-017-0000	No	Duplex	1194	1194			597		
RES-2414224	6/28/2024	9/11/2024	2	1/17/2025	1	ADU	498	95815	275-0215-016-0000	Yes	Single Family	498	498	498	498		498	0
RES-2414340	7/1/2024	10/30/2024	3		1	ADU	538	95828	040-0063-014-0000	Yes	Single Family	594	538	552	552		538	0
RES-2414524	7/2/2024	8/22/2024	1	11/20/2024	1	ADU	747	95820	021-0041-023-0000	Yes	Single Family	800	747	747			747	0
RES-2414794	7/8/2024	8/22/2024	1		1	ADU	360	95818	009-0362-018-0000	Yes	Single Family	360		360	360		360	0
RES-2415340	7/12/2024	12/4/2024	4		1	ADU	559	95822	019-0172-005-0000	Yes	Single Family	600	559			559	559	0
RES-2415531	7/16/2024	11/20/2024	4		1	ADU	1050	95818	013-0112-014-0000	Yes	Single Family	1619	1050	1050	1050	1050	1050	0
RES-2415577	7/16/2024	8/29/2024	1	12/16/2024	1	ADU	352	95817	011-0114-020-0000	Yes	Single Family	352		352	352		352	0
RES-2415751	10/22/2024	10/22/2024	0		1	ADU	1000	95831	024-0402-008-0000	No	Single Family	1000	1000	1000	1000	1000		
RES-2415887	7/18/2024	10/10/2024	2		1	ADU	749	95831	031-0520-005-0000	Yes	Single Family	960	749			749	749	0
RES-2415966	7/19/2024	8/27/2024	1	1/24/2025	1	ADU	698	95819	008-0474-009-0000	Yes	Single Family	698		698	698		698	0
RES-2416036	7/22/2024	8/30/2024	1		1	ADU	400	95817	014-0213-003-0000	Yes	Single Family	480	400	400	400		400	0
RES-2416150	7/23/2024	10/15/2024	2		1	ADU	478	95823	118-0022-030-0000	Yes	Duplex	478			478	478	478	0
RES-2416295	7/24/2024	10/24/2024	3		1	ADU	559	95823	117-0340-062-0000	Yes	Single Family	600	559			559	559	0
RES-2416696	7/29/2024	8/1/2024	0		1	ADU	371	95816	007-0372-033-0000	Yes	Single Family	669	371				371	0
RES-2417179	8/2/2024	10/23/2024	2		1	ADU	588	95822	016-0131-010-0000	Yes	Single Family	650	588	588	588	588	588	0
RES-2417507	8/7/2024	10/28/2024	2		1	ADU	431	95826	078-0122-008-0000	Yes	Single Family	440		440	440	431	431	0
RES-2417515	8/7/2024	8/12/2024	0	8/22/2024	1	ADU	715	95819	008-0274-030-0000	Yes	Single Family	715	715				715	0
RES-2417797	8/9/2024	11/5/2024	2		1	ADU	576	95819	005-0172-010-0000	Yes	Single Family	576	576			576	576	0
RES-2417930	10/21/2024	11/1/2024	0		1	ADU	524	95816	007-0071-002-0000	Yes	Single Family	636	524	524	524		524	0
RES-2417980	8/13/2024	12/19/2024	4		1	ADU	371	95817	014-0212-020-0000	Yes	Single Family	381	371				371	0
RES-2418272	8/16/2024	11/7/2024	2		1	ADU	465	95819	008-0083-022-0000	Yes	Single Family	478	465				465	0
RES-2418323	8/16/2024	9/30/2024	1	1/3/2025	1	ADU	367	95824	038-0202-003-0000	Yes	Single Family	400	367			367	367	0
RES-2418440	8/19/2024	1/2/2025	4		2	ADU	597	95811	009-0054-008-0000	Yes	Duplex	1224	1194				597	597
RES-2418477	8/20/2024	9/26/2024	1		1	ADU	561	95819	008-0431-028-0000	Yes	Single Family	729	561	561	561	561	1	0
RES-2418570	8/20/2024	8/22/2024	0	8/29/2024	1	ADU	665	95820	021-0073-036-0000	Yes	Single Family	693	665				665	0
RES-2418707	8/22/2024	10/4/2024	1	11/15/2024	1	ADU	371	95824	025-0173-030-0000	Yes	Single Family	371				371	371	0
RES-2418730	8/22/2024	11/5/2024	2		1	ADU	407	95819	008-0052-022-0000	Yes	Single Family	523	407			407	407	0
RES-2418754	8/22/2024	12/12/2024	3		1	ADU	738	95833	262-0162-028-0000	Yes	Single Family	748	738			738	738	0
RES-2418806	8/23/2024	8/27/2024	0		1	ADU	576	95817	014-0152-006-0000	Yes	Single Family	576	576	576	0		576	0
RES-2418824	8/23/2024	8/27/2024	0		1	ADU	504	95817	014-0152-006-0000	Yes	Single Family	504	504				504	0
RES-2419013	8/27/2024	8/27/2024	0	12/16/2024	2	ADU	598	95817	014-0123-035-0000	Yes	Duplex	1526	1196				598	598
RES-2419165	8/28/2024	9/11/2024	0		1	ADU	576	95817	011-0118-009-0000	Yes	Single Family	576	576				576	0
RES-2419237	8/29/2024	12/13/2024	3		1	ADU	425	95816	007-0073-011-0000	No	Single Family	425				425		
RES-2419360	10/22/2024	11/4/2024	0		1	ADU	336	95822	035-0400-019-0000	Yes	Single Family	336					336	0
RES-2419379	8/30/2024	1/23/2025	4		1	ADU	248	95816	003-0133-009-0000	No	Single Family	257	248			248		
RES-2419385	8/31/2024	1/3/2025	4		1	ADU	692	95820	023-0323-018-0000	Yes	Single Family	692	692			679	679	0
RES-2419639	9/5/2024	11/13/2024	2		1	ADU	367	95822	018-0194-007-0000	Yes	Single Family	400	367			367	367	0
RES-2419759	9/6/2024	1/23/2025	4		1	ADU	545	95820	015-0191-063-0000	Yes	Duplex	545	545				545	0
RES-2419762	9/6/2024	11/26/2024	2		1	ADU	504	95817	013-0153-028-0000	Yes	Single Family	546	504			504	504	0
RES-2419897	9/9/2024	12/11/2024	3		1	ADU	400	95817	013-0302-025-0000	Yes	Single Family	461	400			400	400	0
RES-2420053	10/21/2024	1/13/2025	2		2	ADU	597	95816	010-0062-006-0000	Yes	Duplex	1194	1194				597	597
RES-2420071	9/11/2024	12/11/2024	3		1	ADU	495	95816	004-0273-006-0000	Yes	Single Family	495	495				495	0
RES-2420084	9/11/2024	1/24/2025	4		1	ADU	600	95817	014-0122-011-0000	Yes	Single Family	600	600			600	600	0
RES-2420341	10/23/2024	11/5/2024	0		1	ADU	481	95823	118-0152-025-0000	Yes	Single Family	600					481	0
RES-2420364	9/13/2024	12/17/2024	3		1	ADU	561	95817	013-0292-002-0000	Yes	Single Family	568	561			561	561	0
RES-2420435	9/16/2024	12/3/2024	2		1	ADU	600	95833	262-0283-003-0000	Yes	Single Family	633	600			559	600	0
RES-2420691	9/19/2024	10/29/2024	1		1	ADU	618	95822	047-0181-003-0000	Yes	Single Family	634	618				618	0
RES-2420921	9/23/2024	11/21/2024	1		1	ADU	411	95818	009-0203-021-0000	Yes	Single Family	411					411	411
RES-2420947	9/24/2024	9/25/2024	0		1	ADU	703	95817	011-0291-024-0000	Yes	Single Family	703	703				703	0
RES-2421184	9/26/2024	12/10/2024	2		1	ADU	950	95819	008-0093-017-0000	Yes	Single Family	1025	950				1025	0
RES-2421277	9/27/2024	12/30/2024	3		1	ADU	521	95822	016-0306-002-0000	Yes	Single Family	521	521			521	521	0
RES-2421304	9/27/2024	1/13/2025	3		1	ADU	504	95817	013-0342-003-0000	Yes	Single Family	564	504			504	504	0
RES-2421401	9/30/2024	12/30/2024	3		1	ADU	662	95822	036-0155-004-0000	Yes	Duplex	662				662	662	0
RES-2421711	10/3/2024	11/27/2024	1		1	ADU	844	95816	007-0031-007-0000	Yes	Single Family	844				844	844	0
RES-2421746	10/3/2024	10/11/2024	0		1	ADU	540	95818	012-0093-025-0000	Yes	Single Family	540				540	540	0
RES-2422099	10/8/2024	10/11/2024	0	10/25/2024	1	ADU	364	95819	004-0292-003-0000	Yes	Single Family	792	364	0	364		364	0
RES-2422529	10/14/2024	1/23/2025	3		1	ADU	1046	95815	265-0093-049-0000	Yes	Duplex	1158	1046				1046	0
RES-2423159	10/21/2024	1/21/2025	3		1	ADU	393	95817	014-0071-026-0000	Yes	Single Family	600	393	0	392	393	393	0
RES-2423434	10/24/2024	1/21/2025	2		1	ADU	400	95820	015-0061-011-0000	Yes	Single Family	400				400	400	0
RES-2423574	10/25/2024	10/30/2024	0	12/31/2024	1	ADU	1122	95817	010-0365-006-0000	No	Duplex	2469	1122					
RES-2423587	10/25/2024	12/3/2024	1		1	ADU	499	95818	013-0261-013-0000	Yes	Single Family	551	499			499	499	0
RES-2423721	10/28/2024	1/14/2025	2		1	ADU	747	95817	011-0224-013-0000	Yes	Single Family	800	747			747	747	0
RES-2424219	11/4/2024	11/12/2024	0	11/19/2024	1	ADU	822	95819	008-0261-014-0000	No	Single Family	822	822			822		
RES-2424825	11/12/2024	1/24/2025	2		1	ADU	367	95818	012-0331-018-0000	Yes	Single Family	400	367			367	367	0
RES-2425150	11/15/2024	11/19/2024	0		1	ADU	396	95818	009-0133-019-0000	Yes	Single Family	405	396				396	0
RES-2426695	12/9/2024	12/9/2024	0		1	ADU	900	95820	020-0034-006-0000	No	Single Family	1200					0	0
RES-2426811	12/10/2024	12/11/2024	0		1	ADU	670	95817	014-0073-019-0000	No	Single Family	1429	1197				0	0
RES-2427721	12/23/2024	1/2/2025	0		1	ADU	437	95817	010-0305-015-0000	Yes	Single Family	449	437			437	437	0
RES-2319551	9/13/2023	2/2/2024	4		1	ADU	747	95815	265-0012-019-0000	Yes	Single Family	800	747	0	747		747	0
RES-2320953	10/2/2023	2/12/2024	4		1	ADU	336	95818	013-0051-028-0000	Yes	Single Family	346					336	0
RES-2324921	11/22/2023	4/12/2024	4		1	ADU	662	95815	263-0103-006-0000	Yes	Duplex	662	662	662			662	0
RES-2404735	3/5/2024	6/5/2024	3		1	ADU	437	95817	010-0305-015-0000	Yes	Single Family	449	437	437	437		437	0
RES-2407169	4/4/2024	5/31/2024	1		1	ADU	400	95817	014-0213-003-0000	Yes	Single Family	481	400	400			400	0
RES-2408151	4/16/2024	7/1/2024	2		1	ADU	540	95818	012-0093-025-0000	Yes	Single Family	540		540	540		540	0

ORDINANCE NO.

Adopted by the Sacramento City Council
Date Adopted

AN ORDINANCE AMENDING VARIOUS PROVISIONS OF TITLES 2 AND 17 OF THE SACRAMENTO CITY CODE, RELATING TO PLANNING AND DEVELOPMENT

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The city council finds the following:

1. As amended by this ordinance, the Planning and Development Code complements, supports, and facilitates the implementation of the goals, policies, and other provisions of the general plan and the city's specific plans and transit village plans; and

2. The amendments in this ordinance promote the public health, safety, convenience, and welfare of the city.

SECTION 2.

A. Subsection A of section 2.60.070 of the Sacramento City Code is amended to read as follows:

A. Title 17~~6~~ relating to subdivisions;

B. Except as amended by subsection A above, all provisions of section 2.60.070 remain unchanged and in full effect.

SECTION 3.

A. Subsection B of section 17.808.120 of the Sacramento City Code is amended to read as follows:

B. Except as otherwise provided in this title, a deviation from design guidelines and development standards for the matters listed in subsection A of this section is subject to director-level review. ~~as follows:~~

~~1. A deviation that reduces any minimum or exceeds any maximum distance, area, or quantity stated in a development standard by an amount greater than 50% is subject to commission-level review.~~

~~2. A deviation that reduces any minimum or exceeds any maximum distance, area, or quantity stated in a development standard by an amount not exceeding 50% is subject to director-level review.~~

~~3. A deviation for an accessory structure, wall, fence, or gate is subject to director-level review.~~

~~4. A deviation from a development standard that does not involve a distance, area, or quantity is subject to director-level review.~~

~~5. A deviation from a design guideline is subject to director-level review.~~

B. Except as amended by subsection A above, all provisions of section 17.808.120 remain unchanged and in full effect.

SECTION 4.

A. Subsection A of section 17.808.130 of the Sacramento City Code is amended to read as follows:

A. Site plan and design review at the commission level is required for the following ~~described~~ development projects:

~~1. A development project in any zone, excluding the industrial zone, that exceeds 65 feet in height;~~

~~2. A development project in an industrial zone that exceeds 70 feet in height;~~

~~3. A residential development project of more than 150 dwelling units;~~

~~4. A nonresidential development project exceeding 125,000 square feet;~~

~~5. A mixed-use development project exceeding 125,000 square feet;~~

~~6. A development project that includes a deviation from the design guidelines or development standards that is subject to commission-level review under section 17.808.120;~~

~~7~~1. A development project involving a landmark, contributing resource or noncontributing resource that, in the determination of the preservation director, involves one or more of the following:

a. Significant alteration to an existing landmark or contributing resource that would have a significant impact upon the character-defining features of the resource or upon original fabric, or would impact the resource's eligibility for listing in the Sacramento register;

b. New construction of a building or structure on the site of an existing landmark, contributing resource or noncontributing resource that would have a significant impact upon the character-defining features of the resource or upon original fabric, or would impact the resource's eligibility for listing in the Sacramento register; or

c. Relocation of a building or structure to the site of an existing landmark, contributing resource or noncontributing resource that would have a significant impact upon the character-defining features of the resource or upon original fabric, or would impact the resource's eligibility for listing in the Sacramento register;

~~8~~2. A development project that involves the demolition or relocation of a landmark or contributing resource, except the demolition or relocation of accessory buildings and structures that are not identified as significant features or characteristics of the landmark or contributing resource;

~~9~~3. A development project that involves the relocation of a building or structure to a vacant lot in a historic district;

~~10~~4. When review of the project is elevated to the commission level under section 17.808.300 or commission-level review is otherwise required under this title.

B. Except as amended by subsection A above, all provisions of section 17.808.130 remain unchanged and in full effect.

SECTION 5.

A. Section 17.808.500 of the Sacramento City Code is amended as follows:

1. Subsection B is amended to read as follows:

B. Planning and Design Commission. The planning and design commission shall be responsible for:

~~1. The approval, conditional approval, or denial of tentative maps for all subdivisions requiring a final map except vesting tentative maps;~~

~~2. The approval, conditional approval, or denial of all post-tentative map design deviations for all subdivisions requiring a final map;~~

~~3~~1. Making recommendations to the city council on approval, conditional approval, or denial of vesting tentative maps and tentative maps; and

~~4~~2. Hearing appeals of the zoning administrator with respect to a tentative map.

2. Subsection D is amended to read as follows:

D. Zoning Administrator. The zoning administrator shall be responsible for:

1. The approval, conditional approval, or denial of all tentative maps other than vesting tentative maps ~~for all subdivisions not requiring a final map including tentative maps for subdivisions described in section 17.816.020.A.1 through 5~~;

2. The approval or denial of requests for extensions of time for tentative maps other than vesting tentative maps;

3. The approval, conditional approval, or denial of all post-tentative map design deviations ~~for all subdivisions requiring a parcel map~~; and

4. The approval, conditional approval, or denial of minor amendments of approved tentative maps.

B. Except as amended by subsection A above, all provisions of section 17.808.500 remain unchanged and in full effect.

SECTION 6.

Section 17.828.090 of the Sacramento City Code is amended to read as follows:

17.828.090 Tentative maps ~~for four or fewer parcels~~ other than vesting tentative maps.

A. Public Hearing before Zoning Administrator—Notice.

~~1.~~ Within a reasonable period of time following consideration by the subdivision review committee of an application for a tentative map ~~for four or fewer parcels~~, other than a vesting tentative map, the planning director shall set the matter

for hearing before the zoning administrator. The procedural requirements for the hearing before the zoning administrator and the contents of the hearing notice shall be governed by the provisions of chapter 17.812. Notice of the hearing shall be given by publication, posting, and mail pursuant to section 17.812.030. In addition, if the proposed subdivision is a conversion of residential real property to a condominium, community apartment, or stock cooperative project, notice shall be given to each tenant of the property in accordance with chapter 17.716 and California Government Code section 66451.3. Substantial compliance with these provisions for notice shall be sufficient, and a technical failure to comply shall not affect the validity of any action taken according to the procedures in this chapter.

~~2. Notwithstanding the provisions of subsection A.1 of this section, if the tentative map is sought as part of a development project requiring approval of one or more entitlements by the planning and design commission, the planning and design commission shall hear and act upon the tentative map under section 17.828.095.~~

~~3. Notwithstanding the provisions of subsection A.1 of this section, at the discretion of the zoning administrator, a tentative map for four or fewer parcels may be heard and acted upon by the planning and design commission in the same manner as a tentative map for five or more parcels under section 17.828.095.~~

B. Action by the Zoning Administrator. The zoning administrator may approve or conditionally approve a tentative map by adopting a resolution, or may deny approval of the proposed tentative map. In reaching a decision upon the tentative map, the zoning administrator shall consider the effect of that decision on the housing needs of the region and balance these needs against the public service needs of its residents and available fiscal and environmental resources.

C. Approval. The tentative map may be approved or conditionally approved by the zoning administrator if it is found that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, any applicable specific or community plan, and all applicable provisions of this code.

D. Denial. The tentative map may be denied by the zoning administrator on any of the grounds provided by the Subdivision Map Act or this code. Except as otherwise required by state or federal law, the zoning administrator shall deny approval of the tentative map if it makes any of the following findings:

1. That the proposed map is inconsistent with the general plan or any applicable specific plan, or other applicable provisions of this code;

2. That the site is not physically suitable for the type of development;

3. That the site is not physically suitable for the proposed density of development;

4. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Notwithstanding the foregoing, the zoning administrator may approve such a tentative map if any environmental impact report was prepared with respect to the project and a finding was made pursuant to section 21081(c) of the California Public Resources Code ~~CEQA~~ that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report;

5. That the design of the subdivision or the type of improvements are likely to cause serious public health problems;

6. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the zoning administrator may approve a map if he or she finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is granted to the zoning administrator to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision; or ~~.~~

7. The conditions set forth in Government Code section 66474.4 are met, relating to subdivisions of land that would result in parcels too small to sustain their agricultural use or that would result in residential development not incidental to the commercial agricultural use of the land, including land subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (California Government Code sections 51200 et seq.).

SECTION 7.

Section 17.828.095 (Tentative maps—Procedures for five or more parcels) of the Sacramento City Code is deleted.

~~17.828.095 Tentative maps—Procedure for five or more parcels.~~

~~A. Public Hearing before Planning and Design Commission—Notice. Within a reasonable period of time following consideration by the subdivision review committee of an application for a tentative map for five or more parcels, other than a vesting tentative map, the planning director shall prepare a report with recommendations, and shall set the matter for hearing before the planning and design commission. A copy of the director's report shall be forwarded to the subdivider at least five days prior to the~~

~~public hearing. The procedural requirements for the hearing before the planning and design commission and the contents of the hearing notice shall be governed by the provisions of chapter 17.812. Notice of the hearing shall be given by publication, posting and mail pursuant to section 17.812.030, except that the notice by mail required by section 17.812.030 shall be given to the owners of real property located within 300 feet of the subject real property. In addition, a proposed conversion of residential real property to a condominium, community apartment, or stock cooperative project shall be noticed in accordance with section 66451.3 of the California Government Code and chapter 17.716. Substantial compliance with these provisions for notice shall be sufficient, and a technical failure to comply shall not affect the validity of any action taken according to the procedures in this chapter.~~

~~B. Action. Except as provided in section 17.828.097, the planning and design commission shall approve, conditionally approve or deny the tentative map within 50 days of the date of certification of the EIR, adoption of a negative declaration, or a determination by the planning and design commission that the project is exempt from the requirements of CEQA, and the planning director shall thereafter report the decision of the planning and design commission to the subdivider. In reaching a decision upon the tentative map, the planning and design commission shall consider the effect of that decision on the housing needs of the region and balance these needs against the public service needs of its residents and available fiscal and environmental resources. Except as provided otherwise by the Subdivision Map Act, failure to act within the above specified time limits shall not be deemed or considered approval of the tentative map.~~

~~C. Approval. The tentative map may be approved or conditionally approved by the planning and design commission if it finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, any applicable specific or community plan, and all applicable provisions of this code. The planning and design commission may require as a condition of its approval that the payment by the subdivider of all development fees required to be paid at the time of the application for, or issuance of, a building permit or other similar permit shall be made at the rate for such fees in effect at the time of such application or issuance. The planning and design commission may modify or delete any of the conditions of approval recommended in the department's report. The planning and design commission may add additional requirements as a condition of its approval.~~

~~D. Denial. The tentative map may be denied by the planning and design commission on any of the grounds provided by the subdivision map act or this code. Except as otherwise required by state or federal law, the planning and design commission shall deny approval of the tentative map if it makes any of the following findings:~~

~~1. That the proposed map, together with the provisions for its design and improvement, is inconsistent with the general plan or any applicable specific plan, or other applicable provisions of this code;~~

~~2. That the site is not physically suitable for the type of development;~~

~~3. That the site is not physically suitable for the proposed density of development;~~

~~4. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Notwithstanding the foregoing, the planning and design commission may approve such a tentative map if any environmental impact report was prepared with respect to the project and a finding was made pursuant to section 21081(c) of the California Public Resources Code that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report;~~

~~5. That the design of the subdivision or the type of improvements are likely to cause serious public health problems;~~

~~6. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the planning and design commission may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is granted to the planning and design commission to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision; or~~

~~7. Subject to section 66474.4 of the California Government Code, that the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with section 51200 of the California Government Code) and that the resulting parcels following a subdivision of the land would be too small to sustain their agricultural use.~~

SECTION 8.

A. Section 17.200.110.B.1 (A zone; conditional uses; commercial and institutional uses) of the Sacramento City Code is amended as follows:

1. The “assembly—cultural, religious, social” row is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	~~PDC~~ZA

2. The “kennel” row is amended to read as follows:

Kennel		~~PDC~~ZA

3. The “veterinary clinic; veterinary hospital” row is amended to read as follows:

Veterinary clinic; veterinary hospital		~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.200.110 remain unchanged and in full effect.

SECTION 9.

A. Section 17.200.210.B2 (A-OS zone; conditional uses; commercial and institutional uses) of the Sacramento City Code is amended as follows:

1. The “assembly—cultural, religious, social” row is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	~~PDC~~ZA

2. The “kennel” row is amended to read as follows:

Kennel		~~PDC~~ZA

3. The “veterinary clinic; veterinary hospital” row is amended to read as follows:

Veterinary clinic; veterinary hospital		~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.200.210 remain unchanged and in full effect.

SECTION 10.

A. Section 17.204.110 (RE zone) of the Sacramento City Code is amended as follows:

1. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	~~PDC~~ZA

2. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

3. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113

B. Except as amended by subsection A above, all provisions of section 17.204.110 remain unchanged and in full effect.

SECTION 11.

A. Section 17.204.210 (R-1 zone) of the Sacramento City Code is amended as follows:

1. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111	~~PDC~~ZA

2. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Residential care facility		~~PDC~~ZA

3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	~~PDC~~ZA

4. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

5. The "nonresidential care facility" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Nonresidential care facility		~~PDC~~ZA

6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113

B. Except as amended by subsection A above, all provisions of section 17.204.210 remain unchanged and in full effect.

SECTION 12.

A. Section 17.204.310 (R-1A zone) of the Sacramento City Code is amended as follows:

1. The "dormitory" row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111	~~PDC~~ZA

2. The "residential care facility" row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Residential care facility		~~PDC~~ZA

3. The "assembly—cultural, religious, social" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	~~PDC~~ZA

4. The "kennel" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

5. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Nonresidential care facility		~~PDC~~ZA

6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113

B. Except as amended by subsection A above, all provisions of section 17.204.310 remain unchanged and in full effect.

SECTION 13.

A. Section 17.204.410 (R-1B zone) of the Sacramento City Code is amended as follows:

1. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111	~~PDC~~ZA

2. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Residential care facility		~~PDC~~ZA

3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	~~PDC~~ZA

4. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

5. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Nonresidential care facility		~~PDC~~ZA

6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113

B. Except as amended by subsection A above, all provisions of section 17.204.410 remain unchanged and in full effect.

SECTION 14.

A. Section 17.204.510 (R-2 zone) of the Sacramento City Code is amended as follows:

1. The "dormitory" row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111	~~PDC~~ZA

2. The "residential care facility" row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Residential care facility		~~PDC~~ZA

3. The "assembly—cultural, religious, social" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	~~PDC~~ZA

4. The "kennel" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

5. The "nonresidential care facility" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Nonresidential care facility		~~PDC~~ZA

6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113

B. Except as amended by subsection A above, all provisions of section 17.204.510 remain unchanged and in full effect.

SECTION 15.

A. Section 17.208.110 (R-2A zone) of the Sacramento City Code is amended as follows:

1. The "dormitory" row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111	~~PDC~~ZA

2. The "residential care facility" row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Residential care facility		~~PDC~~ZA

3. The "assembly—cultural, religious, social" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	~~PDC~~ZA

4. The "kennel" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

5. The "nonresidential care facility" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Nonresidential care facility		~~PDC~~ZA

6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social;

	Subject to special use regulations in section 17.228.113

B. Except as amended by subsection A above, all provisions of section 17.208.110 remain unchanged and in full effect.

SECTION 16.

A. Section 17.208.210 (R-2B zone) of the Sacramento City Code is amended as follows:

1. The "dormitory" row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111	~~PDC~~ZA

2. The "residential care facility" row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Residential care facility		~~PDC~~ZA

3. The "assembly—cultural, religious, social" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	~~PDC~~ZA

4. The "kennel" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

5. The "nonresidential care facility" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Nonresidential care facility		~~PDC~~ZA

6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113

B. Except as amended by subsection A above, all provisions of section 17.208.210 remain unchanged and in full effect.

SECTION 17.

A. Section 17.208.310 (R-3 zone) of the Sacramento City Code is amended as follows:

1. A row for "dormitory" is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111

2. The "dormitory" row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Dormitory~~	~~Subject to special use regulations in section 17.228.111~~	~~PDC~~

3. The "residential care facility" row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Residential care facility		~~PDC~~ZA

4. The "assembly—cultural, religious, social" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	~~PDC~~ZA

5. The "kennel" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

6. The "nonresidential care facility" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Nonresidential care facility		~~PDC~~ZA

7. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social;

	Subject to special use regulations in section 17.228.113

B. Except as amended by subsection A above, all provisions of section 17.208.310 remain unchanged and in full effect.

SECTION 18.

A. Section 17.208.410 (R-3A zone) of the Sacramento City Code is amended as follows:

1. A row for "dormitory" is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111

2. The "dormitory" row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Dormitory~~	~~Subject to special use regulations in section 17.228.111~~	~~PDC~~

3. The "residential care facility" row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Residential care facility		~~PDC~~ZA

4. The "assembly—cultural, religious, social" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	~~PDC~~ZA

5. The "kennel" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

6. The "nonresidential care facility" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Nonresidential care facility		~~PDC~~ZA

7. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113

B. Except as amended by subsection A above, all provisions of section 17.208.410 remain unchanged and in full effect.

SECTION 19.

A. Section 17.208.510 (R-4 zone) of the Sacramento City Code is amended as follows:

1. The "dormitory (inside central city)" row in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

Dormitory ~~(inside central city)~~	Subject to special use regulations in section 17.228.111

2. A row for "residential care facility" is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	

3. A row for "assembly—cultural, religious, social" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.128.

4. A row for "nonresidential care facility" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater

5. The "dormitory (outside central city)" row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Dormitory (outside central city)~~	~~Subject to special use regulations in section 17.228.111~~	~~PDC~~

6. The “alcoholic beverage sales, off-premises consumption” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Alcoholic beverage sales, off-premises consumption	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.108	~~PDC~~ZA

7. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	~~PDC~~ZA

8. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.208.510 remain unchanged and in full effect.

SECTION 20.

A. Section 17.208.610 (R-4A zone) of the Sacramento City Code is amended as follows:

1. The “dormitory (inside central city)” row in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

Dormitory ~~(inside central city)~~	Subject to special use regulations in section 17.228.111

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	

3. A row for "assembly—cultural, religious, social" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.128

4. A row for "nonresidential care facility" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater

5. The "dormitory (outside central city)" row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Dormitory (outside central city)~~	~~Subject to special use regulations in section 17.228.111~~	~~PDC~~

6. The "alcoholic beverage sales, off-premises consumption" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Alcoholic beverage sales, off-premises consumption	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.108	~~PDC~~ZA

7. The "kennel" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	~~PDC~~ZA

8. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.208.610 remain unchanged and in full effect.

SECTION 21.

A. Section 17.208.710 (R-5 zone) of the Sacramento City Code is amended as follows:

1. The “dormitory (inside central city)” row in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

Dormitory ~~(inside central city)~~	Subject to special use regulations in section 17.228.111

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.128

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater

5. The “dormitory (outside central city)” row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Dormitory (outside central city)~~	~~Subject to special use regulations in section 17.228.111~~	~~PDC~~

6. The "alcoholic beverage sales, off-premises consumption" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Alcoholic beverage sales, off-premises consumption	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.108	~~PDC~~ZA

7. The "kennel" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	~~PDC~~ZA

8. The "veterinary clinic; veterinary hospital" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.208.710 remain unchanged and in full effect.

SECTION 22.

A. Section 17.212.110 (RMX zone) of the Sacramento City Code is amended as follows:

1. A row for "dormitory" is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128

4. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Childcare center	Subject to special use regulations in section 17.228.113

5. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	

6. The “dormitory (outside central city)” row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Dormitory (outside central city)~~	~~Subject to special use regulations in section 17.228.111~~	~~PDC~~

7. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Residential care facility~~		~~PDC~~

8. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Childcare center~~	~~Subject to special use regulations in section 17.228.113~~	~~ZA~~

9. The “alcoholic beverage sales, off-premises consumption” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	~~PDC~~ZA

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

11. A row for “veterinary clinic; veterinary hospital” is added to subsection B.2 (Conditional uses; commercial and institutional uses) to read as follows:

Veterinary clinic; veterinary hospital		ZA

B. Except as amended by subsection A above, all provisions of section 17.212.110 remain unchanged and in full effect.

SECTION 23.

A. Section 17.212.210 (RO zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128

4. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Childcare center	Subject to special use regulations in section 17.228.113

5. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility		

6. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Dormitory~~	~~Subject to special use regulations in section 17.228.111~~	~~PDC~~

7. The “residential care facility” row in subsection B.2 (Conditional uses; residential uses) is deleted.

~~Residential care facility~~		~~PDC~~

8. The “childcare center” row in subsection B.1 (Conditional uses; commercial and institutional uses) is deleted.

~~Childcare center~~	~~Subject to special use regulations in section 17.228.113~~	~~ZA~~

9. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

10. A row for “veterinary clinic; veterinary hospital” is added to subsection B.2 (Conditional uses; commercial and institutional uses) to read as follows:

Veterinary clinic; veterinary hospital		ZA

B. Except as amended by subsection A above, all provisions of section 17.212.210 remain unchanged and in full effect.

SECTION 24.

A. Section 17.216.110 (OB zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	

3. The “childcare center” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Childcare center	~~Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use;~~ Subject to special use regulations in section 17.228.113

4. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.128

5. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Residential care facility~~		~~PDC~~

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Assembly—cultural, religious, social~~		~~PDC~~

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Nonresidential care facility~~	~~Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use~~	~~PDC~~

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Alcoholic beverage sales, off-premises consumption	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.108	~~PDC~~ZA

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	~~PDC~~ZA

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.216.110 remain unchanged and in full effect.

SECTION 25.

A. Section 17.216.210 (OB-2 zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	

3. The “childcare center” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Childcare center	~~Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use;~~ Subject to special use regulations in section 17.228.113

4. A row for "assembly—cultural, religious, social" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.128

5. A row for "nonresidential care facility" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use

6. The "residential care facility" row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Residential care facility~~		~~PDC~~

7. The "assembly—cultural, religious, social" row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Assembly—cultural, religious, social~~		~~PDC~~

8. The "nonresidential care facility" row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Nonresidential care facility~~	~~Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use~~	~~PDC~~

9. The "alcoholic beverage sales" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Alcoholic beverage sales, off-premises consumption	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.108	~~PDC~~ZA

10. The "kennel" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	~~PDC~~ZA

11. The "veterinary clinic; veterinary hospital" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.216.210 remain unchanged and in full effect.

SECTION 26.

A. Section 17.216.310 (OB-3 zone) of the Sacramento City Code is amended as follows:

1. A row for "dormitory" is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111

2. A row for "residential care facility" is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	

3. The "childcare center" row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Childcare center	~~Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use;~~

	Subject to special use regulations in section 17.228.113

4. A row for "assembly—cultural, religious, social" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.128

5. A row for "nonresidential care facility" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use

6. The "residential care facility" row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Residential care facility~~		~~PDC~~

7. The "assembly—cultural, religious, social" row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Assembly—cultural, religious, social~~		~~PDC~~

8. The "nonresidential care facility" row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Nonresidential care facility~~	~~Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use~~	~~PDC~~

9. The "alcoholic beverage sales" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Alcoholic beverage sales, off-premises consumption	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use;	~~PDC~~ZA

	Subject to special use regulations in section 17.228.108	

10. The "kennel" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	~~PDC~~ZA

11. The "veterinary clinic; veterinary hospital" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.216.310 remain unchanged and in full effect.

SECTION 27.

A. Table 1 of Section 17.216.420 (EC zone) of the Sacramento City Code is amended to read as follows:

Table 1

Category	Permitted uses
Primary	Office High-tech manufacturing research and development (not limited to 25% office—may have 100% office uses) Medical facilities: Hospital Laboratory Residential care facility Nonresidential care facility Skilled nursing facility Research and development Physician's clinic Convalescent hospital Drug/alcohol treatment centers

Category	Permitted uses
	Pharmacy Optician lab or clinic Veterinary clinic; veterinary hospital[1] Kennel (subject to approval of a conditional use permit by the zoning administrator)
	Educational/vocational/training (public or private) Banks; savings and loans Post office Childcare center Light Industrial Uses: Warehouse; distribution center is permitted by right when use is located greater than ½ mile from the center of an existing or proposed light rail station platform; for conditional uses, see subsection B.2.c. Manufacturing High-tech manufacturing research and development (limited to 25% office) Assembly
Support Retail	Health club School—dance, music, art, martial arts Auto—sales, storage, rental is permitted when use is located greater than ½ mile from the center of an existing or proposed light rail station platform; for conditional uses, see subsection B.2.c. Auto—service, repair is permitted when use is located greater than ½ mile from the center of an existing or proposed light rail station platform; for conditional uses, see subsection B.2.c. Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted by right when located greater than ½ mile from the center of an existing or proposed light rail station platform; for conditional uses, see subsection B.2.c. Restaurant; café; deli Hotel; motel; bed and breakfast inn Consumer retail (maximum 10,000 square feet per store, with an aggregate building size of 30,000 square feet)[2] (e.g., books, food, videos, etc.) Antenna; telecommunications facility (subject to special use regulations in section 17.228.300 et seq.)

Category	Permitted uses
	Assembly-cultural, religious, social (subject to special use regulations in section 17.228.128~~approval of a conditional use permit by the Planning and Design Commission~~)
Residential	Multi-unit dwelling Dormitory (subject to special use regulations in section 17.228.111)

1 Veterinary clinics and hospitals need a conditional use permit if there is outdoor boarding of animals.

2 Includes drug stores and office supply stores up to a maximum of 20,000 square feet per store, except EC-65 and EC-80 sites, which have a maximum of 10,000 square feet. Includes auto-related retail uses (excluding gas sales) up to a maximum of 15,000 square feet.

B. Except as amended by subsection A above, all provisions of section 17.216.420 remain unchanged and in full effect.

SECTION 29.

A. Section 17.216.510 (SC zone) of the Sacramento City Code is amended as follows:

1. Subsection A is amended to read as follows:

A. Permitted uses. The following uses are permitted by right in the SC zone, subject to the limitations specified:

Use	Limitations
1. Residential Uses	
Dormitory	Subject to special use regulations in section 17.228.111
Dwelling, multi-unit	Subject to special use regulations in section 17.228.117
Residential care facility	
~~1~~2. Commercial and Institutional Uses	
Amusement center, indoor	
Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128
Athletic club; fitness studio	
Childcare center	Subject to special use regulations in section 17.228.113

College extension	
Commercial service	
Community market	Subject to special use regulations in section 17.228.124
Hotel; motel	
Laundromat, self-service	
Library; archive	
Museum	
Nonresidential care facility	
Office	
Plant nursery	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
Restaurant	
Retail store	This use is limited to 60,000 gross square feet; if use exceeds this limitation, a conditional use permit is required
School—dance, music, art, martial arts	
School, vocational	
Temporary commercial building	Subject to special use regulations in section 17.228.126
Theater	
Tobacco retailing	Permitted in a store that has greater than 15,000 square feet of gross floor area if the total area of shelving allocated to tobacco products and tobacco paraphernalia does not exceed 250 square feet.
Veterinary clinic; veterinary hospital	Entire business to be conducted within a building and no outdoor boarding of animals is allowed
2. Industrial and Agricultural Uses	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Community garden, private (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.
Market garden (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.

Solar energy system, commercial (city property)	Allowed in this zone and is exempt from the provisions of this title

2. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Dormitory~~	~~Subject to special use regulations in section 17.228.111~~	~~PDC~~

3. The “dwelling, multi-unit” row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Dwelling, multi-unit~~	~~Subject to special use regulations in section 17.228.117~~	~~PDC~~

4. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Residential care facility~~		~~PDC~~

5. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Assembly—cultural, religious, social~~		~~PDC~~

6. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Nonresidential care facility~~		~~PDC~~

7. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	~~PDC~~ZA

8. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

9. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.216.510 remain unchanged and in full effect.

SECTION 30.

A. Section 17.216.610 (C-1 zone) of the Sacramento City Code is amended as follows:

1. The "dormitory (inside central city)" row in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

Dormitory ~~(inside central city)~~	Subject to special use regulations in section 17.228.111

2. A row for "residential care facility" is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	

3. A row for "assembly—cultural, religious, social" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128

4. A row for "nonresidential care facility" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	

5. The "dormitory (outside central city)" row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Dormitory (outside central city)~~	~~Subject to special use regulations in section 17.228.111~~	~~PDC~~

6. The "residential care facility" row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Residential care facility~~		~~PDC~~

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Assembly—cultural, religious, social~~		~~PDC~~

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Nonresidential care facility~~		~~PDC~~

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	~~PDC~~ZA

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.216.610 remain unchanged and in full effect.

SECTION 31.

A. Section 17.216.710 (C-2 zone) of the Sacramento City Code is amended as follows:

1. The “dormitory (inside central city)” row in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

Dormitory ~~(inside central city)~~	Subject to special use regulations in section 17.228.111

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	

5. The “dormitory (outside central city)” row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Dormitory (outside central city)~~	~~Subject to special use regulations in section 17.228.111~~	~~PDC~~

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Residential care facility~~		~~PDC~~

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Assembly—cultural, religious, social~~		~~PDC~~

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Nonresidential care facility~~		~~PDC~~

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	~~PDC~~ZA

10. The "kennel" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

11. The "veterinary clinic; veterinary hospital" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.216.710 remain unchanged and in full effect.

SECTION 32.

A. Section 17.216.810 (C-3 zone) of the Sacramento City Code is amended as follows:

1. A row for "dormitory" is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111

2. A row for "residential care facility" is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	

3. A row for "assembly—cultural, religious, social" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128

4. A row for "nonresidential care facility" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	

5. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Dormitory~~	~~Subject to special use regulations in section 17.228.111~~	~~PDC~~

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Residential care facility~~		~~PDC~~

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Assembly—cultural, religious, social~~		~~PDC~~

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Nonresidential care facility~~		~~PDC~~

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	~~PDC~~ZA

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.216.810 remain unchanged and in full effect.

SECTION 33.

A. Section 17.216.910 (C-4 zone) of the Sacramento City Code is amended as follows:

1. A row for "dormitory" is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111

2. A row for "residential care facility" is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	

3. A row for "assembly—cultural, religious, social" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128

4. A row for "childcare center" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Childcare center	Subject to special use regulations in section 17.228.113

5. A row for "nonresidential care facility" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	

6. The "residential care facility" row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Residential care facility~~		~~PDC~~

7. The "assembly—cultural, religious, social" row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Assembly—cultural, religious, social~~		~~PDC~~

8. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Childcare center~~	~~Subject to special use regulations in section 17.228.113~~	~~ZA~~

9. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Nonresidential care facility~~		~~PDC~~

10. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	~~PDC~~ZA

11. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

12. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.216.910 remain unchanged and in full effect.

SECTION 34.

A. Section 17.220.110 (M-1 zone) of the Sacramento City Code is amended as follows:

1. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	

2. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128

3. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Childcare center	Subject to special use regulations in section 17.228.113

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	

5. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Residential care facility~~		~~PDC~~

6. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Assembly—cultural, religious, social~~		~~PDC~~

7. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Childcare center~~	~~Subject to special use regulations in section 17.228.113~~	~~ZA~~

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Nonresidential care facility~~		~~PDC~~

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	~~PDC~~ZA

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.220.110 remain unchanged and in full effect.

SECTION 35.

A. Section 17.220.210 (M-1(S) zone) of the Sacramento City Code is amended as follows:

1. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	

2. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128

3. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Childcare center	Subject to special use regulations in section 17.228.113

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	

5. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Residential care facility~~		~~PDC~~

6. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Assembly—cultural, religious, social~~		~~PDC~~

7. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Childcare center~~	~~Subject to special use regulations in section 17.228.113~~	~~ZA~~

8. The “non-profit residential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Non-profit residential care facility~~		~~PDC~~

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	~~PDC~~ZA

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.220.210 remain unchanged and in full effect.

SECTION 36.

A. Section 17.220.310 (M-2 zone) of the Sacramento City Code is amended to read as follows:

1. A row for "residential care facility" is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	

2. A row for "assembly—cultural, religious, social" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128

3. A row for "childcare center" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Childcare center	Subject to special use regulations in section 17.228.113

4. A row for "nonresidential care facility" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	

5. The "residential care facility" row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Residential care facility~~		~~PDC~~

6. The "assembly—cultural, religious, social" row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Assembly—cultural, religious, social~~		~~PDC~~

7. The "childcare center" row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Childcare center~~	~~Subject to special use regulations in section 17.228.113~~	~~ZA~~

8. The "non-profit residential care facility" row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Non-profit residential care facility~~		~~PDC~~

9. The "alcoholic beverage sales" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	~~PDC~~ZA

10. The "kennel" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

11. The "veterinary clinic; veterinary hospital" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.220.310 remain unchanged and in full effect.

SECTION 37.

A. Section 17.220.410 (M-2(S) zone) of the Sacramento City Code is amended as follows:

1. A row for "residential care facility" is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	

2. A row for "assembly—cultural, religious, social" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128

3. A row for "childcare center" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Childcare center	Subject to special use regulations in section 17.228.113

4. A row for "nonresidential care facility" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	

5. The "residential care facility" row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Residential care facility~~		~~PDC~~

6. The "assembly—cultural, religious, social" row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Assembly—cultural, religious, social~~		~~PDC~~

7. The "childcare center" row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Childcare center~~	~~Subject to special use regulations in section 17.228.113~~	~~ZA~~

8. The "non-profit residential care facility" row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Non-profit residential care facility~~		~~PDC~~

9. The "alcoholic beverage sales" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	~~PDC~~ZA

10. The "kennel" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

11. The "veterinary clinic; veterinary hospital" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.220.410 remain unchanged and in full effect.

SECTION 38.

A. A row for "assembly—cultural, religious, social" is added to section 17.220.510.A.2 of the Sacramento City Code (MIP zone; permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128

B. Except as amended by subsection A above, all provisions of section 17.220.510 remain unchanged and in full effect.

SECTION 39.

A. Section 17.220.610 (MRD zone) of the Sacramento City Code is amended as follows:

1. Subsection A is amended to read as follows:

A. Permitted uses. The following uses are permitted by right in the MRD zone, subject to the limitations specified:

Use	**Limitations**
1. Residential Uses	
Residential care facility	
~~1~~2. Commercial and Institutional Uses	

Use	Limitations
Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128
Athletic club; fitness studio	
Cannabis testing	Subject to special use regulations in section 17.228.910
Childcare center	Subject to special use regulations in section 17.228.113
College campus	
College extension	
Commercial service	
Community market	Subject to special use regulations in section 17.228.124
Hotel; motel	
Library; archive	
Museum	
Nonresidential care facility	
Office	
Restaurant	
Retail store	This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required
Temporary commercial building	Subject to special use regulations in section 17.228.126
Veterinary clinic; veterinary hospital	Entire business to be conducted within a building and no outdoor boarding of animals is allowed; a conditional use permit is required if animals are boarded outside or entire business is not conducted within a building
Wholesale store	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
2. Industrial and Agricultural Uses	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Community garden, private	Subject to special use regulations in section 17.228.810 et seq.
Laboratory, research	
Manufacturing, service and repair	

Use	Limitations
Market garden	Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title
Warehouse; distribution center	

2. The "dwelling, multi-unit" row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dwelling, multi-unit	Subject to special use regulations in section 17.228.117	~~PDC~~ZA

3. A row for "dormitory" is added to subsection B.1 (Conditional uses; residential uses)to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111	ZA

4. The "assembly—cultural, religious, social" row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Assembly—cultural, religious, social~~		~~PDC~~

5. A row for "kennel" is added to subsection B.2 (Conditional uses; commercial and institutional uses) to read as follows:

Kennel		ZA

6. A row for "veterinary clinic; veterinary hospital" is added to subsection B.2 (Conditional uses; commercial and institutional uses) to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	ZA

B. Except as amended by subsection A above, all provisions of section 17.220.610 remain unchanged and in full effect.

SECTION 40.

A. Section 17.220.710 (M-T zone) of the Sacramento City Code is amended as follows:

1. A row for "assembly—cultural, religious, social" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128

2. A row for "nonresidential care facility" is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	

3. The "assembly—cultural, religious, social" row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Assembly—cultural, religious, social~~		~~PDC~~

4. The "nonresidential care facility" row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Nonresidential care facility~~		~~PDC~~

5. The "alcoholic beverage sales, off-premises consumption" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	~~PDC~~ZA

6. The "kennel" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.220.710 remain unchanged and in full effect.

SECTION 41.

A. Section 17.224.110 (H zone) of the Sacramento City Code is amended as follows:

1. The "residential care facility" row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Residential care facility		~~PDC~~ZA

2. The "assembly—cultural, religious, social" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	~~PDC~~ZA

3. The "Nonresidential care facility" in subsection B.2 (Conditional uses; commercial and institutional uses) row is amended to read as follows:

Nonresidential care facility		~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.224.110 remain unchanged and in full effect.

SECTION 42.

A. Section 17.224.210 (SPX zone) of the Sacramento City Code is amended as follows:

1. The "assembly—cultural, religious, social" row in subsection B.1 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	~~PDC~~ZA

2. The "childcare center" row in subsection B.1 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113	~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.224.210 remain unchanged and in full effect.

SECTION 43.

A. Section 17.224.310 (TC zone) of the Sacramento City Code is amended as follows:

1. The "assembly—cultural, religious, social" row in subsection B.1 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	~~PDC~~ZA

2. The "childcare center" row in subsection B.1 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113	~~PDC~~ZA

3. The "kennel" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

4. The "veterinary clinic; veterinary hospital" row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.224.310 remain unchanged and in full effect.

SECTION 44.

A. Section 17.224.410 (HC zone) of the Sacramento City Code is amended as follows:

1. A row for "residential care facility" in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

Residential care facility	

2. A row for “assembly—cultural, religious, social” is added to subsection A.1 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128

3. A row for “childcare center” is added to subsection A.1 (Permitted uses; commercial and institutional uses) to read as follows:

Childcare center	Subject to special use regulations in section 17.228.113

4. A row for “childcare center” is added to subsection A.1 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	

5. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

~~Residential care facility~~		~~PDC~~

6. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Assembly—cultural, religious, social~~		~~PDC~~

7. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Childcare center~~	~~Subject to special use regulations in section 17.228.113~~	~~ZA~~

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

~~Nonresidential care facility~~		~~PDC~~

9. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		~~PDC~~ZA

10. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital		~~PDC~~ZA

B. Except as amended by subsection A above, all provisions of section 17.224.410 remain unchanged and in full effect.

SECTION 45.

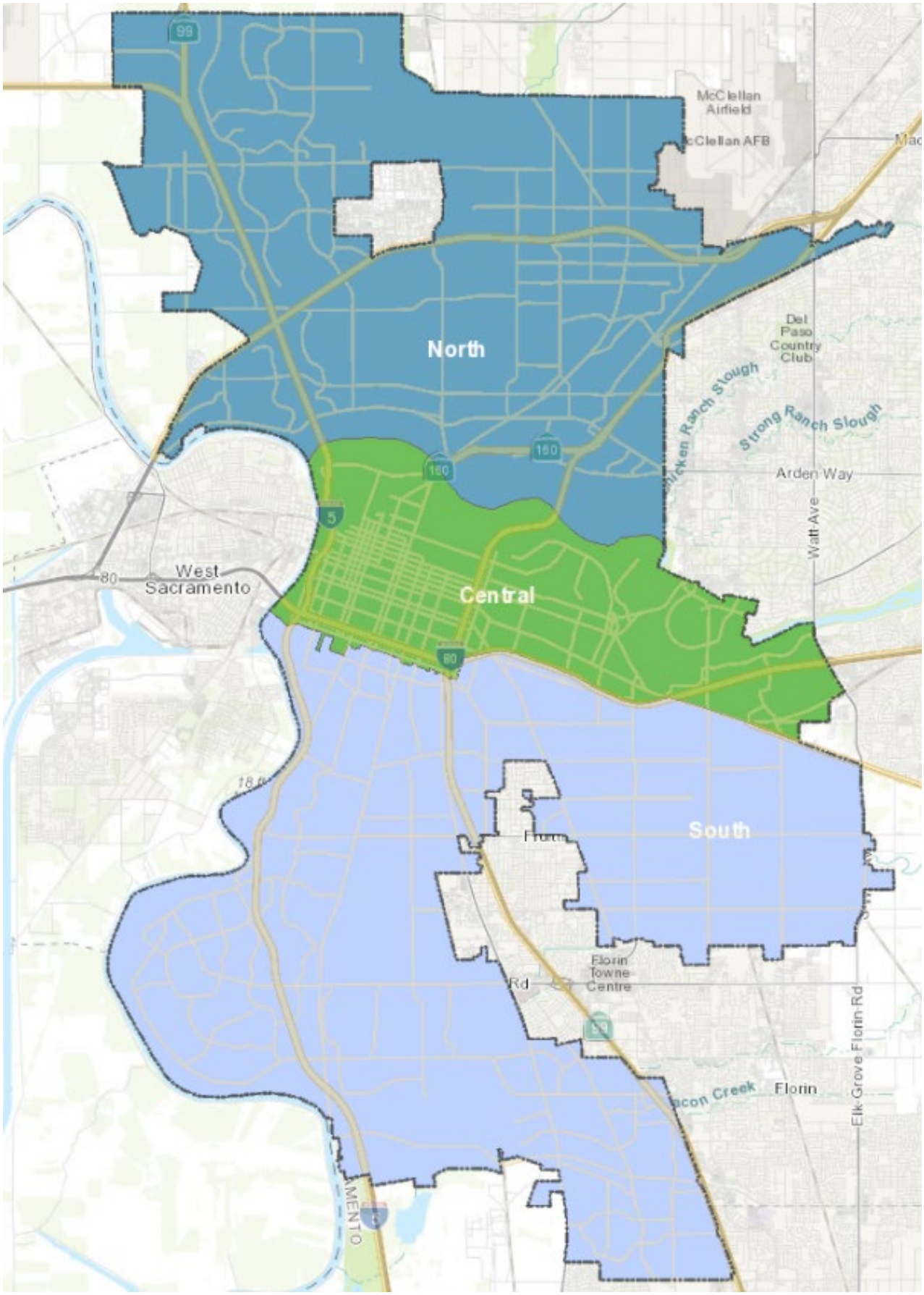
Section 17.228.128 is added to the Sacramento City Code to read as follows:

17.228.128 Assembly–cultural, religious, social.

Unless otherwise authorized by a conditional use permit approved by the zoning administrator or the planning and design commission, outdoor events are limited to four times per year, may not exceed two hours, and must end no later than 5:00 p.m.

Appendix 5_Supporting Documentation_2M

Planning Division Geographic Areas



ST. ANTON
COMMUNITIES

1801 I Street, Suite 200, Sacramento, CA 95811 Main: 916.471.3000 Fax: 916.444.9843

July 7, 2023

City of Sacramento
Community Development Department
300 Richards Blvd. 3rd Floor
Sacramento, CA 95811

RE: St. Anton Ascent - Affordable Housing Fee Reduction Program Application

To Whom It May Concern:

St. Anton Ascent is a new construction development on approximately 4.353 net acres located at 3531, 3541, and 3561 Del Paso Blvd., Sacramento, CA 95835.

The development consists of 120 units comprised of 60 one-bedroom/one-bathroom, 30 two-bedroom/two-bathroom, and 30 three-bedroom/three-bathroom units. All the units, with the exemption of one employee unit, will be income- and rent-restricted for 55 years upon execution of regulatory agreements with the California Debt Limit Allocation Committee and the California Tax Credit Allocation Committee.

The income and rent limits vary between 30% AMI (Extremely Low Income) and 70% AMI (Low-Income) as published by the California Tax Credit Allocation Committee.

Number of dwelling units at each level of income restriction		
CTCAC Income Category	Percent Area Median Income (AMI)	Number of Dwelling Units
Extremely low income	<30% AMI	12
Very low income	30-50% AMI	12
Low income	50-60% AMI	48
Low income	60-70% AMI	48
Exempt Employee Unit	N/A	1

This large family affordable housing project is financed with a combination of federal tax-exempt bonds and 4% federal and state tax credits. The project has successfully secured tax credits and tax-exempt bonds at the May 10, 2023, allocation round. The credit reservation letter and the bond allocation letter are enclosed with this application.

The current target date for construction loan closing is 10/09/2023. All regulatory agreements, with the exception of the TCAC regulatory agreement, will be executed and recorded at the time of loan closing and can be forwarded to the City at that time.

ST. ANTON
COMMUNITIES

1801 I Street, Suite 200, Sacramento, CA 95811 Main: 916.471.3000 Fax: 916.444.9843

This project is consistent with the qualifying criteria for City of Sacramento's Affordable Housing Fee Reduction Program.

Please reach out to me at 916-400-2074 or ss@antoncap.com if you have any questions or need further documentation.

Sincerely,

Sahar Soltani
Development Manager

Enclosures: CDD-0410 Application for Reduced Residential Development Impact Fee Rates for Affordable Dwelling Units
CDLAC bond allocation resolution
CTCAC tax credit reservation letter

City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811
Help Line: 916-264-5011
CityofSacramento.org/dsd

Application for Reduced Residential Development Impact Fee Rates for Affordable Dwelling Units

Please note: Each building permit application requires this form CDD-0410 to be filled out separately.

Approval of this fee reduction is subject to verification by the City and the availability of funds. Eligibility is restricted to projects which can demonstrate that they will meet at least one of the definitions of affordable units shown below. If approved, the fee reduction will be applied proportionately according to the number of affordable dwelling units in the project that are demonstrated to be affordable dwelling units.

Rental units: To be eligible for this fee reduction, an "affordable dwelling unit" means a dwelling unit or facility (1) to be occupied by low- or moderate-income households as defined in section 50093 of the California Health and Safety Code, and (2) offered at an affordable rent as defined in section 50053 of the California Health and Safety Code for a period of at least 30 years. The "affordable dwelling unit" shall be either: Subject to restriction for a period of at least 30 years under a recorded regulatory agreement between the property owner and the City, the Sacramento Housing and Redevelopment Agency, or another local, state or federal agency; or for projects that do not otherwise require a regulatory agreement, the applicant must demonstrate to the satisfaction of the Planning Director in the Director's sole discretion that the principles of (1) and (2) of this section B are met.

For sale units: To be eligible for this fee reduction, an "affordable dwelling unit" for a for-sale unit means (1) a unit sold at an affordable housing price as defined in section 17.712.020 of Sacramento City Code, and (2) to be occupied by low-income households as defined in section 50079.5 of the California Health and Safety Code for a period of at least 30 years.

Applicant Name:	Ascent Affordable, LP	Email:	ss@antoncap.com
Building Permit Number	TBD	Date:	7/7/23
Project Name:	St. Anton Ascent		
Project Address:	3531, 3541, and 3561 Del Paso Blvd., Sacramento, CA 95835		
APN:	225-2060-003, -004, -005		
Tract Number (if appropriate):	N/A	Lot numbers	N/A
Project Type:	☒ new multi-dwelling structure with affordable units	☐ new single-unit dwelling	
☐ new mixed-use project with affordable units	☐ Hotel Conversion (# of existing hotel rooms: _____)		
☐ other (specify):			

Process for verifying eligibility:

1. Submit the following with each building permit plan check application:
   a. This form, (CDD-0410), filled out.
   b. A letter signed by the property owner or person(s) responsible for providing final verification in #3 below. See the next page for the content of the letter and other supporting documentation.
2. After the information above has been provided, fee reductions can be approved, and the building permit plan check process can move forward. Note that issuance of the building permit may be delayed if applicant has not completed step 1 above.
3. Final verification: Submittal of final recorded regulatory agreement or similar document providing proof that the affordable dwelling units are income restricted. (Sometimes, this step is completed following construction of the project.)

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811
Help Line: 916-264-5011
CityofSacramento.org/dsd

Information to be provided in letter:

1. A statement that the project includes XX number of affordable dwelling units, based on one of the definitions shown on page one of this application form.
2. The total number of new dwelling units in the project, including any market rate dwelling units, manager units or replacement units.
3. The total number of affordable units that will be income restricted to persons and families of acutely low, extremely low, very low, lower income, and moderate income for a period of at least 30 years.
4. The affordability breakdown of the project by percent AMI (in table format as show below)

Please provide the number of dwelling units at each level of income restriction using table below:		
HCD Income Category	Percent Area Median Income (AMI)	Number of Dwelling Units
Acutely low income	0-15%	
Extremely low income	15-30%	
Very low income	30-50%	
Lower income	50-80%	
Moderate income	80-120%	

5. References to the preliminary documentation being provided to demonstrate that the affordable dwelling units will be income-restricted for a period of at least 30 years. This may include a preliminary recorded agreement over the land, signed tax reservation letter from the CTCAC, a bond resolution, or any other documentation demonstrating income restriction.
6. References to the final documentation that will be provided to guarantee income restriction (such as a final recorded regulatory agreement) and the anticipated date that final documentation will be provided to the City.

Contact information for verification of eligibility and supporting documentation:

Contact name:	Dan Weinstein	Organization:	CalPFA (Issuer)
Phone:	Los Angeles	E-mail:	clanctot@calpfa.org
Property Owner:	Blue Bronco, LLC		
Phone:	916-471-3000	E-mail:	ss@antoncap.com

Project information required for calculating reduced fees:

Total number (#) of affordable units:	119	Total number (#) of market rate units:	1
Total square footage (SF) of affordable units:	119,306	Total square footage (SF) of market rate units:	706
# of affordable units <450 SF:	0	# of market-rate units <450 SF:	0
Total SF of affordable units <450 SF:	0	Total SF of market-rate units <450 SF:	0
# of affordable units from **450-749 SF**:	59	# of market-rate units from **450-749 SF**:	1
Total SF of affordable units from 450-**749** SF:	37,424	Total sq. ft. of market-rate units from 450-**749** sq. ft.:	706
# of affordable units from **750–1999** SF:	60	# of market rate units from **750–1999** SF:	0
Total SF for affordable units **751-1999** SF:	81,882	Total SF for market rate units **751-1999** SF:	0
# of affordable units: **≥ 2000** SF:	0	# of market rate units: **≥ 2000** SF:	0

Disclaimer: Inadequate documentation of required information will delay issuance of building permit.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

901 P Street, Suite 213A
Sacramento, CA 95814
p (916) 654-6340
f (916) 654-6033
www.treasurer.ca.gov/ctcac

MEMBERS
FIONA MA, CPA, CHAIR
State Treasurer

MALIA M. COHEN
State Controller

JOE STEPHENSHAW
Director of Finance

GUSTAVO VELASQUEZ
Director of HCD

TIENA JOHNSON HALL
Executive Director of CalHFA

EXECUTIVE DIRECTOR
NANCEE ROBLES

Reservation Letter
Tax Exempt with State Credits

May 10, 2023

Sahar Soltani
Ascent Affordable, LP
1801 I Street, Suite 200
Sacramento, CA 95811

Email: ss@antoncap.com

RE: **CA-23-491 / St. Anton Ascent**
3531, 3541 & 3561 Del Paso Road
Sacramento, CA 95835

Dear Sahar Soltani,

The California Tax Credit Allocation Committee (CTCAC), in its role as administrator of the federal and California Low-Income Housing Tax Credit programs (Tax Credit programs) established by Section 42 of the Internal Revenue Code of 1986, as amended (the Code), and Sections 12206, 17058 and 23610.5 of the California Revenue and Taxation Code, respectively, hereby reserves for the project referenced above and described in the staff report attached hereto, low-income housing tax credits in the following amount(s) and under the following conditions and limitations:

$2,046,288: in federal Tax Credits annually for each of ten years (applicable percentage of 4.00%);

$9,000,000: in total state Tax Credits to be taken over a four-year period.

These credit amounts have been calculated using a qualified basis and applicable percentage identified in the attached staff report. While the actual qualified basis may change, the state credit amount of the preliminary reservation stated above is the maximum credit amount and cannot be exceeded.

CTCAC has reviewed all documentation required to be submitted before issuance of this letter and finds them to be acceptable and in accordance with the Qualified Allocation Plan. Additionally, CTCAC conducted its initial evaluation to determine the appropriate amount of tax credits needed for financial feasibility and long-term viability. This evaluation is performed to assess whether development and operating costs are reasonable, that program requirements are being adhered to and that no more tax credits are awarded than are needed to fill the gap left after considering all other committed funding. Any special conditions stated in the attached staff report must be adhered to.

The Staff Report states whether the Applicant has made an election to sell ("certificate") all or any portion of the state credit, as allowed pursuant to Revenue and Taxation Code Sections 12206(o), 17058(q), and 23610.5(r). If the Applicant has elected to certificate the state credit, the election to certificate may, only once, be revoked at any time before CTCAC issues the Form(s) 3521A, at which point the election shall become irrevocable. Furthermore, the Applicant who sells any portion of the state credit and a buyer who later resells any portion of the credit shall report to CTCAC within 10 days of the sale of the credit, in a form specified by CTCAC, all required information regarding the purchase and sale of the credit. At the request of the owner, CTCAC shall reissue the Form 3521A in the name of the buyer.

Readiness Deadline. Pursuant to CTCAC Regulation Section 10317(j), **applicants must be able to begin construction, meet all of the following requirements and submit evidence to CTCAC of the same no later 11/6/2023**, the CDLAC bond issuance deadline. Such evidence shall include issuance of building permits (a grading permit does not suffice to meet this requirement) or the applicable tribal documents, and notice to proceed delivered to the contractor. Failure to meet this timeline shall result in rescission of the reservation and/or the issuance of negative points.

This reservation of tax credits is conditioned upon the receipt of a tax-exempt bond allocation no later than May 10, 2023.

This reservation is further conditioned upon the project's owner providing CTCAC with an updated development timetable by either December 31 of the year following the year the project received its reservation of Tax Credits for rehabilitation projects, or by December 31 of the second year following the year the project received its reservation of Tax Credits for new construction projects, as required under Regulation Section 10326(j).

This reservation is further conditioned upon the project owner's constructing, purchasing, or rehabilitating the project in accordance with the application submitted to CTCAC and upon the owner placing the project in service within the time periods allowed by law and regulation. This reservation is further conditioned upon the owner posting project signage at the construction site in a manner consistent with criteria outlined on the CTCAC website at: http://www.treasurer.ca.gov/ctcac/signage/memo.pdf. The allocation may be rescinded if satisfactory progress toward completion is not maintained. Within one year from the project's actual placed in service date, the owner must request from CTCAC the issuance of Internal Revenue Service (IRS) Form(s) 8609 and submit the required documentation as specified in CTCAC Regulation Section 10328(e). Prior to issuance of IRS Form 8609, the project owner must submit to CTCAC the following in the form of a USB/flash drive (do not submit hardcopy documents):

- an updated application (in MS Excel format) which shows in every respect what changes have occurred or are being proposed from the application upon which this reservation was made (all changes are subject to approval by the Committee);
- all documents under Regulation Section 10322(i); and
- all documents required at Placed in Service are located on the CTCAC website at: https://www.treasurer.ca.gov/ctcac/inservice/STOhome.asp

Failure to provide the required request and documentation by the deadline may result in negative points as specified in CTCAC Regulation Section 10325(c)(3).

Internal Revenue Procedure 94-57 allows owners of qualified housing projects to specify the date on which the gross rent floor described in Section 42(g)(2)(A) of the Internal Revenue Code of 1986, as amended (the "Code") will take effect. The IRS will treat the gross rent floor as taking effect on the date of this reservation under Code Section 42(h)(1). However, the IRS will treat the gross rent floor as taking effect on a building's placed in service date if the building owner designates that date as the date on which the gross rent floor will take effect for the building. The project owner must make this designation to use the placed in service date no later than the date on which the building is placed in service. If elected, the

CTCAC election form on our website (http://www.treasurer.ca.gov/ctcac/inservice/STOhome.asp) will be required to be submitted with the rest of the items listed above prior to issuance of IRS Form 8609.

Before issuance of IRS Form 8609, the project owner will be required to sign a CTCAC Regulatory Agreement and lease rider, if applicable, which will bind current and future owners to covenants previously agreed to by the project owner and CTCAC. The project will be monitored by CTCAC for the duration of the compliance period to ensure that the project is abiding by all covenants. Projects will be charged a one-time monitoring fee of $410 per unit. This fee must be paid before any tax forms will be issued and/or the Regulatory Agreement will be recorded. (Credits cannot be claimed if the Regulatory Agreement has not been recorded.)

By accepting this reservation, the owner understands and accepts the risks that the U.S. Congress, U.S. Department of the Treasury, or the State of California may change the requirements for the award of tax credits by subsequent enactment of law or regulation. The owner further acknowledges that it has consulted its own tax advisor as to any consequences related to this reservation or eventual award of tax credits.

Applicant acknowledges that it is under an affirmative obligation to advise CTCAC of any material change in the nature or composition of the owner or the development team or of any of the specifics of the project set forth in the application.

Applicant acknowledges that, in awarding tax credits, CTCAC has reserved a portion of the state credit ceiling for the owner's use, but that CTCAC makes no representation that such credits can be claimed by owner. Applicant further acknowledges that upon its failure to meet any of the requirements in this reservation or any other requirements of CTCAC or, upon mutual consent with CTCAC, the project's reservation may be canceled and the credits returned to CTCAC.

Moreover, even after the reservation of tax credits, the amount of such reservation may be adjusted if, upon the initial and subsequent feasibility determinations, CTCAC determines that the project received more credits than are necessary for financial feasibility of the project. In addition, CTCAC may rescind a reservation of credits in the event that the maximum amount of credits achievable is insufficient for financial feasibility of the project.

CTCAC accepts no responsibility for any adverse consequences to the owner if the owner chooses to proceed with the project based upon this reservation. Upon mutual consent with the CTCAC, the project's reservation may be canceled, and the credits returned to CTCAC to be reused (IRC Sec. 42(h)(3)(C)(iii)). No CTCAC committee member, officer, director, agent, or employee shall be personally liable concerning any matters arising out of, or in relation to, the undertakings or obligations set forth herein.

The owner is advised that CTCAC is required by law to perform a financial evaluation of your project after it is placed in service and before issuance of tax forms. CTCAC has the responsibility to determine the reasonableness of all costs included in the development of this project. The evaluation and reasonableness determination may result in the denial of any allocation of tax credits or a reduction in the amount of tax credits finally allocated to this project. If the feasibility analysis indicates that less credits are allowable, the credit allocation will be adjusted accordingly, and the excess credits must be returned.

No later than 5:00 p.m. on May 30, 2023, the applicant must provide a check made out to the CTCAC in the amount of $70,833, which is the performance deposit required for this project. Failure to provide the performance deposit by this date shall result in cancellation of the reservation. The performance deposit may only be refundable under the circumstances and conditions set forth in the CTCAC Regulation Section 10335(e)(3). **Similarly, no later than May 30, 2023, the applicant must provide a check made out to the CTCAC in the amount of $20,463, which is the reservation fee**

required for this project. Failure to provide the reservation fee by this date shall result in cancellation of the reservation. The reservation fee is not refundable.

Please examine the provisions of this preliminary reservation carefully and advise me promptly if there are any errors contained herein. If you agree to the terms of this preliminary reservation, please sign and date this form and deliver the **reservation letter and reservation fee no later than 5:00 p.m. on May 30, 2023,** to the CTCAC at 901 P Street, Suite 213A, Sacramento, CA 95814. CTCAC reserves the right to revoke this Reservation if it discovers that the Applicant has provided erroneous or fraudulent information to CTCAC in connection with the Application or fails to comply with any of the requirements of CTCAC. You are encouraged to keep a copy of this document for your records.

If you do not wish to accept this reservation offer, please notify this office as soon as possible so that the credit may be reserved for another project.

Executed this 10th day of May 2023.

By: Nancee Robles
Nancee Robles
Executive Director

Accepted this 24th day of May, 2023.

By: _____
(signature)

ARDIE ZAHEDANI
(type or print name)

AUTH REP
(type or print title)

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
May 10, 2023

St. Anton Ascent, located at 3531, 3541 & 3561 Del Paso Road in Sacramento, requested and is being recommended for a reservation of $2,046,288 in annual federal tax credits and $9,000,000 in total state tax credits to finance the new construction of 119 units of housing serving families with rents affordable to households earning 30%-70% of area median income (AMI). The project will be developed by St. Anton Communities, LLC and will be located in Senate District 8 and Assembly District 6.

Project Number	CA-23-491
Project Name	St. Anton Ascent
Site Address:	3531, 3541 & 3561 Del Paso Road Sacramento, CA 95835
County:	Sacramento
Census Tract:	71.07

Tax Credit Amounts	**Federal/Annual**	**State/Total** *
Requested:	$2,046,288	$9,000,000
Recommended:	$2,046,288	$9,000,000

* The applicant made an election not to sell (Certificate) any portion of the state credits.

Applicant Information

Applicant:	Ascent Affordable, LP
Contact:	Sahar Soltani
Address:	1801 I Street, Suite 200 Sacramento, CA 95811
Phone:	(916) 400-2074
Email:	ss@antoncap.com

General Partner(s) or Principal Owner(s):	St. Anton Ascent Affordable, LLC PacH Anton South Holdings, LLC
General Partner Type:	Joint Venture
Parent Company(ies):	Blue Bronco, LLC Pacific Housing, Inc
Developer:	St. Anton Communities, LLC
Bond Issuer:	CalPFA
Investor/Consultant:	WNC
Management Agent:	St. Anton Multifamily, Inc

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	5
Total # of Units:	120
No. / % of Low Income Units:	119 100.00%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt

Information

Housing Type:	Large Family
Geographic Area:	Capital Region
CTCAC Project Analyst:	Brett Andersen

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	12	10%
50% AMI:	12	10%
60% AMI:	48	40%
70% AMI:	47	39%

Unit Mix

60	1-Bedroom Units
30	2-Bedroom Units
30	3-Bedroom Units
120	Total Units

Unit Type & Number		2022 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
6	1 Bedroom	30%	$570
6	1 Bedroom	50%	$950
24	1 Bedroom	60%	$1,140
23	1 Bedroom	70%	$1,330
3	2 Bedrooms	30%	$684
3	2 Bedrooms	50%	$1,140
12	2 Bedrooms	60%	$1,368
12	2 Bedrooms	70%	$1,596
3	3 Bedrooms	30%	$790
3	3 Bedrooms	50%	$1,317
12	3 Bedrooms	60%	$1,581
12	3 Bedrooms	70%	$1,844
1	1 Bedroom	Manager's Unit	$0

Project Cost Summary at Application	
Land and Acquisition	$3,059,850
Construction Costs	$28,059,200
Rehabilitation Costs	$0
Construction Hard Cost Contingency	$1,386,977
Soft Cost Contingency	$65,015
Relocation	$0
Architectural/Engineering	$664,550
Const. Interest, Perm. Financing	$4,409,048
Legal Fees	$155,000
Reserves	$382,366
Other Costs	$2,012,913
Developer Fee	$5,130,000
Commercial Costs	$0
Total	**$45,324,919**

Residential

Construction Cost Per Square Foot:	$255
Per Unit Cost:	$377,708
True Cash Per Unit Cost*:	$355,848

Construction Financing

Source	Amount
Banner Bank Tax-Exempt	$23,330,000
Banner Bank Taxable	$13,400,000
Tax Credit Equity	$2,710,000

Permanent Financing

Source	Amount
Banner Bank	$15,430,000
Deferred Developer Fee	$2,623,114
Net Operating Income	$184,015
Tax Credit Equity	$27,087,790
TOTAL	**$45,324,919**

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	$39,351,689
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	$51,157,196
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	$2,046,288
Total State Credit:	$9,000,000
Approved Developer Fee (in Project Cost & Eligible Basis):	$5,130,000
Investor/Consultant:	WNC
Federal Tax Credit Factor:	$0.94990
State Tax Credit Factor:	$0.85000

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Significant Information / Additional Conditions

The applicant's estimate for annual operating expenses per unit is $4,409, which is below the $4,800 published per unit operating expense minimum required for this type of project. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves the annual per unit operating expense, which is no more than 15% below the CTCAC published minimum, with agreement from the permanent lender and equity investor. For the placed in service review, the applicant must calculate the 15% reduction using the 2022 Operating Cost per Unit minimums.

The applicant is using 2% inflators for income and 3% inflators for expenses on their 15 Year Pro Forma. As allowed by CTCAC Regulation Section 10327(g)(1)(A), CTCAC approves the annual per unit operating expense, which is no more than 15% below the CTCAC published minimum, with agreement from the permanent lender and equity investor.

Resyndication and Resyndication Transfer Event: None.

Standard Conditions
If applicant is receiving tax-exempt bond financing from other than CalHFA, the applicant shall apply for a bond allocation from the California Debt Limit Allocation Committee's next scheduled meeting, if not previously granted an allocation; shall have received an allocation from CDLAC; and, shall issue bonds within time limits specified by CDLAC.

The applicant anticipates financing more than 50% of the project aggregate basis with tax-exempt bond proceeds as calculated by the project tax professional. Therefore, the federal credit reserved for this project will not count against the annual ceiling.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC makes the preliminary reservation only for the project specified above in the form presented, and involving the parties referred to in the application. No changes in the development team or the project as presented will be permitted without the express approval of CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are preliminary estimates only, staff recommends that a reservation be made in the amount of federal credit and state credit shown above on condition that the final project costs be supported by itemized lender approved costs and certified costs after the buildings are placed in service.

All unexpended funds in reserve accounts established for the project must remain with the project to be used for the benefit of the property and/or its residents, except for the portion of any accounts funded with deferred developer fees.

All fees charged to the project must be within CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC at placed-in-service.

Credit awards are contingent upon applicant's acceptance of any revised total project cost, qualified basis and tax credit amount determined by CTCAC in its final feasibility analysis.

CDLAC Additional Conditions
The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

901 P Street, Suite 213A
Sacramento, CA 95814
p (916) 653-3255
f (916) 653-6827
cdlac@treasurer.ca.gov
www.treasurer.ca.gov/cdlac

MEMBERS

FIONA MA, CPA, CHAIR
STATE TREASURER

GAVIN NEWSOM
GOVERNOR

MALIA M. COHEN
STATE CONTROLLER

INTERIM EXECUTIVE DIRECTOR
NANCEE ROBLES

May 10, 2023

Edward Hill
County Administrative Officer
California Public Finance Authority
1400 W. Lacey Blvd., Bldg. 1
Hanford, CA 93230

RE: RESOLUTION ATTESTING TO THE TRANSFER OF PRIVATE ACTIVITY BOND ALLOCATION

Dear Edward Hill:

Enclosed is a copy of Resolution No. 23-158, adopted by the California Debt Limit Allocation Committee (the "Committee") on May 10, 2023, transferring $23,329,053.04 of the 2023 State Ceiling on Qualified Private Activity Bonds to the California Public Finance Authority (the "Applicant") and to apply their unused allocation of $946.96 of 2022 Carryforward Allocation for the St. Anton Ascent (the "Project").

While your application was for a portion of the 2023 State Ceiling on Qualified Private Activity Bonds, since you have prior year carryforward allocation, the Committee decided to transfer some or all of that allocation to the Project. The Resolution establishes the terms and conditions under which the allocation has been granted. Please read it carefully and keep a copy in your permanent files. You are advised to consult bond counsel regarding the making of a carryforward election pursuant to the rules of the Internal Revenue Service.

The following is additional information pertaining to the use of the allocation for this Project:

1. Performance Deposit: Pursuant to Section 5050 of the Committee's Regulations, a performance deposit to one-half of one percent (0.5%) of the Allocation requested, not to exceed $100,000, made payable to the Applicant, shall be evidenced within 20 calendar days following an award of an Allocation.

The performance deposit certified in support of this project ($100,000) is to remain on deposit until you receive authorization from the Committee that it may be released. This written release will be provided once the Committee receives: the "Report of Action Taken" template indicating that the allocation transferred was used for the Project's issuance of bonds, a copy of the conformed regulatory agreement, and the payment of the second installment of the CDLAC filing fee. A copy of the conformed regulatory agreement should be sent electronically to CDLAC@treasurer.ca.gov. The full amount of the deposit will be released upon the Executive Director's approval if at least 80% of the allocation to this project is used for the issuance of bonds. If an amount less than 80% of the allocation is used to issue bonds, a proportionate amount of the deposit will be subject to forfeiture.

2. IRS Certification: The IRS-required certification (Certificate pursuant to Section 149(e)(2)(F) Internal Revenue Code of 1986, As Amended) will be prepared by CDLAC staff and sent to the Applicant's bond counsel once the Committee receives the Report of Action Taken template from the Applicant.

3. Second Installment of Filing Fee: **Enclosed is an invoice for this Project.** The invoice attached herein should be considered final, due and payable upon the issuance of bonds.

4. Compliance: The Certification of Compliance II or equivalent form is to be submitted by the Project Sponsor to the Applicant by the Applicant's specified deadline, but no later than March 1st annually until the project's Certificate of Completion has been submitted to the Applicant. Following the submission of the Certificate of Completion or equivalent form to the Applicant, the Certification of Compliance II is to be submitted March 1st every three (3) years thereafter. In addition, an Annual Applicant Public Benefits and On-going Compliance Self-Certification (Self Certification) form must be submitted by the Applicant online every year until the Certificate of Completion has been submitted to the Applicant. After the completion of the project has been reported, the Self Certification will be required to be submitted March 1st every three years thereafter pursuant to Section 5144 of the CDLAC Regulations. Verification to CDLAC of income and rental information is not required in advance of the submission of the Certificate of Completion. A copy of the Certification of Compliance II and the Certificate of Completion forms may be found at this website location: http://www.treasurer.ca.gov/cdlac/forms.asp. Failure to submit Compliance may result in disqualification from future program participation.

Sincerely,

Nancee Robles
Interim Executive Director

Enclosures

cc: Caitlin Lanctot, California Public Finance Authority
Justin Cooper, Esq., Orrick, Herrington & Sutcliffe LLP
Sahar Soltani, Ascent Affordable, LP

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

RESOLUTION NO. 23-158

A RESOLUTION TRANSFERRING A PORTION OF THE 2023 STATE CEILING AND CARRYFORWARD ON QUALIFIED PRIVATE ACTIVITY BONDS FOR A QUALIFIED RESIDENTIAL RENTAL PROJECT

WHEREAS, the California Debt Limit Allocation Committee ("CDLAC) is authorized to implement the volume limit for the state on private activity bonds established pursuant to federal law, annually determine a state ceiling on the aggregate amount of private activity bonds that may be issued, and allocate that aggregate amount among state and local agencies (Gov. Code, § 8869.81 et seq.); and

WHEREAS, CDLAC has received application ("Application") from the California Public Finance Authority ("Applicant") for the transfer to the Applicant of a portion of the 2023 state ceiling for use by the Applicant to issue bonds or other obligations ("Bonds") for St. Anton Ascent ("Project") as described in Exhibit A; and

WHEREAS, Ascent Affordable, LP ("Project Sponsor") has represented and the Applicant has confirmed in the Application certain facts and information concerning the Project; and

WHEREAS, in evaluating the Project and allocating a portion of the state ceiling to the Applicant for the benefit of the Project, CDLAC staff has relied upon the facts and information represented in the Application by the Project Sponsor and the Applicant; and

WHEREAS, previously, CDLAC transferred to the Applicant a portion of prior year state ceiling to rental projects on a carryforward basis ("Carryforward Allocation"); and

WHEREAS, it is consistent with CDLAC's statutes and regulations for CDLAC to make a transfer of a portion of the 2023 state ceiling ("Allocation") to benefit the Project;

NOW, THEREFORE, BE IT RESOLVED by the California Debt Limit Allocation Committee the following:

Section 1. An amount of the 2023 state ceiling on the aggregate amount of private activity bonds equal to $23,329,053.04, and $946.96 of the Applicant's 2022 year Carryforward Allocation for the Project shall be transferred to the Applicant. The Allocation shall be used only by the Applicant and only for the issuance of Bonds for the Project as specifically described in Exhibit A. The terms and conditions of Exhibit A are incorporated herein as though set forth in full (this resolution, together with Exhibit A are hereafter referred to collectively as this "Resolution").

Section 2. The terms and conditions of this Resolution shall be incorporated in appropriate documents relating to the Bonds. The Project Sponsor and the Applicant, and all of their respective successors and assignees, shall be bound by those terms and conditions. The Applicant shall monitor the Project for compliance with the terms and conditions of this Resolution. The Project shall be subject to the monitoring provisions of California Code of Regulations, title 4, sections 10337(c) and 5220.

Section 3. A modification to the Project made prior to the issuance of the Bonds that impacts the Resolution shall be reported to the Executive Director and, if the Executive Director determines that modification to be material pursuant to CDLAC's statutes and regulations, the material modification shall be brought back to CDLAC for consideration before the Allocation may be used for the Project. After the Bonds are issued, the terms and conditions set forth in this Resolution shall be enforceable by CDLAC through an action for specific performance or other available remedy.

In addition, after the Bonds are issued, a change to Items #1; #6; #7; #10; #11; #12; #14; #15; #16; #18 through #26,inclusive; and #37 of Exhibit A shall require CDLAC or Executive Director approval for the term of the commitment; a change to Items #2, #13, #17, and #27 of Exhibit A shall not be altered; a change to Items #3, #4, and #5 of the Exhibit A shall not require CDLAC or Executive Director approval, but an alteration shall be reported to CDLAC staff for the affordability period; a change to Items #8 and #9 of Exhibit A shall not require CDLAC notification; and a change to Items #28 through #36, inclusive, of Exhibit A shall require CDLAC or Executive Director approval only prior to the Project being placed in service by the California Tax Credit Allocation Committee) if the Bonds receive tax credits.

Section 4. A material change in the structure of the Bonds sale prior to the issuance of the Bonds and not previously approved by CDLAC shall require approval of the CDLAC Chair or the Executive Director.

Section 5. The transfer of the proceeds from the sale of the Bonds to a project other than the Project may be allowed only with the prior approval of the Executive Director in consultation with the CDLAC Chair.

Section 6. The Applicant is authorized to use the Carryforward Allocation to make a carryforward election with respect to the Project. The Applicant is not authorized to transfer the Allocation or the Carryforward Allocation to any governmental unit in the State except to CDLAC.

Section 7. The 2023 Allocation shall automatically revert to CDLAC unless the Applicant has issued Bonds for the Project by November 6, 2023. If the Applicant has not issued bonds by November 6, 2023, the issuer shall notify CDLAC, and carry forward the prior year Carryforward Allocation to the next approved project to be awarded a bond allocation pursuant to California Code of Regulations, title 4, section 5133. In a case of extreme hardship, the Executive Director may extend this date by up to five (5) business days.

Section 8. Within twenty-four (24) hours of using the Allocation to issue the Bonds, the Applicant shall notify CDLAC at CDLAC@treasurer.ca.gov that the Allocation has been used. This notice shall identify the Applicant, the Project or qualified residential rental project, the date the Allocation was used, and the amount of the Allocation used.

Section 9. Within fifteen (15) calendar days of the Bonds closing, the Applicant or its counsel shall submit a completed "Report of Action Taken Regarding the Issuance of Private Activity Bonds", as made available by CDLAC.

Section 10. Differences between the amount of the Bonds issued and the amount of the Allocation granted and Carryforward Allocation in Section 1 shall automatically revert to the Committee or be retained by the Applicant for the period allowed by 26 U.S.C. §146(f)(3)(A) regarding carryforward elections. The use of a Carryforward Allocation shall be consistent with California Code of Regulations, title 4, section regarding carryforward elections. If at any time prior to the reversion date set forth in Section 7 the Applicant determines that part or all of the Allocation will not be used to issue the Bonds by that date, the Applicant shall promptly procure a resolution of its governing board or by action of its authorized officer to return unused portion of the Allocation to CDLAC.

Section 11. CDLAC staff is directed to transmit a copy of this Resolution to the Applicant together with a request that the Applicant retain a copy in the Applicant's official records for the term of the Bonds or the term of the income and rental restrictions, whichever is longer. CDLAC staff shall retain a copy of this Resolution in the files of CDLAC, or any successor agency, for the same term.

Section 12. In consideration of the Allocation, the Applicant and Project Sponsor shall comply with all the terms and conditions contained in this Resolution and ensure that these terms and conditions are included in the documents related to the Bonds. The Applicant and Project Sponsor shall expressly agree that the terms and conditions of this Resolution may be enforced by CDLAC through an action for specific performance or any other available remedy, provided CDLAC agrees not to take any action or enforce any remedy that would be materially adverse to the interests of Bondholders. The Applicant and Project Sponsor shall ensure the Bond documents, as appropriate, expressly state CDLAC is a third-party beneficiary of the terms and conditions set forth in this Resolution.

Section 13. Either the "Certification of Compliance II for Qualified Residential Rental Projects" or "Certification of Compliance II for Non-Qualified Residential Rental Projects" shall be submitted by the Project Sponsor to the Applicant no later than March 1st annually until the Project's applicable "Certificate of Completion" has been submitted by the Project Sponsor to the Applicant. An "Annual Applicant Public Benefits and Ongoing Compliance Self-Certification" shall be annually submitted online by the Applicant to CDLAC until the applicable "Certificate of Completion" has been submitted by the Project Sponsor to the Applicant. Following the submission of the applicable "Certificate of Completion" to the Applicant, the applicable "Certification of Compliance II" shall be submitted by the Project Sponsor to the Applicant no later than March 1st, and no later than March 1st every three years thereafter, pursuant to California Code of Regulations, title 4 section 5144. Verification to CDLAC of income and rental information shall not be required prior to the submission of the applicable "Certificate of Completion." A copy of the applicable "Certification of Compliance II" may be found at: http://www.treasurer.ca.gov/cdlac/forms.asp. Failure to submit compliance documents may result in disqualification from future participation for qualified residential rental projects.

Section 14. All relevant bond documents for the Bonds shall permit principal payments or prepayments on the underlying loan(s) as transferred proceeds in a bond preservation and recycling program as permitted by 26 U.S.C. 146(i)(6) and shall require no less than thirty (30) days' notice to CDLAC and the Applicant prior to the redemption of the Bonds at conversion to permanent financing.

Section 15. This Resolution shall take effect immediately upon its adoption.

* * *

CERTIFICATION

I, Nancee Robles, Interim Executive Director of the California Debt Limit Allocation Committee, hereby certify that the above is a full, true, and correct copy of the Resolution adopted at a meeting of the Committee held in the Paul Bonderson Building, 901 P Street, 1st Floor, Sacramento, California 95814, on May 10, 2023 with the following votes recorded:

AYES:	State Treasurer Fiona Ma, CPA Gayle Miller for Governor Gavin Newsom Evan Johnson for State Contoller Malia M. Cohen
NOES:	None
ABSTENTIONS:	None
ABSENCES:	None

Nancee Robles, Interim Executive Director

Date: May 10, 2023

RESOLUTION NO. 23-158

QUALIFIED RESIDENTIAL RENTAL PROJECT
EXHIBIT A

1. Applicant: California Public Finance Authority

2. Application No.: 23-491

3. Project Sponsor: Ascent Affordable, LP (St. Anton Ascent Affordable, LLC; and PacH Anton South Holdings, LLC)

4. Property Management Co.: St. Anton Multifamily, Inc

5. Project Name: St. Anton Ascent

6. Location: Sacramento, CA

7. Private Placement Purchaser: **Banner Bank**
   Cash Flow Bond: **Not Applicable**

   All units identified in the CDLAC resolution, including both the Federally Bond-Restricted Units and the Other Restricted Units, will be incorporated into the Bond Regulatory Agreement. Assumptions to be included in the Bond Regulatory Agreement regarding the Other Restricted Units will include the AMI as outlined in the CDLAC resolution, a limitation that tenants pay no more than 30% of their income and 1.5 persons per bedroom occupancy standard to determine the applicable rent.
   Applicable

8. Public Sale: **Not Applicable**
   Credit Enhancement Provider: **Not Applicable**

9. Total Number of Units: **119** plus **1** unrestricted manager unit(s)

10. Total Number of Restricted Rental Units: **72**

11. The term of the income and rental restrictions for the Project will be at least 55 years from the date 50% occupancy is achieved or when the project is otherwise placed in service.

12. The Regulatory Agreement shall not terminate prior to the end of the CDLAC Resolution affordability term in the event of foreclosure, exercise of power of sale, and/or transfer of title by deed in lieu of foreclosure in connection with a deed of trust directly or indirectly securing the repayment of Cash Flow Permanent Bonds.

13. The Project will utilize Gross Rents as defined in Section 5170 of the Committee's Regulations.
    Applicable

14. Income and Rental Restrictions
    a. Federally Bond-Restricted Set-aside:
    At least 40% of the total units will be restricted at 60% of the Area Median Income.

    b. Other Restricted Units
    For the entire term of the income and rental restrictions, the Project will have:

    At least **24** Qualified Residential units rented or held vacant for rental for persons or families whose income is at or below 50% of the Area Median Income.

    At least **48** Qualified Residential units rented or held vacant for rental for persons or families whose income is at 60% of the Area Median Income.

15. Units restricted to households with incomes no greater than **50%** of the Area Median Income in accordance with Section 5191(a) will be distributed as follows:
    Applicable:
    One-bedroom: **4**
    Two-bedroom: **2**
    Three-bedroom: **2**

16. New Construction Pool Set-aside Requirements.
    Homeless Set-aside: at least 25% of the Tax Credit Units are designated for homeless households as defined by CTCAC Regulation Section 10315(b)(1) with affordable rents consistent with Section 10325(g)(3).
    Not Applicable

    Homeless Set-aside Priority: 45% of the Tax Credit Units are designated for homeless households as defined by CTCAC Regulation Section 10315(b)(1) with affordable rents consistent with Section 10325(g)(3).
    Not Applicable

    Extremely Low Income/Very Low Income (ELI/VLI) Set-aside. The rent and income targeting restrictions must have an average of 50% area median income (AMI) or below.
    Not Applicable

    Mixed Income Set-aside. A Mixed Income Project is a New Construction Qualified Residential Rental Project which either (1) is not utilizing the Average Income test of Internal Revenue Code Section 42 (g)(1)(C) and which has 50% or fewer of its total units designated as Restricted Rental Units or; (2) is part of the California Housing Finance Agency Mixed-Income Program. In a Competitive Application Process, a Mixed Income Project may only apply for an allocation of tax-exempt bonds if the ratio of tax-exempt bonds, not including recycled bonds, to aggregate depreciable basis plus land basis is less than or equal to the ratio of units that will be restricted pursuant to a CCTCAC regulatory agreement.

    Not Applicable

17. Minimum construction standards pursuant to CDLAC Regulation Section 5205 and Sections 10325(f)(7)(A) through (J) of the CTCAC Regulations will be incorporated into the project design for all new construction and rehabilitation projects.
    Applicable

18. For all acquisition and rehabilitation projects, a minimum of $15,000 in hard construction costs will be expended for each unit.
    Not Applicable

19. Other Rehabilitation Pool Requirements. The Project will comply with the requirement to complete rehabilitation work at a minimum of $60,000 in hard construction cost per unit as defined in CTCAC Regulation Section 10302(u), subject to the provisions of Internal Revenue Code Section 42(e)(3)(A)(ii)(I), expended only on immediate health and safety improvements, seismic and accessibility improvements and/or the replacement of major systems with a remaining useful life of less than ten years pursuant to CDLAC Regulation Section 5170.
Not Applicable

20. The Project will comply with the Preservation and Other Rehabilitation Project Priorities of Section 5230(b). At a minimum, the Project must continue to meet the criteria sufficient to retain 0 points.
Not Applicable

21. The Project will comply with the New Construction Density and Local Incentives of Section 5230(c). At a minimum, the Project must continue to meet the criteria sufficient to retain 10 points.
Applicable

22. The Project will comply with the Exceeding Minimum Income Restrictions of Section 5230(d). At a minimum, the Project must continue to meet the criteria sufficient to retain 20 points.
Applicable

23. The Project will comply with the Exceeding Minimum Rent Restrictions of Section 5230(e). At a minimum, the Project must continue to meet the criteria sufficient to retain 10 points.
Applicable

24. The Project will comply with the General Partner Experience requirements of Section 5230(f)(1). At a minimum, the Project must continue to meet the criteria sufficient to retain 7 points.
Applicable

25. The Project will comply with the Management Company Experience requirements of Section 5230(f)(2). At a minimum, the Project must continue to meet the criteria sufficient to retain 3 points.
Applicable

26. The Project will comply with the New Construction Housing Type requirement of Section 5230(g). At a minimum, the Project must continue to meet the criteria sufficient to retain 10 points as a Large Family housing type.
Applicable

27. The Project will comply with the Leveraged Soft Resources requirements of Section 5230(h). At a minimum, the Project must continue to meet the criteria sufficient to retain 8 points.
Applicable

28. The Project will comply with the Readiness to Proceed requirements of Sections 5152 and 5230(i). At a minimum, the Project must continue to meet the criteria sufficient to retain 10 points.
Applicable

29. The Project will comply with the Affirmatively Furthering Fair Housing requirements of Section 5230(j)(1)(A). At a minimum, the Project must continue to meet the criteria sufficient to retain 10 points.
Applicable

30. The Project will comply with the Affirmatively Furthering Fair Housing requirements of Section 5230(j)(1)(A). At a minimum, the Project must continue to meet the criteria sufficient to retain 9 points.
Not Applicable

31. For a period of fifteen (15) years after the Project is placed in use, the Project will provide residents high speed internet service in each Project unit free of charge.
Not Applicable

32a. For a period of fifteen (15) years after the Project is placed in use, the Project will provide residents instructor-led adult educational, health and wellness, or skill building classes. This includes, but is not limited to: Financial literacy, computer training, home-buyer education, GED classes, and resume building classes, ESL, nutrition class, exercise class, health information/awareness, art class, parenting class, on-site food cultivation and preparation classes, and smoking cessation classes. Drop-in computer labs, monitoring or technical assistance shall not qualify.
Applicable
Hours per Year: 84

32b. For a period of fifteen (15) years after the Project is placed in use, the Project will provide after school programs for school age children. This includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities.
Applicable
Hours per Year: 6

33. Special Needs projects:
Additional Service Amenity Requirements.
Not Applicable

34. The Project will comply with the Cost Containment requirements of Section 5230(l). At a minimum, the Project must continue to meet the criteria sufficient to retain 12 points.
Applicable

35. As specified in Section 5144(c) of the Committee's Regulations, sponsors will be required to utilize CTCAC's Compliance Manual specifically Section VI: Qualify Tenants for Low Income Housing Tax Credit Units, to verify tenant income in conjunction with initial occupancy. No less than every three (3) years after the project is completed, the Sponsor must collect and retain the following income and verification documentation related to all the Federally Bond-Restricted units identified in the Committee Resolution: CTCAC Tax Income Calculation (TIC) or equivalent documentation, all associated source income documentation, evidence of the verifying income computation and unit lease.
Applicable

36. As specified in Section 5144(d) of the Committee's Regulations, compliance with the income and rental requirements of the Federally Bond-Restricted Units identified in the Committee Resolution and the Bond Regulatory Agreement must be demonstrated by the Applicants initial review of 20% of all management files associated with the Federally Bond-Restricted units and subsequent review every three years of 20% of all management files associated with the Federally Bond-Restricted units.
Applicable

37. As specified in Section 5144(e) of the Committee's Regulations, applicants are required to ensure an onsite inspection as well as an on-site review of the 20% Federally Bond-Restricted units is performed every 3 years after the Qualified Project Period has commenced.
The following entity will conduct the site and file inspections:
Not Applicable

STATE OF CALIFORNIA
CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
ACCOUNTING SERVICES
901 P Street, Suite 213A
Sacramento, CA 95814
(916) 653-3255

FILING FEE INVOICE

PAYMENT IS DUE WITHIN 30 DAYS OF BOND CLOSING

Date: May 10, 2023

Invoice No.: FY 23-158
Application No.: 23-491
Analyst Initials: SL

To: Caitlin Lanctot
Program Manager
California Public Finance Authority
800 S Broadway
Walnut Creek, CA 94596

2nd Installment of fee levied pursuant to Section 8869.90 of the California Government Code:

NAME OF ISSUER:	California Public Finance Authority			
NAME OF PROJECT:	St. Anton Ascent			
ALLOCATION AWARD DATE:	May 10, 2023			
ALLOCATION AWARD AMOUNT:	$23,330,000			
AMOUNT DUE:	Allocation award x .00035	=	$	8,165.50
	Less initial application fee	=	-$	1,200.00
	Amount Due	=	**$**	**6,965.50**

Issuer or bond trustee to complete the following (please use ink):

The application fee is based on the amount of allocation used to issue bonds. Please complete the following ***only if*** the amount of allocation used is less than the amount of allocation awarded, and remit the ***revised*** amount due.

BOND ISSUANCE DATE:

PRINCIPAL AMOUNT OF BOND ISSUE: $

AMOUNT OF BOND ALLOCATION USED: $

REVISED AMOUNT DUE:	Amount issued x .00035	=	$	
	Less initial application fee	=	-$	1,200.00
	Revised Amount Due	=	$	

PLEASE WRITE APPLICATION NUMBER ON YOUR CHECK, OR RETURN A COPY OF THIS INVOICE WITH YOUR PAYMENT.

City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811
Help Line: 916-264-5011
CityofSacramento.org/dsd

INVESTIGATION & REPORT

I & R NUMBER: IR20-266

DATE: October 5, 2020

APPLICANT: Adamis DeLeon

PHONE: (916) 821-7412

MAILING ADDRESS: permits@backyardunlimited.com

APN: 007-0363-002-0000

ZONING: R-1

SITE ADDRESS: 1568 35th Street

LAND USE: Residential

DESIGN REVIEW DISTRICT: Citywide

Historic District: N/A

PROJECT DESCRIPTION:

A request to review and approve the construction of a new 1,090 square foot accessory dwelling unit on .22 acres in the Single-Unit Dwelling Zone (R-1).

FINDINGS AND COMMENTS:

The site is currently developed with a 2,688 square foot single-unit dwelling and 333 square foot detached garage. The parcel dimensions are 60' x 160'. The request is to construct a new ADU. The accessory dwelling unit includes 1 bedroom, 1 bathroom, and a combined kitchen and living area on the first floor. The second floor includes 1 bedroom, 1 bathroom, and a sitting area. The third floor includes a non-habitable attic to be used for storage.

The structure is more than 60 feet from the front property line. The proposal meets the minimum setback requirements of the city code. The proposed ADU will have a front setback of 23'10", a rear setback of 12', a north-side setback of 5', and a south-side setback of 25'10".

Project to comply with applicable Fire & Building Code. Specifically, 0216 CBC Table 602 for 1-hr Fire rating where required.

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, for the area intended to be protected by the system, 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, as demonstrated by the SAFCA *Urban Level of Flood Protection Plan and Adequate Progress Baseline Report* and the SAFCA *Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report*, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA *2020 Adequate Progress Annual Report* accepted by the City Council on October 13, 2020 (Resolution No. 2020-0326).

The project is approved as shown on the attached plans.

INVESTIGATED BY:

DATE OF DECISION: November 2, 2020

Jamie Mosler
916-808-8165
jmosler@cityofsacramento.org

NEW ACCESSORY DWELLING UNITS REQUIRE A BUILDING PERMIT.

DocuSign Envelope ID: 852196E6-71BE-433E-9224-B0441FBD10F3

City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811
Help Line: 916-264-5011
CityofSacramento.org/dsd

Accessory Dwelling Unit (ADU) Planning Application

Review of Special Use Regulations (City Code Section 17.228.105)

The purpose of this application is to verify your project meets the Planning and Development Code requirements for an accessory dwelling unit (ADU). Planning staff will check your plans based upon the information submitted. If the proposed ADU is permitted by right, you will receive a written approval by Planning. After receipt of the approval, you may submit a building permit application to the Building Division.

If your project is located within a historic district or on a lot that includes a historic landmark or contributing resource structure, a Preservation application may be required. You still need to complete this form and submit it with the Preservation application.

Two ADUs are permitted on any one lot. The ADU cannot be intended for sale separate from the primary residence and may be rented. If your proposal does not meet the ADU criteria in this application, there may be other options available such as a discretionary review application that requires a public hearing. A staff planner will be able to discuss these options with you.

Application Submittal Requirements

1. One full size set of plans, drawn to scale. Plan sets must include a site plan which shows the main residential unit, the proposed ADU, any accessory building(s) located on the project site; a floor plan of the proposed accessory dwelling unit which labels all rooms in the unit and shows the location of the front door: building elevations of all four sides of the proposed ADU. Plans must be folded as part of the submittal.
2. One 11” x 17” reduction of the set of plans.
3. Color photographs of the project site with labels to indicate the main dwelling unit and any accessory building(s); photos of development on either side of the project site and directly across the street from the project site.
4. Completed “Accessory Dwelling Unit” Application (this form).
5. Fee of $504 plus 8% technology fee **($544.32 total).** *Additional deposit fees may be required.*

Applicant Information

Property Owner: Jackie Valerio

Property Owner Address: 1568 35th St

Property Owner Phone Number: _____ E-Mail: _____

Name of Applicant (if different from property owner): Adamis DeLeon Backyard Unlimited Construction

Applicant’s Address: 4765 Pacific St Rocklin CA 95677

Applicant’s Phone Number: 9168217412 E-Mail: permits@backyardunlimited.com

Letter of Agency from Property Owner

This section of the application is required to be completed **only if** this application is submitted by someone other than the property owner.

I, the undersigned legal owner of record, hereby grant permission to: Backyard Unlimited Construction

Name of Applicant

to apply for a ministerial review of the accessory dwelling unit(s) proposed on my property.

DocuSigned by:
Jack Vah
2A095EA8...

Signature of Property Owner

10/1/2020

Date

I hereby state that the information provided above, to the best of my knowledge is accurate and correct.

ADLeon

Signature of Applicant

10/01/2020

Date

Please note that once this application is submitted to the City of Sacramento, your information may be subject to public record. However, the City will not sell your data or information for any purposes.

DocuSign Envelope ID: 852196E6-71BE-433E-9224-B0441FBD10F3

Project Information

1. Project Address: 1568 35th St Sacramento CA 95816
2. Project APN: 0070363
3. Design Review District: _____
4. Is the subject property located within a historic district? ☐ yes[1] ☒ no
5. Is there an existing structure on the property that is designated a historic landmark or contributing resource? ☐ yes[1] ☒ no
6. Is there an existing dwelling unit already on the subject property or is there a primary residence proposed to be built concurrently with the proposed ADU? ☒ yes ☐ no[2]

   (If concurrent, list the applicable planning files and/or building permits) _____
7. Square footage of the primary dwelling: 2688 square feet
8. Square footage of the proposed ADU: 1196 square feet
9. Is the ADU attached or detached?

   ☐ Attached: An ADU with 1 bedroom may be up to 50% of the floor area of the primary dwelling or 850 square feet (whichever is greater). An ADU with 2 or more bedrooms may be up to 50% of the floor area of the primary dwelling or 1,000 square feet (whichever is greater).

   Does the attached accessory dwelling unit(s) (excluding garage and stairs) conform to the maximum size requirements stated above? ☐ yes ☐ no[2]

   ☒ Detached: Conversion or new construction of a building separate from the primary dwelling.

   Is the combined total of all accessory dwelling unit(s) (excluding garage and stairs) 1,200 square feet or less? ☒ yes ☐ no[2]
10. Setbacks of Proposed ADU

	Required	Provided
Front:	20'	109'
Rear:	5'	12'
Left Side:	5'	5'
Right Side:	5'	25'-10"

Distance between the primary unit and detached ADUs: _____
(Minimum distance required for a detached structure is 4-feet)

11. Lot Coverage: Calculate the percentage (%) of the lot that will be covered with structures after the ADU is constructed.
    (1) Total square footage of the lot: 9600 square feet
    (2) Total first floor square footage of all structures on the lot (include garage, sheds, covered patios, and proposed ADU): 2623 square feet

    Divide the total square footage in (2) by the total lot square footage in (1): 27.3 %
    Maximum lot coverage permitted in the zone: 40 %[3]
12. Existing exterior building materials of primary residence. Please include roof materials, types of siding, window types, detailing and trim: Siding Stucco / Roof Shingle / Windows Vinyl
13. Proposed exterior building materials of the ADU: Same as Primary

[1] If you answered "yes" to this question, complete this form and consult with a planner to determine if a Preservation application is required.
[2] If you answered "no" to this question, your project does not qualify for this ADU permit.
[3] ADUs that are equal to or less than 800sqft. and comply with 4-foot side and rear yard setback requirements are exempt from lot coverage calculations.

FOR PLANNING STAFF USE

Application Submittal Date: October 5, 2020 I&R#: IR20-266

Application Reviewed By: Jamie Mosler

Review Criteria A or B (Choose One)

A. *Application Review Criteria for Accessory Dwelling Unit(s) where construction results in the addition of new square footage.*

Application Meets Following Criteria (Y, N, or N/A)

Y — Existing Dwelling on property or ADU being built concurrently?

Y — ADU, if detached, is 1,200 square feet or less?

N/A — ADU, if attached, is less than 50% of the primary structure or 850 square feet whichever is greater? *(Exception: Attached ADUs with 2+ bedrooms are allowed a total floor area of 1,000sqft.)*

Y — ADU meets setback requirements required in City Code Section 17.228.105?

Y — ADU ≥801 square feet comply with the maximum allowed lot coverage?

Y — ADU, if detached, is a minimum of 4 feet from the primary unit and/or another ADU.

Y — ADU design conforms to the zoning district and any and all applicable design guidelines for any Design Review District, Overlay zone, PUD, SPD in which the property is located.

____ Planning staff has found, based on substantial evidence, the following applicable finding(s) to be true:

☐ *1. The accessory unit is not located within a flood hazard zone as defined by section 17.108.070 of the City Code.*

☑ *2. 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 or urbanizing areas or the national Federal Emergency Management Agency standard of flood protection in nonurbanized areas for property located within a flood hazard zone, intended to be protected by the system.*

☐ *3. The accessory unit is located in an area of potential flooding of 3 feet or less from sources other than local drainage or potential flooding from local drainage that meets the criteria of the national FEMA standard of flood protection.*

☐ *4. The city has imposed conditions on the permit or discretionary entitlement that will protect the project to the urban level of flood protection in urban and urbanizing areas or the national Federal Emergency Management Agency standard of flood protection in nonurbanized areas.*

B. *Application Review Criteria for Accessory Dwelling Unit(s) contained entirely within an existing dwelling or an existing legally constructed accessory structure and involves no new square footage.*

Application Meets the Following Criteria (Y, N, or N/A)

____ ADU is not located within a historic district or, if located within a historic district, does not involve modifications to the exterior of the structure. (If answer is no, consult with Preservation Director)

____ ADU does not involve a landmark or, if involving a landmark, does not involve modifications to the exterior of the landmark. (If answer is no, consult with Preservation Director)

____ ADU has exterior access independent from the existing primary unit.

____ ADU and rear setbacks are sufficient for fire safety.

Application Meets Accessory Dwelling Unit Review Criteria: ☑ yes ☐ no

If no, describe reasons why: ____

☑ Email ☐ Other Date informed on: November 2, 2020 Informed by: Jamie Mosler

If approved:

1. Create an Investigation and Report (I&R) attached to the approved application/checklist and plans.
2. Send the applicant the approved I&R and attachments.

Form Completed on: November 2, 2020 by: Jamie Mosler

PROJECT DESIGN CRITERIA:

RISK CATEGORY: TYPE 1 (MINOR STORAGE FACILITIES)
IMPORTANCE FACTOR: 1
WIND SPEED: 110 MPH
EXPOSURE CATEGORY: C
INTERNAL PRESSURE COEFFICIENT: N/A
MAPPED SPECTRAL RESPONSE COEFFICIENTS:
SITE CLASS: D
SPECTRAL RESPONSE COEFFICIENTS: S_{DS} = 0.5
SEISMIC DESIGN CATEGORY: D
BASIC SEISMIC-FORCE-RESISTING SYSTEM: WOOD SHEAR WALLS
DESIGN BASE SHEAR: SEE CALCULATIONS
SEISMIC RESPONSE COEFFICIENT: C_S = 0.07
SEISMIC R = 6.5
ANALYSIS PROCEDURE: ELFP
ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF
FLOOR DEAD LOAD: 10 PSF
FLOOR LIVE LOAD: 40 PSF
ROOF DEAD LOAD: 10 PSF
ROOF LIVE LOAD: 16 PSF (ROOF SLOPED GREATER THAN 4:12)

INDEX OF DRAWINGS:

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REGISTERED PROFESSIONAL ENGINEER
JAMES A. JANSEN
No. 3031
Exp. 3-31-21
STRUCTURAL
STATE OF CALIFORNIA

REFERENCED CODES:

2019 CALIFORNIA ENERGY CODE (C.E.C.)
2019 CALIFORNIA BUILDING CODE (C.B.C.)
2019 CALIFORNIA RESIDENTIAL BUILDING CODE (C.R.C.)
C.R.C. NOT APPLICABLE TO STRUCTURAL PER C.R.C. 301.1.3
2019 CALIFORNIA PLUMBING CODE (C.P.C.)
2019 CALIFORNIA MECHANICAL CODE (C.M.C.)
2019 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (C.G.B.S.C.)

PROJECT DATA:

OCCUPANCY GROUP: R-3
TYPE OF CONSTRUCTION: V-B
ZONE: R-1 (LOW DENSITY SINGLE UNIT RESIDENTIAL)
STORIES: 2
LOT AREA: APPROXIMATELY 9,600 SQ. FT. (.22 ACRES)

(E) RESIDENCE SQUARE FOOTAGE = 2688 SQ. FT.
(E) GARAGE SQUARE FOOTAGE = 333 SQ. FT.

PROPOSED ACCESSORY DWELLING UNIT SQUARE FOOTAGE = 1196 SQ. FT.
PROPOSED COVERED PORCH SQUARE FOOTAGE = 348 SQ. FT.
PROPOSED ATTIC STORAGE = 598 SQ. FT.
PROPOSED LOT COVERAGE: 29%

ACCESSORY DWELLING UNIT PLACEMENT CITY OF SACRAMENTO:

FRONT YARD SETBACK: 20' MIN.

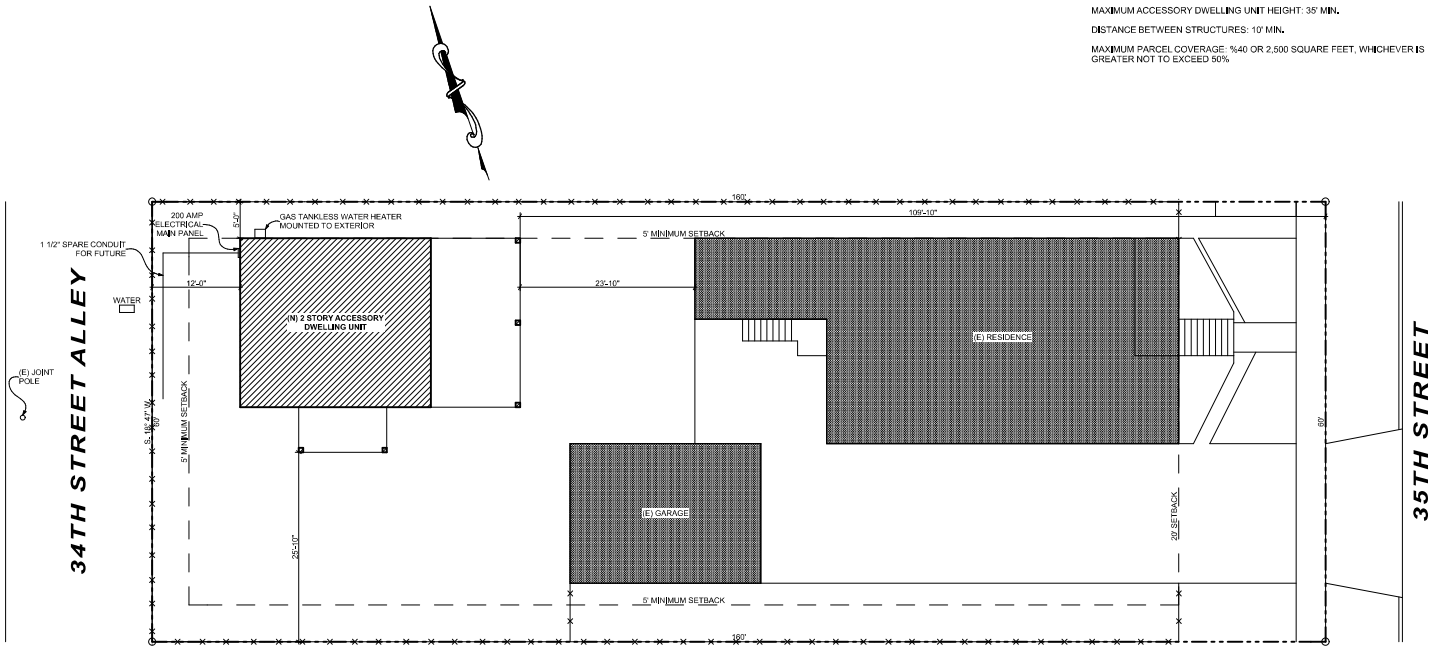
SIDE YARD SETBACK: 5' MIN.

REAR YARD SETBACK ADJACENT TO ALLEY: 5' MIN.

MAXIMUM ACCESSORY DWELLING UNIT HEIGHT: 35' MIN.

DISTANCE BETWEEN STRUCTURES: 10' MIN.

MAXIMUM PARCEL COVERAGE: %40 OR 2,500 SQUARE FEET, WHICHEVER IS GREATER NOT TO EXCEED 50%



1 SITE PLAN
SCALE: 1/8" = 1'-0"

Revisions: | By:

Backyard Unlimited
4765 Pacific Street
Rocklin, CA 95677
PH: (916) 630-SHED

23x26 ACCESSORY DWELLING UNIT FOR:
JACKIE VALERIO
PROJECT ADDRESS: 1568 35th Street, Sacramento, California 95816
APN: 007-0363-002-0000

COVER SHEET

Date: 9/30/20
Scale: NOTED
Drawn: JC
Job:
Sheet Number: 1
Total sheet count: 20

FLOOR PLAN NOTES

1. ALL GLAZING SHALL MEET THE REQUIREMENTS OF **C.R.C. 308.** SAFETY GLAZING SHALL BE PROVIDED IN ALL OF THE FOLLOWING LOCATIONS:

   GLAZING IN DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION EXCEPT GLAZING PANELS THROUGH WITH A 3 INCH DIAMETER SHPERE IS UNABLE TO PASS AND DECORATIVE GLAZING.

   GLAZING IN WALLS, ENCLOSURES, OR FENCES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION, THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

   GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN INSWINGING DOOR.

   GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION.

2. CAULK ALL DOORS, WINDOWS, JOINTS AND AREAS REQUIRED TO PROVIDE A WEATHERPROOF SEAL.

3. DRYWALL NAILING SHALL BE IN ACCORDANCE WITH C.B.C. REQUIREMENTS FOR THE TYPES AND THICKNESSES BEING USED UNLESS OTHERWISE NOTED.

4. NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION OR CLOSER THAN 30" CENTER TO CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24 INCHES. **C.P.C. 402.5**

5. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. **C.R.C. 307.2**

6. WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH **C.R.C. 312.2.1 -312.2.2**

PLUMBING NOTES

1. ALL PLUMBING FOR THIS PROJECT IS NEW
2. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD. THESE VALVES SHALL BE INSTALLED AT THE POINT OF USE AND IN ACCORDANCE WITH ASSE 1016. OR ASME A112.1016/CSA B125.16 OR ASME A112.18.1/CSA B125.1. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER THE MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F (49°C). **C.P.C. 408.3**
3. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES BEFORE STEPPING INTO THE SHOWER SPRAY. **C.P.C. 408.9**
4. WATER HEATERS INSTALLED ON THIS PROJECT SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF 4 IN. SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. **C.P.C. 507.2** THIS APPLIES TO ALL NEW AND EXISTING WATER HEATERS PER THE CALIFORNIA HEALTH AND SAFETY CODE SECTION 19211(a)
5. WHERE A WATER HEATER IS INSTALLED PIPING SHALL BE INSULATED AS REQUIRED IN. **C.E.C. 150 (J) 2**
6. POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS OTHER THAN WATER HEATER DRAINS, BOILER DRAINS, AND CLOTHES WASHER CONNECTIONS, SHALL BE PROTECTED BY A NON REMOVABLE HOSE-BIB-TYPE BACKFLOW PREVENTER, A NON REMOVABLE HOSE BIB TYPE VACUUM BREAKER, OR BY AN ATMOSPHERIC VACUUM BREAKER INSTALLED NOT LESS THAN 6 IN. ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE. **C.P.C. 603.5.7**
7. EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR NOT LESS THAN 3 FEET ABOVE, AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3 FEET FROM A LOT LINE, ALLEY AND STREET EXCEPTED, **C.P.C. 906.2**

SHEAR WALL SCHEDULE

MARK	DESCRIPTION
1' 1	15/32" C-C. C-D. OR OSB SHEATHING 8d COMMONS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE FIELD. PLYWOOD SHALL BE ON ONE FACE WITH ALL EDGES BLOCKED. THE SILL PLATES SHALL BE ANCHORED WITH TWO 5/8"Ø A.B. MIN. PLACED AT 48" MAX. WITH 3" x 3" x 1/4" PLATE WASHERS AT FOUNDATION LEVEL FOR PLATES ANCHORED TO FRAMING. SEE SHEAR WALL PANEL NOTES.
1' 2	15/32" C-C. C-D. OR OSB SHEATHING 8d COMMONS @ 4" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE FIELD. PLYWOOD SHALL BE ON ONE FACE WITH ALL EDGES BLOCKED. THE SILL PLATES SHALL BE ANCHORED WITH TWO 5/8"Ø A.B. MIN. PLACED AT 32" MAX. WITH 3" x 3" x 1/4" PLATE WASHERS AT FOUNDATION LEVEL FOR PLATES ANCHORED TO FRAMING. SEE SHEAR WALL PANEL NOTES.
1' 3	15/32" C-C. C-D. OR OSB SHEATHING 10d COMMONS @ 3" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE FIELD. PLYWOOD SHALL BE ON ONE FACE WITH ALL EDGES BLOCKED. THE SILL PLATES SHALL BE ANCHORED WITH TWO 5/8"Ø A.B. MIN. PLACED AT 24" MAX. WITH 3" x 3" x 1/4" PLATE WASHERS AT FOUNDATION LEVEL FOR PLATES ANCHORED TO FRAMING. SEE SHEAR WALL PANEL NOTES.
1' 4	15/32" C-C. C-D. OR OSB SHEATHING 10d COMMONS @ 2" O.C, STAGGERED AT ALL PANEL EDGES AND 12" O.C. IN THE FIELD. PLYWOOD SHALL BE ON ONE FACE WITH ALL EDGES BLOCKED DOUBLE 2x FRAMING AT ALL PANEL EDGES. THE SILL PLATES SHALL BE ANCHORED WITH TWO 5/8"Ø A.B. MIN. PLACED AT 16" MAX. WITH 3" x 3" x 1/4" PLATE WASHERS AT FOUNDATION LEVEL FOR PLATES ANCHORED TO FRAMING. SEE SHEAR WALL PANEL NOTES.

SHEAR WALL NOTES:

1. LENGTHS ('L') SHOWN ARE MINIMUMS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL WALL LINES FLUSH.
2. ANCHOR BOLTS SHALL HAVE 7" MIN. EMBEDMENT AND SHALL BE LOCATED NOT MORE THAN 12" OR CLOSER THAN 4" FROM THE SILL PLATE ENDS.
3. No. 6x1-1/4" SCREWS MAY BE USED IN LIEU OF 5d COOLER NAILS.

FLOOR PLAN LEGEND

2x6 WALLS

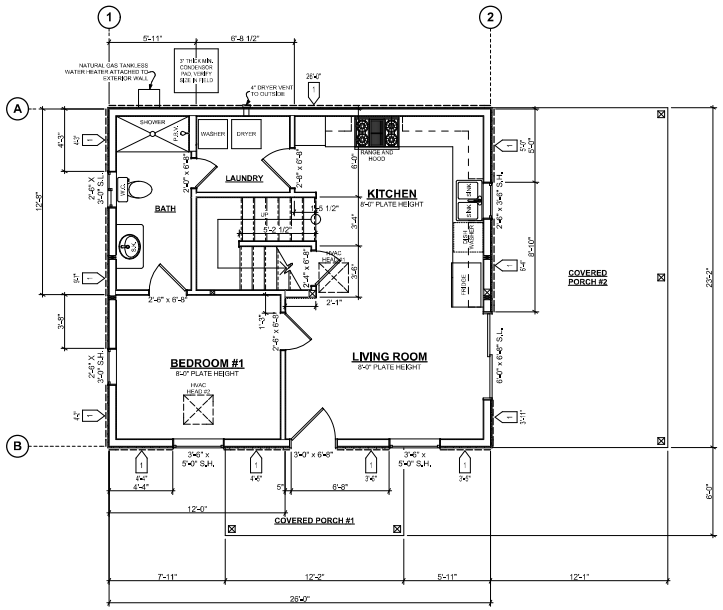
ABBREVIATIONS

AT	@
DOUBLE	DBL.
EXISTING	(E)
GARBAGE DISPOSAL	G.D.
MINIMUM	MIN.
ON CENTER	O.C.
ORIENTED STRAND BOARD	O.S.B.
OVERHANG	O.V.H.
NEW	(N)
PRESSURE BALANCE VALVE	P.B.V.
ROUGH OPENING	R.O.
SINGLE HUNG	S.H.
SINK	S.K.
SLIDING WINDOW	SL.
TYPICAL	TYP.
TANKLESS WATER HEATER	T.W.H.
UNLESS OTHERWISE NOTED	U.O.N.
WATER CLOSET	W.C.
WITH	W/

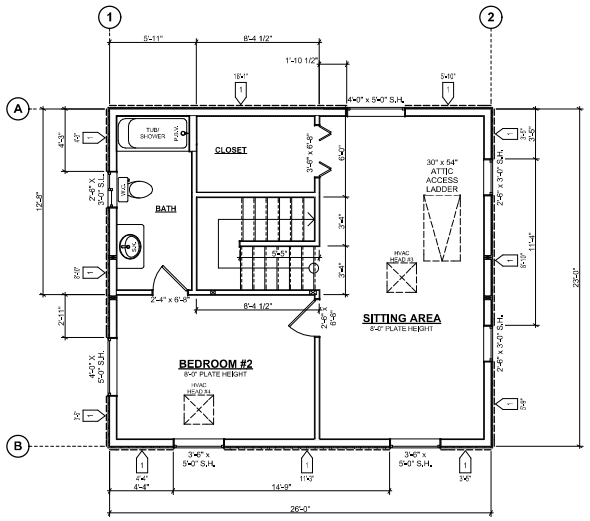
SHEAR WALL LEGEND

1. 1' 1 — INDICATES SHEAR WALL PANEL. SEE NOTES & SCHEDULE THIS SHEET
2. HDU2 — INDICATES VERTICAL TIE DOWNSTRAP OR HOLDOWN. SEE SHEET 4 FOR DETAILS.

REGISTERED PROFESSIONAL ENGINEER — TYLER A. JANICKI — No. 3031 Exp. 3-31-21 — STRUCTURAL — STATE OF CALIFORNIA



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
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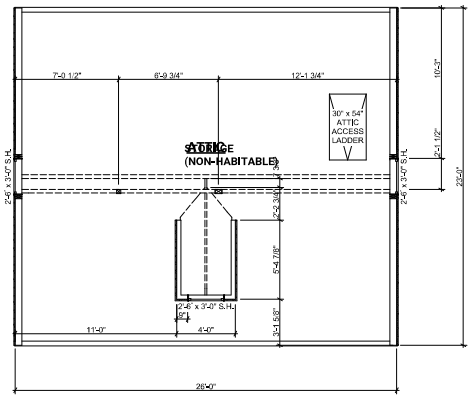

3 ATTIC PLAN
SCALE: 1/4" = 1'-0"

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APN: 007-0363-002-0000

FLOOR PLANS

Date: 9/30/20
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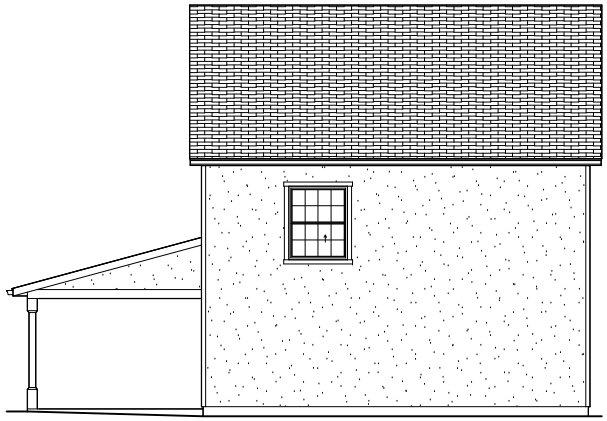
Job:
Sheet Number: **2**
Total sheet count: 20

1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

4 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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ELEVATIONS

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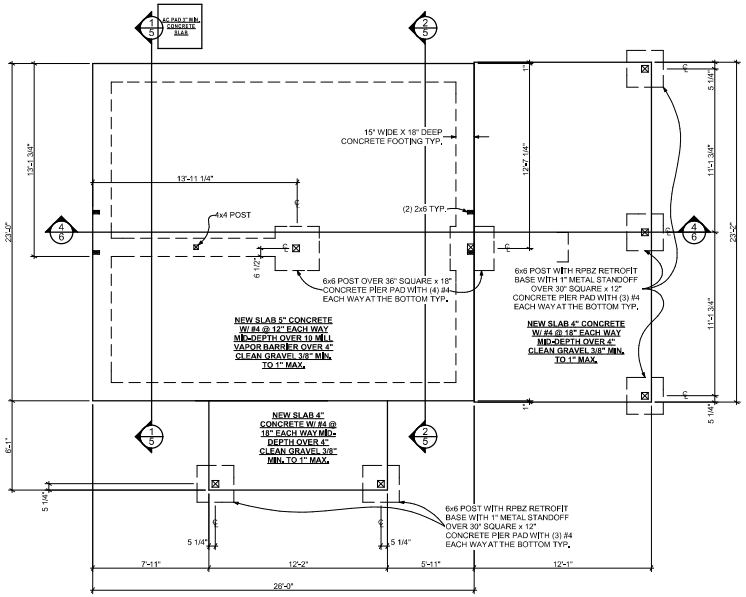


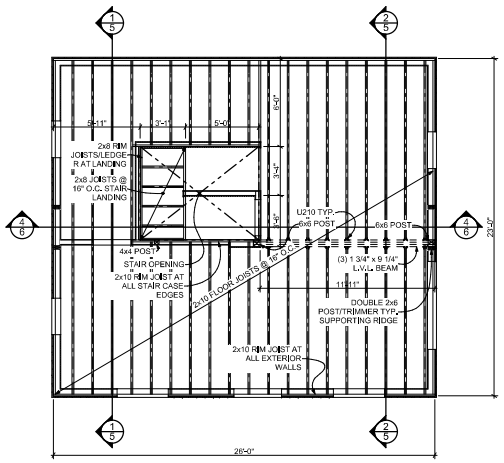
1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

FOUNDATION NOTES:

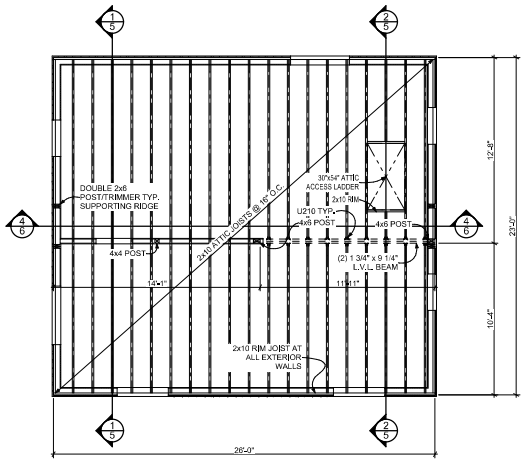
1. SEE CONCRETE NOTES ON SHEET 7.
2. ANCHOR BOLTS PER SHEAR SCHEDULE SHEET 2.
3. BOTTOMS OF ALL FOUNDATIONS SHALL BE LEVEL. BUILDING WILL BE LOCATED ON LEVEL GROUND, AND IT IS NOT ANTICIPATED THAT ANY STEP FOOTINGS WILL BE REQUIRED.

FLOOR FRAMING NOTES:

1. SEE WOOD NOTES ON SHEET 7.
2. ALL BEAM SUPPORTING POSTS ARE TO BE AT LEAST THE WIDTH OF THE BEAM BEING SUPPORTED.
3. FLOOR SHEATHING SHALL BE 3/4" PLY W/ 8d's @ 6"O.C. EDGE NAILING & 12"O.C FIELD NAILING
4. TOP PLATE SPLICE AT LINES A AND B SHALL BE 48" MIN. LENGTH AND NAILED WITH (10) 16d'S EACH SIDE OF SPLICE. LINES 1 AND 2 SHALL HAVE 120" MIN. LENGTH WITH (25) 16 d's.



2 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



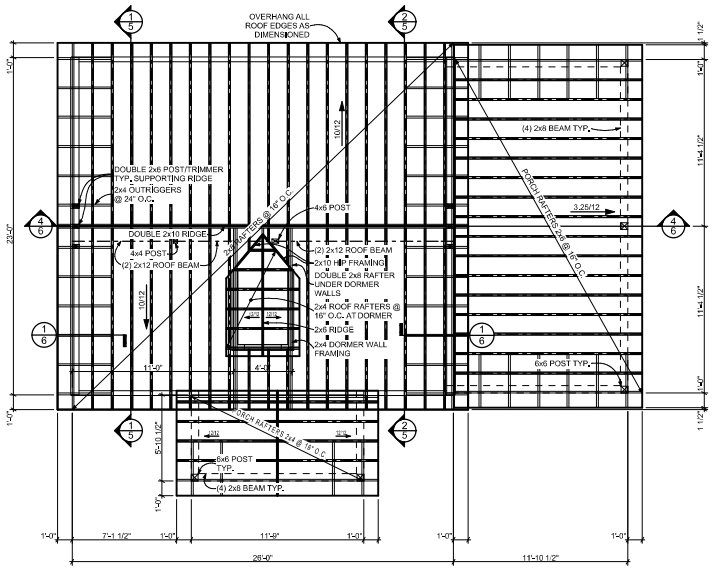
3 ATTIC FLOOR FRAMING
SCALE: 1/4" = 1'-0"

ROOF FRAMING NOTES:

1. SEE WOOD NOTES ON SHEET 7.
2. ALL BEAM SUPPORTING POSTS ARE TO BE AT LEAST THE WIDTH OF THE BEAM BEING SUPPORTED.
3. ROOF SHEATHING SHALL BE 1/2" OSB WITH HEAT SHIELD AND 8d's @ 6"O.C. EDGE NAILING & 12"O.C FIELD NAILING
4. TOP PLATE SPLICE AT LINES A AND B SHALL BE 48" MIN. LENGTH AND NAILED WITH (10) 16d'S EACH SIDE OF SPLICE. LINES 1 AND 2 SHALL HAVE 120" MIN. LENGTH WITH (25) 16 d's.

ROOF NOTES:

1. NEW ROOF ATTIC AREA VENTILATION IS THE FOLOWING: ATTIC AREA IS 590 SQUARE FEET / 150 = 574 SQUARE INCHES OF VENTILATION, OR 590/300 = 283 SQUARE INCHES OF VENTILATION IF EVENLY DISTRIBUTED BETWEEN THE RIDGE AND THE EAVE.
2. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL, OR SIMILAR MATERIAL, WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. REQUIRED VENTILATION OPENINGS SHALL OPEN TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES, AND OTHER SIMILAR CREATURES **C.R.C. 806.1**
3. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE, EXCEPT THAT THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   A. IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
   B. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE, UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
   C.R.C. 806.2



4 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

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STRUCTURAL PLANS

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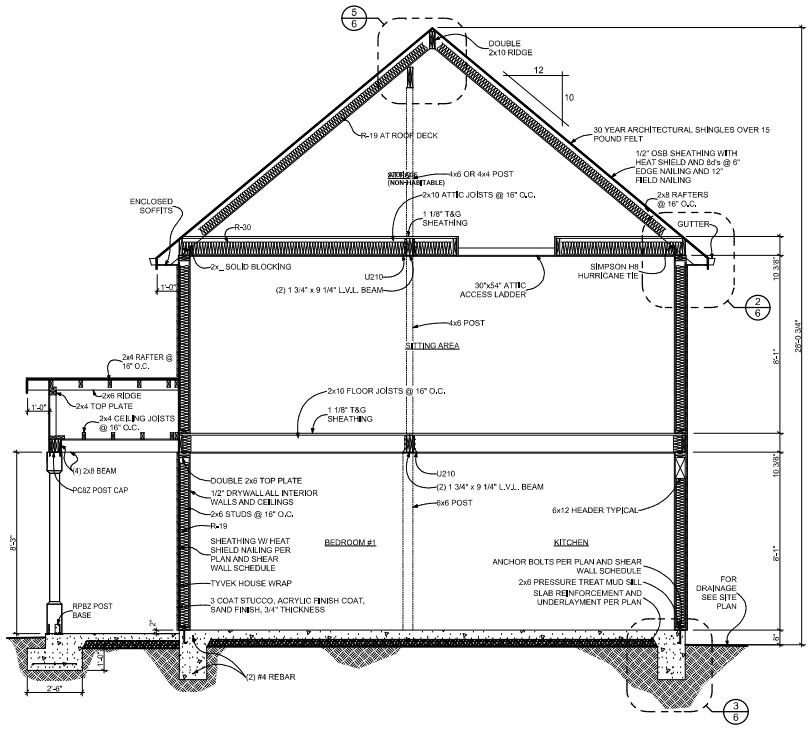
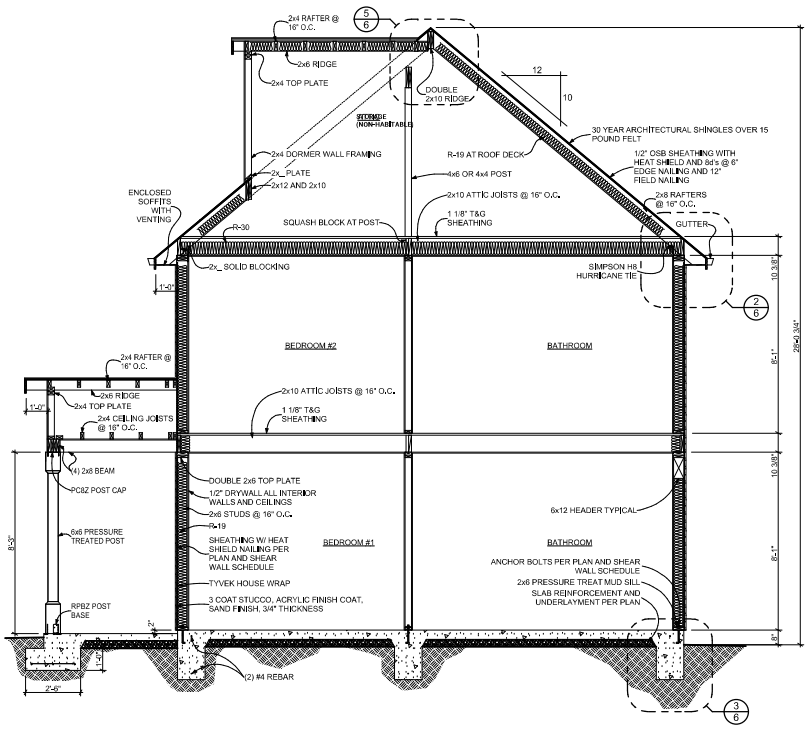


2 CROSS-SECTION 2
SCALE: 3/8" = 1'-0"



1 CROSS-SECTION 1
SCALE: 3/8" = 1'-0"

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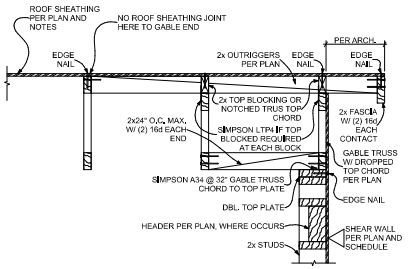
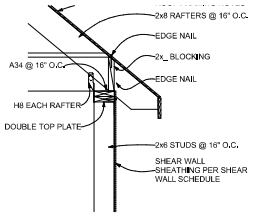
CROSS-SECTIONS

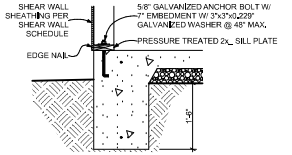
Date: 9/30/20
Scale: NOTED
Drawn: JC
Job:
Sheet Number: **5**
Total sheet count: 20



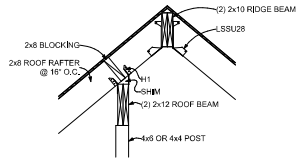
1 GABLE END DETAIL
SCALE: 1" = 1'-0"



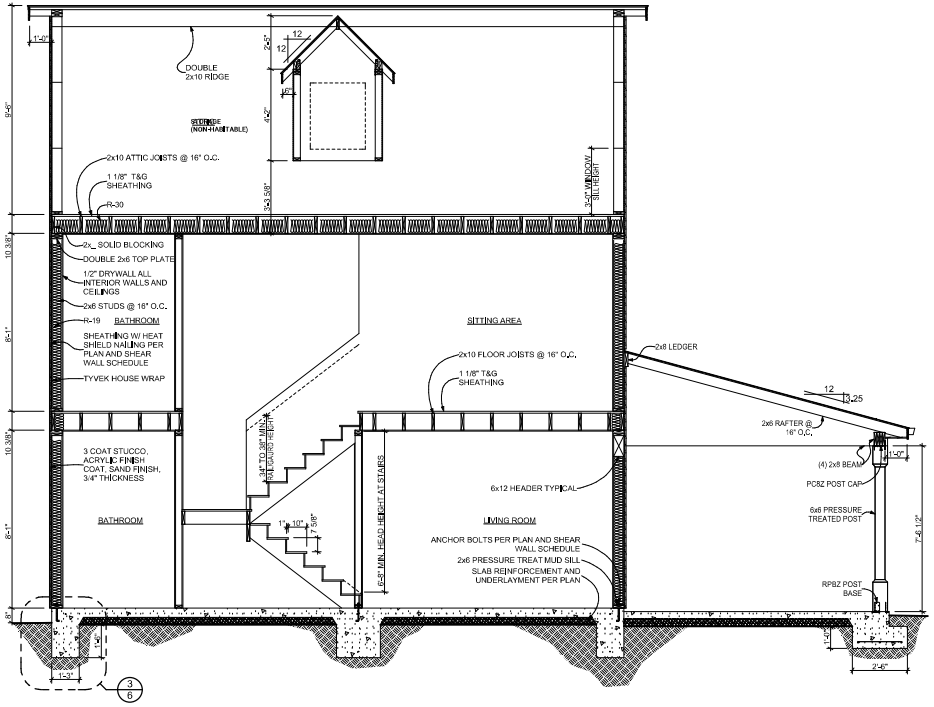
2 SHEAR TRANSFER@ EAVES
SCALE: 3/4" = 1'-0"



3 SHEAR TRANSFER @ FOUNDATION
SCALE: 3/4" = 1'-0"



5 ROOF BEAM
SCALE: 3/4" = 1'-0"



4 LONGITUDINAL-SECTION
SCALE: 3/8" = 1'-0"

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LONGITUDINAL-SECTION AND DETAILS

Date: 9/30/20
Scale: NOTED
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Job:
Sheet Number: **6**
Total sheet count: 20

WOOD NOTES:

1. ALL STRUCTURAL WOOD SHALL CONFORM WITH THE FOLLOWING SPECIFICATIONS: ALL LUMBER SPECIES, GRADED VISUALLY OR MECHANICALLY, SHALL COMPLY WITH THE NDS BY AF+PA, AND THE AMERICAN SOFTWOOD LUMBER STANDARD (PS-20-05) BY THE U.S. DEPARTMENT OF COMMERCE.

   THE MINIMUM GRADE AND SPECIES FOR POSTS, BEAMS, HEADERS, AND OTHER PRIMARY STRUCTURAL MEMBERS SHALL BE DENSE SELECTED SOUTHERN PINE, U.O.N.

   LUMBER USED FOR SECONDARY FRAMING SHALL BE #1 SOUTHERN PINE OR BETTER

   PLYWOOD - US PRODUCT STANDARD P.S. 2-10 FOR SOFT PLYWOOD STRUCTURAL 1 @ WALLS; CDX @ FLOORS AND ROOF U.O.N.

   PRESSURE TREATED DOUGLAS FIR - AWPA (AMERICAN WOOD PRESERVERS' ASSOCIATION) U1.

2. ALL WOOD IN DIRECT CONTACT WITH EARTH OR CONCRETE SHALL BE PRESSURE TREATED.
3. BEARING/BRACE/SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES, LAPPED AT WALL AND PARTITION INTERSECTION WITH (3) 16d's.
4. PROVIDE SOLID BLOCKING BETWEEN JOISTES AND RAFTERS AT ALL SUPPORTS.
5. LAY ALL STRUCTURAL PLYWOOD ON ROOF AND FLOORS WITH FACE GRAIN PERPENDICULAR TO SUPPORT U.O.N.
6. CONNECTOR HARDWARE MODEL NUMBERS ARE FOR SIMPSON STRON-TIE COMPANY. EQUIVALENT CONNECTORS WITH ICBO ACCEPTANCE MAY BE SUBSTITUTED.
7. FASTENERS FOR PRESERVATIVE TREATED & FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153

CONCRETE NOTES:

1. STRUCTURAL CONCRETE SHALL ATTAIN 28 DAY COMPRESSIVE STRENGTH F' C = 2500 P.S.I.
2. CONCRETE MIX DESIGN SHALL BE PREPARED BY AN INDEPENDENT LABORATORY. SELECTION OF CONCRETE MIX PROPORTIONS SHALL BE PER THE CALIFORNIA BUILDING CODE.
3. CEMENT SHALL CONFORM TO ASTM C-150 TYPE I OR II.
4. CONCRETE AGGREGATES SHALL CONFORM TO ASTM C-33. AGGREGATES FOR LIGHTWEIGHT CONCRETE SHALL CONFORM TO ASTM C-330.
5. REINFORCING STEEL SHALL CONFORM TO ASTM A615- GRADE 60 FOR NO. 5 AND LARGER, AND ASTM A615- GRADE 40 FOR NO. 4 AND SMALLER, EXCEPT REINFORCING STEEL TO BE WELDED SHALL CONFRM TO ASTM A706.
6. REINFORCING STEEL SHALL BE FABRICATED ACCORDING TO "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION".
7. WIRE FABRIC SHALL CONFORM TO ASTM A-185.
8. DIMENSIONS SHOWN FOR LOCATION OF REINFORCING ARE TO THE FACE OF MAIN BARS AND DENOTE CLEAR COVERAGE. CONCRETE COVERAGE SHALL BE AS FOLLOWS: CONCRETE DEPOSITED AGAINST GROUND (EXCEPT SLABS) 3" MIN. CONCRETE EXPOSED TO GROUND BUT PLACED IN FORMS 2" MIN. SLABS (ON GROUND) 2" CLEAR FROM TOP U.O.N.
9. SPLICES IN CONTINOUS REINFORCEMENT SHALL BE 48 BAR DIAMETERS AND SPLICES IN ADJACENT BARS SHALL NOT BE LESS THAN 5'-0" APART. SPLICE CONTINUOUS BARS IN SPANDRELS, GRADE BEAMS, ETC., AS FOLLOWS: TOP BARS AT MID-SPAN; BOTTOM BARS AT CENTERLINE AT SUPPORT. U.O.N. SPLICES IN WELDED WIRE FABRIC SHALL BE 1.5 MESHES WIDE.
10. REMOVE ALL DEBRIS FROM FORMS BEFORE CASTING ANY CONCRETE.
11. REINFORCING, DOWELS, BOLTS, ANCHORS, SLEEVES, ETC., TO BE EMBEDED IN CONCRETE SHALL BE TIED SECURELY IN POSITION BEFORE PLACING CONCRETE.
12. MAXIMUM FREE FALL OF CONCRETE SHALL BE 8'-0"
13. CONSOLIDATE CONCRETE PLACED IN FORMS BY MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND SPADING, RODDING OR TAMPING. USE EQUIPMENT AND PROCEDURES FOR CONSOLIDATION OF CONCRETE IN ACCORDANCE WITH THE RECOMMENDED PRACTICES OF ACI 309 TO SUIT THE TYPE OF CONCRETE AND PROJECT CONDITIONS.
14. NO WOOD SPREADERS ALLOWED. NO WOOD STAKES ALLOWED IN AREAS TO BE CONCRETED.

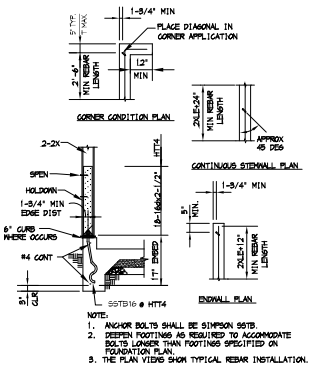
NAILING NOTES:

ALL NAILS FOR STRUCTURAL WORK SHALL BE COMMON WIRE NAILS CONFORMING TO THE FOLLOWING MINIMUM SIZES

8d	0.131" DIAMETER X 2 1/2"
10d	0.148" DIAMETER X 3"
16d	0.162" DIAMETER X 3 1/2"

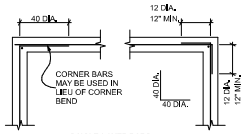
HOLES SHALL BE SUBDRILLED WHERE NECESSARY TO PREVENT SPLITTING. NAILING NOT NOTED BELOW OR ON PLANS SHALL BE A MINIMUM OF TWO NAILS AT EACH CONTACT. 8d NAILS FOR 1" MATERIAL AND 16d NAILS FOR 2" MATERIAL.

1. JOISTS TO SILL OR GIRDER, TOE NAIL (3) 8d
2. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL 16d @ 16" O.C.
3. SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANEL (3) 16d PER 16"
4. TOP PLATE TO STUD, END NAIL (2) 16d
5. STUD TO SOLE PLATE (4) 8d, TOENAIL OR (2) 16d, END NAIL
6. DOUBLE STUDS, FACE NAIL 16d @ 24" O.C.
7. DOUBLE TOP PLATES, TYPICAL FACE NAIL 16d @ 16" O.C.
8. DOUBLE TOP PLATES, LAP SPLICE , U.N.O. (8) 16d
9. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL (3) 8d
10. TOP PLATES, LAPS AND INTERSECTION, FACE NAIL (2)-16d
11. CONTINUOUS HEADER, TWO PIECES, TOENAIL 16d @ 16" O.C. ALONG EACH EDGE
12. RAFTER TO TOP PLATE, TOENAIL (3) 8d
13. BUILT UP CORNER STUDS 16d @ 24" O.C.



NOTE:
1. ANCHOR BOLTS SHALL BE SIMPSON SSTB.
2. DEEPEN FOOTINGS AS REQUIRED TO ACCOMMODATE BOLTS LONGER THAN FOOTINGS SPECIFIED ON FOUNDATION PLAN.
3. THE PLAN VIEWS SHOW TYPICAL REBAR INSTALLATION.

1 **HOLDOWN DETAIL**
SCALE: 3/4" = 1'-0"



SINGLE LAYER BARS

TYP. CORNER REINFORCING
SCALE: 1/2" = 1'-0"

Revisions:	By:

Backyard UNLIMITED
4765 Pacific Street
Rocklin, CA 95677
PH: (916) 630-SHED

23x26 ACCESSORY DWELLING UNIT FOR:
JACKIE VALERIO
PROJECT ADDRESS: 1568 35th Street, Sacramento, California 95816
APN: 007-0363-002-0000

STRUCTURAL NOTES AND DETAILS

Date: 9/30/20
Scale: NOTED
Drawn: JC
Job:
Sheet Number: **7**
Total sheet count: 20

2016 CALIFORNIA GREEN BUILDING CODE -MANDATORY MEASURES-

4.1 SITE DEVELOPMENT

1. PROJECT DISTURBS LESS THAN ONE ACRE OF SOIL AND IS NOT PART OF A LARGER DEVELOPMENT WHICH DISTURBS MORE THAN ONE ACRE OF SOIL. SEE EROSION AND DUST CONTROL NOTES FOR INFORMATION REGARDING SITE RUNOFF DURING CONSTRUCTION. RUNOFF WILL BE CONTROLLED PER LOCAL STORM WATER ORDINANCES WHERE THEY EXIST. **C,G,C, 4.106,2**
2. SITE HAS BEEN PLANNED TO PREVENT THE ENTRANCE OF STORM WATER INTO THE BUILDING PER **C,G,C, 4.106,3**

4.2 ENERGY EFFICIENCY

1. PROJECT AT MINIMUM COMPLIES WITH CALIFORNIA ENERGY STANDARDS. **C,G,C, 4.201.1**

4.3 WATER EFFICIENCY AND CONSERVATION

1. PLUMBING FIXTURES SHALL MEET THE FOLLOWING FLOW RATES PER **C,G,C, 4.303**.
   A. 2.0 GALLONS MAXIMUM PER MINUTE FOR NEW SINGLE SHOWER HEADS AT 80 PSI
   B. 2.0 GALLONS MAXIMUM PER MINUTE COMBINED FLOW RATE FOR NEW MULTIPLE SHOWER HEADS AND/OR OTHER OUTLETS CONTROLLED BY ONE VALVE AT 80 PSI
   C. 1.2 GALLONS MAXIMUM PER MINUTE FOR NEW LAVATORY FAUCETS AT 60 PSI AND 0.8 GALLONS PER MINUTE MINIMUM AT 20 PSI
   D. 1.8 GALLONS MAXIMUM PER MINUTE FOR NEW KITCHEN FAUCETS (EXCEPT FOR TEMPORARY FLOW RATES UP TO 2.2 GPM MAX @ 60 PSI)
   E. 1.28 GALLONS MAXIMUM PER FLUSH FOR NEW TOILETS
   C,G,C, 4.303
2. RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) WHICHEVER IS MORE STRINGENT. **C,G,C, 4.304,1**

4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

1. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. **C,G,C, 4.406,1**
2. A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER **C,G,C, 4.408,1**
3. A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED BY THE CONTRACTOR FOR APPROVAL THAT AT MINIMUM:
   A. IDENTIFIES THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
   B. SPECIFIES IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE OR BULK MIXED.
   C. IDENTIFIES THE DIVERSION FACILITY WHERE THE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
   D. IDENTIFIES CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF THE CONSTRUCTION AND DEMOLITION WASTE GENERATED.
   E. SPECIFIES THAT THE AMOUNT OF THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BOTH.
   C,G,C, 4.408,2
4. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISK, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING BY THE CONTRACTOR.
   A. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
   B. OPERATION AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGERS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
   ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS. LANDSCAPE IRRIGATION SYSTEMS. WATER REUSE SYSTEMS.
   C. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
   D. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA,
   E. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60% AND WHAT METHODS ON OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
   F. INFORMATION ABOUT WATER CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
   G. INSTRUCTION FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
   H. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
   I. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
   J. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
   C,G,C, 4.410,1

4.5 ENVIRONMENTAL QUALITY

1. ANY INSTALLED GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS, THEY SHALL ALSO COMPLY WITH ALL LOCAL ORDINANCES. **C,G,C, 4.503,1**
2. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE, AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND EQUIPMENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. **C,G,C, 4.504,1**
3. ADHESIVES, SEALANTS, CAULKS AND OTHER TOXIC COMPOUNDS SHALL MEET VOC LIMITS OF **C,G,C, TABLE 4.504.1 OR TABLE 4.504.2. C,G,C, 4.504,2,1**
4. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS OF **C,G,C, TABLE 4.504.3. C,G,C, 4.504,2,2**
5. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS IN COMPLIANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 17. **C,G,C, 4.504,2,3**
6. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING.
   A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
   B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH "STANDARD PRACTICE FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS" VERSION 1,1, FEBRUARY 2010
   C. NSF/ANSI 140 AT THE GOLD LEVEL
   D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD
   C,G,C, 4.504,3.
7. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. **C,G,C, 4.504,3.1**
8. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF **C,G,C, TABLE 4.504.1. C,G,C, 4.504,3.2**
9. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING.
   A. PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH "STANDARD PRACTICE FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS" VERSION 1.1, FEBRUARY 2010, CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS HIGH PERFORMANCE PRODUCTS DATABASE.
   B. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD
   C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE FLOORSCORE PROGRAM.
   D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH "STANDARD PRACTICE FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS" VERSION 1.1, FEBRUARY 2010
   C,G,C, 4.504,4
10. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS SHOWN IN **C,G,C, TABLE 4.504.5. C,G,C, 4.504,5**
11. A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:
   A. A 4-INCH THICK BASE OF ¾" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED,
   B. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY,
   C. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.
   C,G,C, 4.505,2.1
12. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING
   A. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION **C,G,C, 101.A.**
   B. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
   C. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.
   C,G,C, 4.505,3
13. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND COMPLY WITH THE FOLLOWING:
   A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
   B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT, AND MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN IT IS NOT REQUIRED TO BE INTEGRAL BUILT IN.
   C,G,C, 4.506,1
14. HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
   A. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J-2016, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
   B. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1-MANUAL D 2016, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
   C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3- MANUAL S 2014.
   C,G,C, 4.507,2

ELECTRICAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT CODES, RULES, AND REGULATIONS AND COMPLY WITH THE REQUIREMENTS OF THE SERVING POWER AND TELEPHONE COMPANIES.
2. ALL ELECTRICAL SHOWN IS NEW UNLESS LABLED AS EXISTING (E).

RECEPTACLES

1. ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS OR CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIVED IN **C,E,C, 210.12 (A) 1-6**
2. IN DWELLING UNITS ALL 125 AMP, SINGLE PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN THE FOLLOWING PLACES SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION: BATHROOMS, GARAGES (AT OR BELOW GRADE) AND SIMILAR SPACES, OUTDOORS, CRAWL SPACES (AT OR BELOW GRADE), UNFINISHED PORTIONS OR AREAS THE BASEMENTS NOT INTENDED AS HABITABLE ROOMS (AT OR BELOW GRADE) KITCHENS (WHERE RECEPTACLES ARE INSTALLED TO SERVE COUNTERTOP SURFACES), SINKS (LOCATED IN AREAS OTHER THAN KITCHENS WHERE THE RECEPTACLES ARE INSTALLED WITHIN 6' OF THE TOP INSIDE EDGE OF THE BOWL OF THE SINK), BATHTUBS AND SHOWER STALLS (WHERE THE RECEPTACLES ARE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF THE BATHTUB OR SHOWER STALL), AND LAUNDRY AREAS . **C,E,C, 210,8(A)**
3. IN ALL AREAS OF DWELLING UNITS SPECIFIED IN C,E,C, 210.52 AND 550.13, ALL NONLOCKING-TYPE 125 AND 50 VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT. **C,E,C,406.12**
4. RECEPTACLE OUTLETS SHALL BE LOCATED ON OR ABOVE, BUT NOT MORE THAN 20 IN., ABOVE THE COUNTERTOP OR WORK SURFACE. RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN COUNTERTOPS OR WORK SURFACES SHALL BE PERMITTED TO BE INSTALLED IN COUTERTOPS OR WORK SURFACES. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE, APPLIANCE GARAGES, SINKS, OR RANGE TOPS AS COVERED IN **C,E,C, 210,52(C)(1),** EXCEPTION; OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS. **C,E,C, 210,52(C)(5)**
5. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FT OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET, IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 IN. BELOW THE TOP OF THE BASIN OR BASIN COUNTERTOP. RECEPTACLES LISTED FOR USE IN COUNTERTOPS SHALL BE PERMITTED TO BE INSTALLED IN THE COUNTERTOP. AT LEAST ONE 120 VOLT 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED FOR THESE RECEPTACLES. **C,E,C. 210,11(C)(3) AND 210,52(D)**
6. BALCONIES, DECKS, AND PORCHES THAT ARE ATTACHED TO THE DWELLING UNIT AND ARE ACCESSIBLE FROM INSIDE THE DWELLING UNIT SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE FROM THE BALCONY, DECK, OR PORCH. THE RECEPTACLE OUTLET SHALL NOT BE LOCATED MORE THAN 6 ½ FT. ABOVE THE BALCONY, DECK, OR PORCH WALKING SURFACE. **C,E,C, 210,52 (E)(3)**
7. RECEPTACLE OUTLETS INSTALLED IN DAMP OR WET CONDITIONS SHALL MEET THE REQUIREMENTS OF **C,E,C, 406,9**
8. A SWITCHED ELECTRICAL OUTLET INSTALLED 18" ABOVE THE FLOOR SHALL BE PROVIDED FOR THE GARBAGE DISPOSAL.
9. WIRING SHALL BE PROVIDED FOR RANGE, HOOD, LIGHT AND FAN AT 72" ABOVE FLOOR WHERE REQUIRED.
10. A 110-VOLT RECEPTACLE OUTLET SHALL BE PROVIDED FOR THE WATER HEATER AND ANY HEATING EQUIPMENT.

LIGHTING

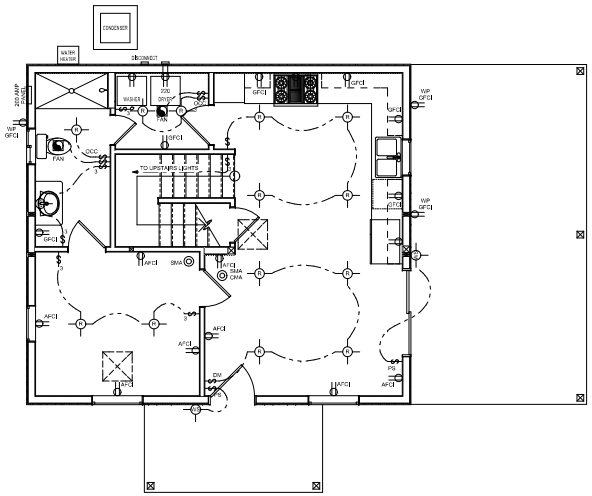
1. ALL LUMINAIRES SHALL BE HIGH EFFICACY LIGHTING AS DEFINED PER **TABLE 150.0-A**
2. IN ADDITION TO COMPLYING WITH 150.(K)1A, LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS: **A.** BE LISTED, AS DEFINED IN SECTION 100.1, FOR INSULATION CONTACT (IC) BY UNDERWRITERS LABORATORIES OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORIES; AND **B.** HAVE A LABEL THAT CERTIFIES THAT THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH **ASTM E283**. AN EXHAUST FAN HOUSING SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND **C.** BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK; AND **D.** FOR LUMINAIRES WITH HARDWIRED BALLASTS OR DRIVERS, ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW THE CEILING WITHOUT REQUIRING THE CUTTING OF HOLES IN THE CEILING; AND **E.** SHALL NOT CONTAIN SCREW BASED SOCKETS. **C,E,C, 150,0 (k) 1 C**
3. SCREW BASED LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8. **C,E,C, 150,0 (k) 1 G**
4. EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM THE LIGHTING SYSTEM, EXCEPT FOR AN EXHAUST FANS WITH AN INTEGRAL LIGHTING MAY BE ON THE SAME CONTROL AS THE FAN PROVIDED THE LIGHTING CAN BE TURNED OFF IN ACCORDANCE WITH THE APPLICABLE PROVISIONS IN SECTION 150,0 (k)2 WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE. **C,E,C, 150 (k) 2 B**
5. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE INITIALLY CONFIGURE TO MAUAL-ON OPERATION USING THE MANUAL CONTROL REQUIRED UNDER SECTION 110.9(b)2. **C,E,C, 150 (k) 2 I**
6. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCED JOINT APPENDIX JA8 EXCEPT LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET AND LIGHTS IN HALLWAYS. **C,E,C, 150 (k) 2 J**
7. CLOSET LIGHTING SHALL BE OF A TYPE PERMITTED BY **C,E,C, 410,16** AND SHALL BE LOCATED SO AS TO COMPLY WITH THE REQUIREMENTS OF THIS SECTION.
8. LUMINAIRES INSTALLED NEAR COMBUSTIBLES SHALL MEET THE REQUIREMENTS OF **C,E,C, 410,11**
9. LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL MEET THE REQUIREMENTS OF **C,E,C, 410,10 (A)**
10. IN ADDITION TO MEETING THE REQUIREMENTS OF C,E,C, 150,(k)1A. LUMINAIRES PROVIDING RESIDENTIAL OUTDOOR LIGHTING FOR THIS PROJECT SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE: FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON/OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF THE REQUIRED PHOTOCELL AND MOTION SENSOR UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS. ALL EXTERIOR LIGHTS DESCRIBED ABOVE WILL BE CONTROLLED BY A PHOTOCELL AND MOTION SENSOR OR BY OTHER MEANS APPROVED IN **C,E,C, 150 (k) 3**
11. LUMINAIRES AND LAMP HOLDERS SHALL BE SECURELY SUPPORTED. A LUMINAIRE THAT WEIGHS MORE THAN 6 LB OR EXCEEDS 16 IN. IN ANY DIMENSION SHALL NOT BE SUPPORTED BY THE SCREW SHELL OF A LAMP HOLDER. **C,E,C, 410,30 (A)**

SMOKE ALARMS

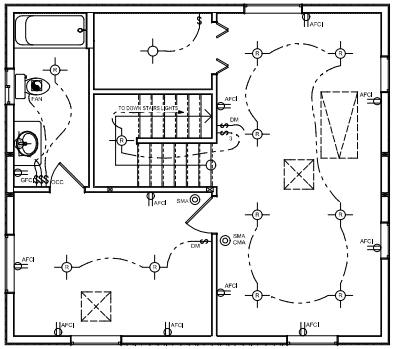
1. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034, THEY SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE C,R,C, AND NFPA 72, SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH **CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1** FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED. **C,R,C, 314.1**
2. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. INTERCONNECTION IS NOT REQUIRED IN BUILDINGS THAT ARE NOT UNDERGOING ALTERATIONS, REPAIRS OR CONSTRUCTION OF ANY KIND. SMOKE ALARMS IN EXISTING AREAS ARE NOT REQUIRED TO BE INTERCONNECTED WHERE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE. UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES, SMOKE ALARMS ARE NOT REQUIRED TO BE INTERCONNECTED WHERE REPAIRS OR ALTERATIONS ARE LIMITED TO THE EXTERIOR SURFACES OF DWELLINGS, SUCH AS THE REPLACEMENT OF ROOFING OR SIDING, OR THE ADDITION OR REPLACEMENT OF WINDOWS OR DOORS, OR THE ADDITION OF A PORCH OR DECK. SMOKE ALARMS ARE NOT REQUIRED TO BE INTERCONNECTED WHEN WORK IS LIMITED TO THE INSTALLATION, ALTERATION OR REPAIRS OF PLUMBING OR MECHANICAL SYSTEMS OR THE INSTALLATION, ALTERATION OR REPAIR OF ELECTRICAL SYSTEMS WHICH DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE. **R, 314.6**
3. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARMS ARE PERMITTED TO BE SOLELY BATTERY OPERATED IN EXISTING BUILDINGS WHERE NO CONSTRUCTION IS TAKING PLACE. SMOKE ALARMS ARE PERMITTED TO BE SOLELY BATTERY OPERATED IN BUILDINGS THAT ARE NOT SERVED FROM A COMMERCIAL POWER SOURCE. SMOKE ALARMS ARE PERMITTED TO BE SOLELY BATTERY OPERATED IN EXISTING AREAS OF BUILDINGS UNDERGOING ALTERATIONS OR REPAIRS THAT DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISHES EXPOSING THE STRUCTURE. UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR BUILDING WIRING WITHOUT THE REMOVAL OF INTERIOR FINISHES, SMOKE ALARMS ARE PERMITTED TO BE SOLELY BATTERY OPERATED WHERE REPAIRS OR ALTERATIONS ARE LIMITED TO THE EXTERIOR SURFACES OF DWELLINGS, SUCH AS THE REPLACEMENT OF ROOFING OR SIDING, OR THE ADDITION OR REPLACEMENT OF WINDOWS OR DOORS, OR THE ADDITION OF A PORCH OR DECK. SMOKE ALARMS ARE PERMITTED TO BE SOLELY BATTERY OPERATED WHEN WORK IS LIMITED TO THE INSTALLATION, ALTERATION OR REPAIRS OF PLUMBING OR MECHANICAL SYSTEMS OR THE INSTALLATION, ALTERATION OR REPAIR OF ELECTRICAL SYSTEMS WHICH DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE. **R, 314.4**

CARBON MONOXIDE ALARMS

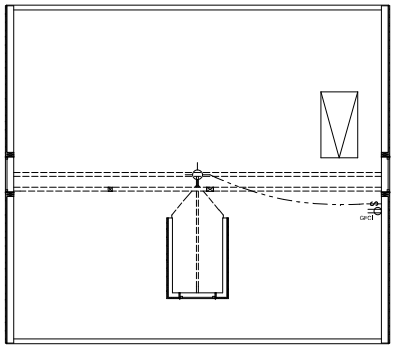
1. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF NFPA 720 AND UL 2075. COMBINATION SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL COMPLY WITH UL 2075 AND UL 268. CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS AS WELL AS COMBINATION ALARMS OR DETECTORS MAY BE USED IN LIEU OF ONE ANOTHER **C,R,C, 315**
2. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY, WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHERE INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER. CARBON MONOXIDE ALARMS INSTALLED IN ACCORDANCE WITH SECTION R315.2.2 SHALL BE PERMITTED TO BE BATTERY POWERED. CARBON MONOXIDE ALARMS IN GROUP R OCCUPANCIES SHALL BE PERMITTED TO RECEIVE THEIR PRIMARY POWER FROM OTHER POWER SOURCES RECOGNIZED FOR USE BY NFPA 720. ARBON MONOXIDE ALARMS IN GROUP R OCCUPANCIES SHALL BE PERMITTED TO BE BATTERY-POWERED OR PLUG-IN WITH A BATTERY BACKUP IN EXISTING BUILDINGS BUILT PRIOR TO JANUARY 1, 2011, UNDER ANY OF THE FOLLOWING CONDITIONS: NO CONSTRUCTION IS TAKING PLACE, REPAIRS OR ALTERATIONS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL AND CEILING FINISHES EXPOSING THE STRUCTURE IN AREAS SPACES WHERE CARBON MONOXIDE ALARMS ARE REQUIRED, REPAIRS OR ALTERATIONSARE LIMITED TO THE EXTERIOR SURFACES OF DWELLINGS, SUCH AS THE REPLACEMENT OF ROOFING OR SIDING, OR THE ADDITION OR REPLACEMENT OF WINDOWS OR DOORS, OR THE ADDITION OF A PORCH OR DECK. WORK IS LIMITED TO THE INSTALLATION, ALTERATION OR REPAIR OF PLUMBING, MECHANICAL OR ELECTRICAL SYSTEMS. WHICH DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL AND CEILING FINISHES EXPOSING THE STRUCTURE IN AREAS/SPACES WHERE CARBON MONOXIDE ALARMS ARE REQUIRED. **C,R,C, 315,5**
3. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN A DWELLING UNIT OR WITHIN A SLEEPING UNIT IN GROUP R OCCUPANCIES, THE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. INTERCONNECTION IS NOT REQUIRED IN EXISTING BUILDINGS BUILT PRIOR TO JANUARY 1, 2011, UNDER ANY OF THE FOLLOWING CONDITIONS: PHYSICAL INTERCONNECTION IS NOT REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM. NO CONSTRUCTION IS TAKING PLACE, REPAIRS OR ALTERATIONS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL AND CEILING FINISHES EXPOSING THE STRUCTURE IN AREAS/SPACES WHERE CARBON MONOXIDE ALARMS ARE REQUIRED. REPAIRS OR ALTERATIONSARE LIMITED TO THE EXTERIOR SURFACES OF DWELLINGS, SUCH AS THE REPLACEMENT OF ROOFING



1 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



3 ATTIC ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
JEAN A. JANDAST
No. 3031
Exp. 3-31-21
STRUCTURAL
STATE OF CALIFORNIA

Revisions:	By:

Backyard UNLIMITED
4765 Pacific Street
Rocklin, CA 95677
PH: (916) 630-SHED

23x26 ACCESSORY DWELLING UNIT FOR:
JACKIE VALERIO
PROJECT ADDRESS: 1568 35th Street, Sacramento, California 95816
APN: 007-0363-002-0000

ELECTRICAL PLANS

Date: 9/30/20
Scale: NOTED
Drawn: JC
Job:
Sheet Number: **9**
Total sheet count: 20

RESCOM
3166 Suisun Bay Road
West Sacramento, CA 95691
(916) 373-1383
(888) 372-2263
www.RescomEE.com

RESIDENTIAL COMMERCIAL ENERGY ENGINEERING

Max Kellogg
4765 Pacific Street
Rocklin, CA 95677

July 29, 2020

Re: Valerio ADU

Your project is complete and complies with the following 2019 Title 24 requirements for the new work:
(in addition to all the required Mandatory Measures as applicable to your project):

Floor insulation -	None (Slab-on-grade)
Wall insulation -	R-21 (in 2x6 framing)
Attic Insulation (Unvented) -	R-30 above ceiling
Roof-deck Insulation -	R-19 attached to underside of roof-deck between rafters
Radiant Barrier -	NO (do not install radiant barrier)
Cool Roof Required -	NO
Window Values -	U-0.30, SHGC-0.23
Exterior Wood Door -	U-0.20
Water Heater -	Gas-fired tankless with 0.82 UEF min.
HVAC (mini-split) -	14.0 SEER / 8.2 HSPF
Duct Insulation -	None (ductless)
IAQ Exhaust Fan Required	YES (56 CFM min)
Whole House Fan Required	NO
PV Solar System -	2.11 kWdc (based on CFI defaults and 100% solar access) Solar designer responsible that installed system meets compliance

HERS Field Verifications	**Required**
Duct Seal and Leakage -	NO
Proper Refrigerant Charge -	**YES**
SEER/EER Verification -	NO
Cooling Coil Air Flow (350 CFM/Ton)	NO
Cooling Fan Power (0.58 W/CFM) -	NO (Heat Pump)
IAQ Fan CFM -	**YES**
Kitchen Hood (HVI listed) -	**YES**
Quality Insulation Installation -	NO
Heat Pump Heating Capacity -	**YES**
HSPF Verification -	NO
Whole House Airflow -	NO
VCHP Verifications -	**YES**

Please verify the above features before submitting to the building department. If you have any questions regarding this analysis, please call (916) 373-1383.

Sincerely,

Melinda Wollny

TITLE 24 - CAD - LOAD CALCULATIONS - HVAC DESIGN

CERTIFICATE OF COMPLIANCE — CF1R-PRF-01E (Page 1 of 10)
Project Name: Valerio ADU — **Calculation Date/Time:** 2020-08-14T07:50:04-07:00
Calculation Description: Title 24 Analysis — **Input File Name:** Backyard-Ultd-Valerio_ADU.ribd19x

GENERAL INFORMATION			
01	Project Name	Valerio ADU	
02	Run Title	Title 24 Analysis	
03	Project Location	1568 35th Street	
04	City	Sacramento	05 Standards Version: 2019
06	Zip code	95816	07 Software Version: CBECC-Res 2019.1.2
08	Climate Zone	12	09 Front Orientation (deg/ Cardinal): 200
10	Building Type	Single family	11 Number of Dwelling Units: 1
12	Project Scope	NewConstruction	13 Number of Bedrooms: 2
14	Addition Cond. Floor Area (ft²)	0	15 Number of Stories: 2
16	Existing Cond. Floor Area (ft²)	n/a	17 Fenestration Average U-factor: 0.3
18	Total Cond. Floor Area (ft²)	1196	19 Glazing Percentage (%): 13.99%
20	ADU Bedroom Count	0	21 ADU Conditioned Floor Area: 0
22	Is Natural Gas Available?	Yes	

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number: 220-P010147766C-000-000-0000000-0000 — Registration Date/Time: 2020-08-14 09:02:16 — HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2019 Residential Compliance — Report Version: 2019.1.108 Schema Version: rev 20200101 — Report Generated: 2020-08-14 07:50:56

CERTIFICATE OF COMPLIANCE — CF1R-PRF-01E (Page 2 of 10)
Project Name: Valerio ADU — **Calculation Date/Time:** 2020-08-14T07:50:04-07:00
Calculation Description: Title 24 Analysis — **Input File Name:** Backyard-Ultd-Valerio_ADU.ribd19x

ENERGY DESIGN RATING				
	Energy Design Ratings		Compliance Margins	
	Efficiency[1] (EDR)	Total[2] (EDR)	Efficiency[1] (EDR)	Total[2] (EDR)
Standard Design	46.9	25.7		
Proposed Design	46.1	24.8	0.8	0.9

RESULT: [3] COMPLIES

1: Efficiency EDR includes improvements to the building envelope and more efficient equipment
2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries
3: Building complies when efficiency and total compliance margins are greater than or equal to zero

- Standard Design PV Capacity: 2.11 kWdc
- PV System resized to 2.11 kWdc (a factor of 2.110) to achieve 'Standard Design PV' PV scaling

ENERGY USE SUMMARY				
Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	19.88	19.75	0.13	0.7
Space Cooling	28.51	26.2	2.31	8.1
IAQ Ventilation	2.85	2.85	0	0
Water Heating	18.16	18	0.16	0.9
Self Utilization Credit	n/a	0	0	n/a
Compliance Energy Total	**69.4**	**66.8**	**2.6**	**3.7**

REQUIRED PV SYSTEMS - SIMPLIFIED											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.11	NA	Standard	Fixed (roof mount)	none	true	150-270	n/a	n/a	<=7:12	96	100

Registration Number: 220-P010147766C-000-000-0000000-0000 — Registration Date/Time: 2020-08-14 09:02:16 — HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2019 Residential Compliance — Report Version: 2019.1.108 Schema Version: rev 20200101 — Report Generated: 2020-08-14 07:50:56

CERTIFICATE OF COMPLIANCE — CF1R-PRF-01E (Page 3 of 10)
Project Name: Valerio ADU — **Calculation Date/Time:** 2020-08-14T07:50:04-07:00
Calculation Description: Title 24 Analysis — **Input File Name:** Backyard-Ultd-Valerio_ADU.ribd19x

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• Insulation below roof deck
• Window overhange and/or fins
• Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
Building-level Verifications:
• Indoor air quality ventilation
• Kitchen range hood
Cooling System Verifications:
• Verified Refrigerant Charge
• Airflow in habitable rooms (SC3.1.4.1.7)
Heating System Verifications:
• Verified heat pump rated heating capacity
• Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5)
• Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)
HVAC Distribution System Verifications:
• -- None --
Domestic Hot Water System Verifications:
• -- None --

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Valerio ADU	1196	1	2	2	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
ADU 1st Floor	Conditioned	MiniSplit1	602	8	DHW Sys 1	N/A

Registration Number: 220-P010147766C-000-000-0000000-0000 — Registration Date/Time: 2020-08-14 09:02:16 — HERS Provider: CalCERTS Inc.
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CERTIFICATE OF COMPLIANCE — CF1R-PRF-01E (Page 4 of 10)
Project Name: Valerio ADU — **Calculation Date/Time:** 2020-08-14T07:50:04-07:00
Calculation Description: Title 24 Analysis — **Input File Name:** Backyard-Ultd-Valerio_ADU.ribd19x

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
ADU 2nd Floor	Conditioned	MiniSplit1	594	9	DHW Sys 1	N/A

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front	ADU 1st Floor	R-21 Wall	200	Front	208	53.32	90
Left	ADU 1st Floor	R-21 Wall	290	Left	184	7.5	90
Back	ADU 1st Floor	R-21 Wall	20	Back	208	8.75	90
Right	ADU 1st Floor	R-21 Wall	110	Right	184	48.75	90
Front 2	ADU 2nd Floor	R-21 Wall	200	Front	208	22.5	90
Left 2	ADU 2nd Floor	R-21 Wall	290	Left	184	11.5	90
Back 2	ADU 2nd Floor	R-21 Wall	20	Back	208	20	90
Right 2	ADU 2nd Floor	R-21 Wall	110	Right	184	15	90
Roof	ADU 2nd Floor	R-30 Roof Attic	n/a	n/a	602	n/a	n/a
Interior Floor	ADU 2nd Floor	Int Floor	n/a	n/a	594	n/a	n/a

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic ADU 2nd Floor	Attic RoofADU 2nd Floor	Unventilated	10	0.1	0.85	No	No

Registration Number: 220-P010147766C-000-000-0000000-0000 — Registration Date/Time: 2020-08-14 09:02:16 — HERS Provider: CalCERTS Inc.
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CERTIFICATE OF COMPLIANCE — CF1R-PRF-01E (Page 5 of 10)
Project Name: Valerio ADU — **Calculation Date/Time:** 2020-08-14T07:50:04-07:00
Calculation Description: Title 24 Analysis — **Input File Name:** Backyard-Ultd-Valerio_ADU.ribd19x

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
1NFG1	Window	Front	Front	200			1	16.66	0.3	NFRC	0.23	NFRC	Bug Screen
1NFG2	Window	Front	Front	200			1	16.66	0.3	NFRC	0.23	NFRC	Bug Screen
1NLG1	Window	Left	Left	290			1	7.5	0.3	NFRC	0.23	NFRC	Bug Screen
1NBG1	Window	Back	Back	20			1	8.75	0.3	NFRC	0.23	NFRC	Bug Screen
1NRG1 SGD	Window	Right	Right	110	6	6.66	1	40	0.3	NFRC	0.23	NFRC	Bug Screen
1NRG1	Window	Right	Right	110	2.5	3.5	1	8.75	0.3	NFRC	0.23	NFRC	Bug Screen
2NFG1	Window	Front 2	Front	200			1	7.5	0.3	NFRC	0.23	NFRC	Bug Screen
2NFG2	Window	Front 2	Front	200			1	7.5	0.3	NFRC	0.23	NFRC	Bug Screen
2NFG3	Window	Front 2	Front	200			1	7.5	0.3	NFRC	0.23	NFRC	Bug Screen
2NLG1	Window	Left 2	Left	290			1	4	0.3	NFRC	0.23	NFRC	Bug Screen
2NLG2	Window	Left 2	Left	290			1	7.5	0.3	NFRC	0.23	NFRC	Bug Screen
2NBG1	Window	Back 2	Back	20			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
2NRG1	Window	Right 2	Right	110			1	7.5	0.3	NFRC	0.23	NFRC	Bug Screen
2NRG2	Window	Right 2	Right	110			1	7.5	0.3	NFRC	0.23	NFRC	Bug Screen

OPAQUE DOORS			
01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
1NDoor	Front	20	0.2

Registration Number: 220-P010147766C-000-000-0000000-0000 — Registration Date/Time: 2020-08-14 09:02:16 — HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2019 Residential Compliance — Report Version: 2019.1.108 Schema Version: rev 20200101 — Report Generated: 2020-08-14 07:50:56

Registered Professional Engineer — Texas A. Zandt — No. 3031 — Exp. 3-31-21 — Structural — State of California

Revisions:	By:

Backyard Unlimited
4765 Pacific Street
Rocklin, CA 95677
PH: (916) 600-SHED

23x26 ACCESSORY DWELLING UNIT FOR:
JACKIE VALERIO
PROJECT ADDRESS: 1568 35th Street, Sacramento, California 95816
APN: 007-0363-002-0000

TITLE 24

Date: 9/30/20
Scale: NOTED
Drawn: JC
Job:
Sheet Number: **10**
Total sheet count: 20

10 TITLE 24 : Plotted on 9/30/2020 at 7:04 PM by Jenn. File Path: C:\Users\Jenn\Documents\Current Archicad Projects\2020\Backyard Unlimited\Valerio - Sacramento 7-15-20\Valerio - Sacramento 9-22-20.pln

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E

Project Name: Valerio ADU **Calculation Date/Time:** 2020-08-14T07:50:04-07:00 **(Page 6 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** Backyard-Ultd-Valerio_ADU.ribd19x

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
1NRG1 SGD	10	0.1	10	10	0	0	0	0	0	0	0	0	0
1NRG2	10	0.1	10	10	0	0	0	0	0	0	0	0	0

SLAB FLOORS

01	02	03	04	05	06	07
Name	Zone	Area (ft2)	Perimeter (ft)	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	ADU 1st Floor	602	98	None	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
Attic RoofADU 2nd Floor	Attic Roofs	Wood Framed Ceiling	2x8 @ 24 in. O. C.	R-19	None / None	0.053	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x8
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.034	Over Ceiling Joists: R-6.0 insul. Cavity / Frame: R-24.1 / 2x10 Inside Finish: Gypsum Board

Registration Number: 220-P010147766C-000-000-0000000-0000 Registration Date/Time: 2020-08-14 09:02:16 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.108 Schema Version: rev 20200101 Report Generated: 2020-08-14 07:50:56

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E

Project Name: Valerio ADU **Calculation Date/Time:** 2020-08-14T07:50:04-07:00 **(Page 7 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** Backyard-Ultd-Valerio_ADU.ribd19x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Int Floor	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	R-0	None / None	0.199	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x6 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff.	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	0.82-UEF	200000-Btu/Hr	0	n/a	n/a	n/a	n/a

Registration Number: 220-P010147766C-000-000-0000000-0000 Registration Date/Time: 2020-08-14 09:02:16 HERS Provider: CalCERTS Inc.

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WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
MiniSplit1	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1			Setback	New	NA	1	1

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Number of Units	Heating		Cooling			Zonally Controlled	Compressor Type	HERS Verification
			HSPF/COP	Cap 47	Cap 17	SEER	EER			
Heat Pump System 1	VCHP	1	8.2	12000	7800	14	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge	Verified HSPF	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

Registration Number: 220-P010147766C-000-000-0000000-0000 Registration Date/Time: 2020-08-14 09:02:16 HERS Provider: CalCERTS Inc.

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Calculation Description: Title 24 Analysis **Input File Name:** Backyard-Ultd-Valerio_ADU.ribd19x

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA3.3 and SC3.3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

IAQ (INDOOR AIR QUALITY) FANS

01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness (%)	IAQ Recovery Effectiveness - SREIAQ Recovery Effectiveness - SRE
SFam IAQVentRpt	56	0.25	Default	0	n/a

Registration Number: 220-P010147766C-000-000-0000000-0000 Registration Date/Time: 2020-08-14 09:02:16 HERS Provider: CalCERTS Inc.

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Melinda Wolny	Melinda Wolny
Company:	Signature Date:
FlexCom Energy	2020-08-14 07:53:24
Address:	CEA/ HERS Certification Identification (If applicable):
3166 Suisun Bay Rd	
City/State/Zip:	Phone:
West Sacramento, CA 95691	916-373-1383

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with the building permit application.

Responsible Designer Name:	Responsible Designer Signature:
Max Kellogg	Max Kellogg
Company:	Date/Signed:
Backyard Unlimited	2020-08-14 09:02:16
Address:	License:
4765 Pacific Street	NA
City/State/Zip:	Phone:
Rocklin, CA 95677	916-260-2474

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Easy to Verify at CalCERTS.com

Registration Number: 220-P010147766C-000-000-0000000-0000 Registration Date/Time: 2020-08-14 09:02:16 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.108 Schema Version: rev 20200101 Report Generated: 2020-08-14 07:50:56

CalCERTS, Inc. HERS PROVIDER

REGISTERED PROFESSIONAL ENGINEER TYLER A. TANDAY No. 3031 Exp. 3-31-21 STRUCTURAL STATE OF CALIFORNIA

Revisions:	By:

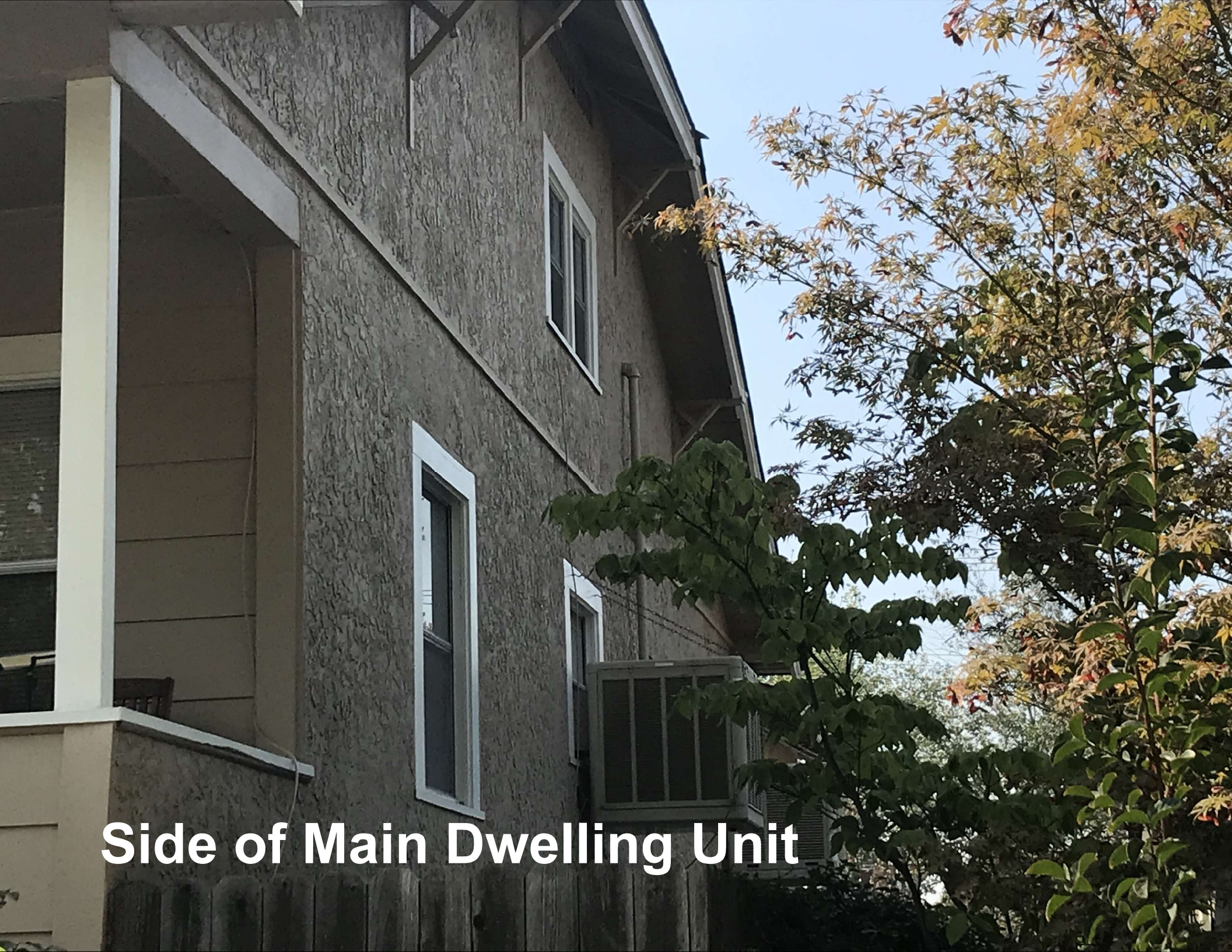
Backyard UNLIMITED
4765 Pacific Street
Rocklin, CA 95677
PH: (916) 600-SHED

23x26 ACCESSORY DWELLING UNIT FOR:
JACKIE VALERIO
PROJECT ADDRESS: 1568 35th Street, Sacramento, California 95816
APN: 007-0363-002-0000

TITLE 24

Date: 9/30/20
Scale: NOTED
Drawn: JC
Job:
Sheet Number: **11**
Total sheet count: 20

Front of Property Main Dwelling Unit


Side of Main Dwelling Unit

Other Side of Main Dwelling Unit

Detatched Garage

Across the street Property

Across the street Property 2

North side Property

South side Property

Sacramento Housing and Redevelopment Agency

Multifamily Lending and Mortgage Revenue Bond Policies

City of Sacramento

Adopted on: December 3, 2019

Sacramento Housing and Redevelopment Agency
Multifamily Lending and Mortgage Revenue Bond Policies

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INTRODUCTION

The Sacramento Housing and Redevelopment Agency (SHRA) offers gap financing and issuance of mortgage revenue bonds for the development and rehabilitation of multifamily rental housing in the City of Sacramento of Sacramento. All housing financed by SHRA carries affordability restrictions on some or all of the units.

This gap financing program is structured to be layered with other State or Federal financing. The purpose of these Policies is to provide transparency and direction to potential applicants in preparing their gap financing application to SHRA. These Policies shall supersede all previous guidelines and policies related to gap financing and the issuance of multifamily mortgage revenue bonds.

The goals of the program are to:

- Increase and preserve the supply of affordable rental housing for all income groups, including those requiring supportive services
- Facilitate community and neighborhood revitalization through strategic investments in deteriorated properties and new construction
- Encourage economic integration within neighborhoods and within affordable developments, to the greatest extent possible
- Maintain quality and sustainable living environments for residents of assisted affordable developments and surrounding properties
- Increase the efficiency of SHRA funding by obtaining the fullest leverage of non-SHRA funds

Pre-applications for SHRA financing are accepted two or three times a year as approved by the City Council. SHRA will publish available funding a minimum of 30 days in advance of the pre-application deadline. After review of the pre-application and based on funding availability, SHRA will request full applications from applicants who meet project priorities described in Section 1.1 of these Policies. Pre-applicants will receive confirmation within 30 days after the pre-application deadline if they have or have not been invited to submit a full application. The timeline for submission of the full application will be outlined in the confirmation letter. The schedule for governing board approval will be coordinated with the developer for each project. If an applicant is not invited to submit a full application, SHRA will be available to meet with the development team to review future financing opportunities.
Applications for the issuance of mortgage revenue bonds without an SHRA loan will be accepted at any time throughout the year.

SHRA also releases Notices of Funding Availability (NOFA's) or Requests for Proposals for projects which meet certain additional specific criteria. NOFAs or RFPs will include the amount of loan funds available, and will specify the type of development sought. Selection criteria may include a specific housing need to be met, a particular location, or other requirements of the development being considered for funding under the NOFA or RFP.

Applications are accepted at offices of the Sacramento Housing and Redevelopment Agency.

SHRA administers the federal HOME and Community Development Block Grant (CDBG) Programs on behalf of the City of Sacramento. Acceptance of federal funds for

projects entails adhering to federal requirements including the National Environmental Policy Act and may trigger Davis Bacon prevailing wage requirements.

SHRA also administers locally-generated resources from fees on new commercial and residential development in the City of Sacramento. These locally-generated fees are based on the linkage between new construction and increases in the workforce; therefore, use of these funds is restricted to housing for working individuals and families.

For a listing of funding sources and their specific requirements, please see Exhibit 1.

PROGRAM REGULATIONS
CITY OF SACRAMENTO

Section 1. Process and Funding Eligibility

All projects requesting multifamily lending assistance and/or a mortgage revenue bond issuance are subject to the requirements in these policies.

1.1. Eligible projects and project priorities. Funding recommendations for SHRA financing will be made based on the project priorities set out below and available funding sources. Pre-application approval, followed by approval of a full application, is required before being eligible for funding.

Applicants are expected to leverage additional resources to the maximum extent possible.

Affordable housing priorities:

In all priorities listed below, project readiness is important and will be evaluated as part of the selection process.

1. Preservation of Existing Affordable Housing at Risk of Losing Affordability

   Preservation of projects which are currently publicly subsidized, but at risk of losing affordability restrictions due to sale, termination, or public subsidy reductions.

2. New Construction and Conversion of Non-Residential to Residential Use*

   Projects will be prioritized as follows:
   i. Permanent Supportive Housing and Homeless Housing
   ii. Veterans
   iii. Workforce (30% AMI to 60% AMI)
   iv. Other

* If financially feasible, applications with deeper affordability will be given preference.

3. Rehabilitation of Existing Affordable Housing

   Substantial rehabilitation of projects with affordability restrictions, including projects that have reached the expiration of their 15-year tax credit compliance period, but only in conjunction with new mortgage revenue bonds, tax credits, and/or other affordable housing resources to the greatest extent feasible.

4. Rehabilitation of Market Rate Housing into Affordable Housing

   Substantial rehabilitation that results in the conversion of market rate to affordable housing. Preference is given to those properties on the City of Sacramento's Problem Property List.

1.2. Location policy. SHRA will encourage funding for low-income housing on sites not adjacent to existing, regulated affordable housing.

New construction of affordable housing including low income, mixed income, or workforce housing, with preference to projects in census tracts where the poverty rate is less than 30 percent or the tract is subject to ongoing displacement of residents due to gentrification; projects which may be considered Transit Oriented Developments (TOD) according to the California Department of Housing and Community Development's (HCD) Transit Oriented Development Housing Program requirements; or development of sites identified as being appropriate for affordable housing in the Housing Element.

1.3. Eligible applicants. Applications are accepted from non-profit and for-profit housing corporations, joint ventures, limited liability companies, partnerships, and local governmental entities. Applicants must have previous experience owning affordable housing projects or partner with an entity that does have the required experience (Section 4.7.2). All applicants seeking an SHRA loan must include a non-profit managing general partner.

1.3.1. Related parties. SHRA prohibits members of the boards of directors of nonprofit corporations and their immediate and extended families from participating financially in their organization's projects.

1.3.2. Noncompliance. Applications are not accepted from entities that have been notified that they are not in compliance with their current obligations on any loans or tax-exempt mortgage revenue bonds issued by SHRA or any other government entity. Noncompliance, at the discretion of SHRA, may consist of any monetary or non-monetary provisions, such as failure to submit required financial statements in a timely manner, failure to comply with the requirements of the regulatory agreement, including but not limited to resident service and property management obligations, and failure to correct in a timely manner any building deficiency noted by any government agency.

1.3.3 Community Housing Development Organizations (CHDOs). SHRA strongly recommends that non-profit organizations complete the necessary steps to become certified by SHRA as a CHDO. A portion of SHRA's federal HOME funds may only be committed to CHDOs.

1.4. Eligible uses of funds. Loan proceeds may be used for the following purposes:

1.4.1. Acquisition/construction financing. Funds may be used to finance normal and customary acquisition and construction expenses, subject to SHRA approval. If loan funds are used for the purchase of property, the purchase price must be the lower of the sales contract or the property's as-is appraisal value determined by a certified appraiser not more than six months prior to the property's acquisition.

1.4.2. Permanent financing. Funds may be used as permanent financing, generally combined with a construction loan.

1.4.3. Predevelopment expenses. In very limited situations, and at SHRA's discretion, SHRA will provide unsecured loans to experienced 501 (c) (3)

nonprofit housing corporations for third party predevelopment expenses such as appraisals, architectural, engineering, and environmental reports, and market studies necessary to obtain financial commitments. This financing is available only to permanent supportive housing or homeless projects. SHRA requires the assignment of all predevelopment work performed (whether paid for by SHRA or not) and/or the land purchase or option agreement.

1.5. Ineligible uses of funds. SHRA financing is not provided for the sole purpose of property acquisition; the acquisition and rehabilitation of properties needing less than substantial rehabilitation; land banking; or for the sole purpose of refinancing existing debt.

1.6 Application process. Pre-applications for SHRA financing are accepted two or three times a year according to the schedule approved by the City Council, which is published annually. SHRA will publish available funding and host an information meeting for developers, a minimum of 30 days in advance of the pre-application deadline. After review of the pre-application and subject to funding availability, SHRA will request full applications from applicants who meet project priorities described in Section 1.1 of these guidelines. SHRA pre-application deadlines will occur generally twice a year in alignment with the California Tax Credit Allocation Committee's (TCAC) 9% application rounds. SHRA reserves the right to hold a third application round if sufficient funding is available. Pre-applicants will receive confirmation within 30 days after the pre-application deadline if they have or have not been invited to submit a full application.

Section 2. SHRA Loan Terms and Conditions

The following loan terms and conditions apply to loans from SHRA, regardless of the source of those funds. The terms and conditions of the senior loan will be in accordance with California Debt Limit Allocation Committee (CDLAC) and TCAC requirements and the requirements of the lending institution specific to the project.

2.1. Loan to value. Total loan amount, including hard and soft debt, shall not exceed 90% combined loan-to-value. The property value shall be based on a MAI (Member, Appraisal Institute) appraisal that takes restricted rents and the value of below-market financing and tax credits into consideration. In a rehabilitation project, the property value shall be the after-rehabilitation value unless otherwise allowed by SHRA.

2.2 Debt coverage. For the purpose of determining the debt service schedule for the SHRA loan, a minimum combined debt service coverage ratio of 1.10 to 1 and maximum of 1.20 to 1 is required for the term of the loan. The cost of resident services shall be included with other operating expenses in the calculation of net operating income for this determination.

2.3. Loan amount. The loan amount shall not exceed the difference between total development cost and the maximum potential equity and debt raised from private and public sources other than SHRA. SHRA shall determine the financial gap based on review of the application.

2.4. Interest rate. An interest rate of up to 3% simple interest will be applied to SHRA loans or the Applicable Federal Rate (AFR). Simple interest is calculated on the

loan amount outstanding from date of first disbursement, based upon a 360-day year and actual number of days elapsed. Under limited circumstances, a lower interest rate may be approved if the project can show an inability to service the debt at the standard rate. Such modification of the interest rate will be approved on an individual project basis.

2.5. Loan term. Loan terms may extend up to 40 years from the date of conversion to permanent financing or up to 55 years when required by senior public lenders.

2.6. Affordability term. The affordability term will be 55 years, with the exception of HOME assisted units which must meet Federal HOME regulatory requirements. The affordability term will be enforced through a recorded regulatory agreement. The affordability covenant remains in effect for not less than the agreed upon term regardless of the date upon which the SHRA loan is fully repaid.

2.7. Loan repayment. SHRA strives to increase production of affordable housing units in the City of Sacramento; therefore, we offer a variety of options for loan repayment to assist developers.

Loan payments are deferred during construction and during repayment of any deferred developer fee, and are then repaid over the remainder of the term. Balloon payments are permissible in instances where cash flow cannot repay the debt

2.7.1 Residual receipt loans can be considered, especially if required by state or federal funding sources.

2.8. Loan security. Loans are evidenced by a promissory note and secured by a deed of trust. If a loan is repaid prior to the term of a regulatory agreement, the regulatory agreement shall remain in effect for the remainder of the original term.

2.9. Subordination. At its discretion, SHRA may subordinate repayment, security positions and affordability covenants to a conventional lender or other public agency lender.

2.10. Disbursement. SHRA loan disbursements are made after all funding has been formally committed to the project, and closed. SHRA shall pay each complete disbursement request within twenty (20) business days after the disbursement request is submitted.

2.11. Retention. SHRA will hold back a minimum of ten percent of the SHRA loan until project completion and expiration of the lien period.

2.12. Term of senior financing. The term of any permanent loan senior to SHRA's loan will be amortizing and carry a term of no less than 15 years from the date of conversion to permanent financing.

2.13. Cost savings. All projects are subject to SHRA's cost savings provisions whereby if there are cost savings in a project, as evidenced in the final cost certification, SHRA, in its sole discretion, will withhold one half of the cost savings from the retention and the loan balance shall be reduced by the amount withheld.

2.14. Cost certification. At completion of construction, Borrower shall submit to SHRA a cost certification prepared by a qualified, independent auditor acceptable to

SHRA. The cost certification shall indicate the amounts actually spent for each item in the cost breakdown and shall indicate the final sources of funding.
Should additional sources of financing be awarded or received beyond those disclosed during the initial underwriting, any additional sources shall be subject to the review and approval of SHRA and may result in a reduction of the SHRA loan amount.

2.15. Application and annual fees. Applicants must submit a Pre-Application and a full Application, if requested, according to the procedure outlined in Section 10. At the time a full Application for an SHRA loan is submitted, the developer must pay a "good-faith" deposit of $12,500 to cover SHRA staff costs (at $100 per hour) and expenses in determining the feasibility of the project and processing the loan application. In addition, SHRA will receive an Annual Administration Fee equal to 12.5 basis points (0.125%) of the original loan amount or of the original bond amount if bonds are issued, as compensation for monitoring compliance with regulatory restrictions and the administration of the loan. For projects receiving both bonds and gap financing, the Annual Administration Fee will be based on the bond issuance amount. SHRA receives, in advance, a prorated semi-annual installment at loan closing and equal semi-annual installments following the Effective Date of the Regulatory Agreement during the term of the regulatory period. For projects receiving SHRA gap funding, SHRA will also receive a Fee equal to $100 per each SHRA-funded unit per year (e.g., HOME, Housing Trust Fund, etc.). For mixed-income projects, the Annual Administration Fee amount shall be determined based on the number of affordable units. Fees payable to SHRA for a bond issuance are outlined in Section 9.1.10. The Annual Administration Fee shall not exceed $25,000 annually on bond projects or $15,000 per year on non-bond projects. Fees may be subject to restrictions imposed by the funding source.

2.16. Loan commitment terms. The conditional loan commitment will expire 18 months after its execution.

Section 3: Underwriting Guidelines

The following underwriting guidelines apply to all projects financed with an SHRA loan, mortgage revenue bonds, or Tax Equity and Fiscal Responsibility Act (TEFRA) hearing issued by the Authorities.

3.1. Replacement reserves. Minimum replacement reserves should be consistent with TCACCDLAC, California Department of Housing and Community Development (HCD), and/or California Housing Finance Agency (CalHFA) requirements, as appropriate. In the absence of senior lender requirements, SHRA will require replacement reserves consistent with TCAC standards.

> 3.1.1. SHRA may require an annual audited financial statement including the balance, deposits, and withdrawals from the replacement reserve account. If the senior lender and/or tax credit investor does not require approval of withdrawals, SHRA shall reserve the right to approve.

3.2. Operating reserves. Minimum operating reserves should be consistent with TCAC, CDLAC, HCD, and/or CalHFA requirements, as appropriate. In the absence of senior lender requirements, SHRA will require operating reserves consistent with TCAC standards.

3.2.1. SHRA may require an annual audited financial statement including the balance, deposits, and withdrawals from the operating reserve account. If the senior lender and/or tax credit investor does not require approval of withdrawals, SHRA shall reserve the right to approve.

3.2.2. For projects with tenant-based assistance and/or other operating subsidies that are renewable or terminate prior to the end of the SHRA loan, reserves in excess of the TCAC requirements may be required.

3.3. Operating expenses. Total operating expenses shall be no less than the minimum amounts allowed by TCAC. Operating expenses shall include sufficient funds to provide on-going security services, property management, and resident services (Section 4), and shall be subject to SHRA review and approval.

3.4. Developer fees.

3.4.1. Developer fees include all funds paid at any time as compensation for developing the proposed project. They include all development consultant fees, processing agent fees, developer overhead and profit, construction management oversight fees if provided by the developer, personal guarantee fees, syndication consulting fees, and reserves in excess of those customarily required by multifamily housing lenders such as CDLAC or TCAC.

3.4.2. For the 9% and 4% tax credit programs, maximum developer fees will be consistent with TCAC regulations. Applicant will be required to provide TCAC credit calculation with their application.

3.4.3. For projects not using bonds and/or tax credits, such as small supportive housing developments or small rehabilitation projects, the maximum developer fee shall be determined on a per unit basis: $25,000 per unit for the first ten units, $15,000 per unit for units 11 through 30, and $12,000 per unit for units 31 and above.

3.4.4. For tax credit developments, developers shall defer the maximum developer fee allowable under tax law and tax credit regulations. The deferred developer fee loan shall bear interest at no greater rate than the interest rate on the SHRA loan. SHRA may adjust the deferral requirement in its sole discretion to achieve a stronger financial structure for the project and/or repayment of the SHRA debt.

3.5. Asset management fees. Limited partner and/or general partner asset management fees may be paid from the project's cash flow after the payment of operating expenses and reserves, and senior loan debt. Asset management fees may not exceed a combined total of $25,000 annually to start, but may increase at up to 3 percent annually and may accrue interest. Any additional LP or GP asset management fees in excess of the maximum allowed may be paid from cash flow after the payment of the SHRA loan(s) or from the developer's portion of a residual receipts payment, if applicable.

3.6. Revenue and operating assumptions. Proforma revenues shall be inflated at a maximum rate of 2.5 percent per year and proforma operating expenses at a minimum rate of 3.5 percent per year or at rates consistent with industry standards. A

vacancy rate of 5 percent shall be applied in underwriting. Exceptions to this vacancy rate assumption may be granted for special needs projects.

3.7. Builder overhead and profit and general conditions. Combined contractor overhead, profit and general conditions shall be consistent with TCAC regulations for on- and off-site improvements and building construction, excluding builder's general liability insurance. SHRA, in its discretion, may make exceptions for small developments.

3.8. Lease-up income. Cash flow from project operations subsequent to loan approval and prior to the conversion of construction to permanent financing must be shown as a source of income in the proforma.

3.9 Commercial income. Cash flow from commercial income will not be included in calculating the debt service for affordable housing units. The income may be included as a means of paying off any deferred developer fee, as necessary.

3.10 Miscellaneous income. Income from laundry, vending, storage units, and/or resident parking fees, if any, will be included in project income for purposes of underwriting. Though resident parking fees may be including in project income, parking fees must be voluntary and cannot be required of tenants in affordable units.

3.11 HUD-subsidized projects. Purchasers of HUD developments with expiring Housing Assistance Payment (HAP) contracts or project-based vouchers ("opt-outs" or HUD preservation projects) will be required to continue to renew project-based assistance for the term of the SHRA Regulatory Agreement.

3.12 Pets. Owners may charge a one-time deposit (not to exceed $250) for pets, but may not charge ongoing, monthly fees to tenants with pets.

3.13 Exceptions to guidelines. Exceptions to SHRA's underwriting policies will be granted in limited situations if SHRA concludes a waiver is appropriate and the governing board approves the request. Exceptions shall be at SHRA's sole discretion to determine the appropriateness of the request and whether to bring the waiver before the governing board.

3.14 Subsidy Layering Review. SHRA's underwriting policies and procedures will at all times conform with 24 CFR 92.250 regarding maximum per-unit subsidy amount, underwriting, and subsidy layering.

Section 4. Threshold Requirements

General Requirements

4.1. Affordability. All projects assisted by SHRA must include at least 15 percent of a project's total number of units affordable to and occupied by very low-income households (those earning less than 50 percent of the Area Median Income [AMI], as determined by HUD) and at least 5 percent of a project's total number of units affordable to and occupied by extremely low-income households (those earning less than 30 percent of the AMI, as determined by HUD), based on financial feasibility. Restricted rents shall be at least 10 percent below market rents for a given type and size of unit unless expressly permitted by SHRA. The maximum amount of subsidy per restricted unit cannot exceed HUD's Section 234 limits for the Sacramento area.

For occupied, regulated affordable developments, SHRA's income targeting may be met through unit turnover in order to prevent displacement.

4.2 Financing eligibility. Gap financing is provided for eligible projects that utilize mortgage revenue bond, Low Income Housing Tax Credit and other State and federal programs.

4.3 Unit distribution. Assisted units must be spread proportionately across all unit types and sizes. The set-aside units must proportionately reflect the mix of all units in the project, be distributed throughout the project and have the same floor area, amenities, and access to project facilities as market-rate units. The objective of the program is to provide a set-aside of units with lower rents, not to create special "low-income sections" within larger developments.

> 4.3.1 Expiration of affordability period. The rent of "in-place" tenants at the conclusion of the required affordability period will continue to be governed by the applicable affordability restrictions, so long as those tenants continue to live in the development.

4.4. Financing plan. A detailed description of the financing plan must be submitted, and should include proposed sources and uses of construction, permanent and bridge loan funds; rent or operating subsidies; and reserves. All projects must demonstrate financial viability supported over the term of the loan by a cash flow proforma, using the underwriting criteria of these policies. The preliminary commitment status of all funding sources must be described, and non-traditional financing arrangements explained in narrative attachments to the application.

4.5. Equity. Ten percent of the project's development costs must be in the form of equity contributions.

4.6. Nonprofit ownership. Developments owned by not-for-profit organizations are eligible to qualify for a welfare exemption pursuant to state law for the payment of property taxes. In consideration of that benefit, the IRS requires the nonprofit organization be the managing general partner, and have material and on-going involvement in the project on a day-to-day basis. The nonprofit must also assist in the provision of resident services and must follow Board of Equalization guidelines and requirements in their activities as managing general partner. SHRA will review and approve the qualifications of all nonprofit partners.

4.7. Owner qualifications and experience. SHRA will review and approve the qualifications of the applicant and all partners in the ownership entity.

4.7.1 Applicants are required to submit proposed or executed organizational documents of the applicant and ownership entity, including a detailed description of the role of each, if separate entities, throughout the regulatory period of the project. Applicant shall submit Balance Sheets, Income Statements, and Statements of Cash Flows with notes for the last three years.

4.7.2 General partners, including all administrative and managing general partners, or a principal in each, are required to have previous experience in the development and ownership of multifamily rental affordable housing projects. Development is defined as having applied for and received affordable housing finance resources, including tax-exempt mortgage revenue bonds and low income housing tax credits. Applicants are required to submit evidence of successfully participating in at least two projects over 40 units in size and subject to a recorded regulatory agreement for at least three years prior to the application. SHRA may require evidence projects have maintained positive operating cash flows and that all required reserves have been funded throughout the ownership period. Applicants who are unable to meet this experience requirement will be required to partner with an entity that does have the necessary experience.

4.7.3 Subsequent ownership transfers will be subject to the Owner qualifications and experience requirements in 4.7.1 and 4.7.2. Property management requirements in Section 4.20 will also apply.

4.8. Identities of interest and related parties. The applicant must identify any persons or entities (including affiliated entities) that plan to provide development or operational services to the proposed project in more than one capacity, and provide full disclosure of "related parties," as defined in the TCAC Regulations.

4.9. Payment and performance bonds. Payment and performance bonds may be required on projects where SHRA's participation exceeds 15 percent of the total development cost of the project or where funding sources require them.

4.9.1. Projects financed in whole or in part with low-income housing tax credits and/or tax-exempt mortgage revenue bonds issued by the Housing Authority of the City of Sacramento, are not required to provide payment and performance bonds.

4.9.2. In the event payment and/or performance bonds are required by another party, whether or not required by SHRA, SHRA shall be named on the policies as a co-obligee.

4.10. Insurance requirements. SHRA requires the insurance coverage listed below. The Sacramento Housing and Redevelopment Agency and its constituent entities shall be named as an additional insured on comprehensive general liability insurance.

- Borrower shall obtain and maintain Commercial General Liability insurance in Insurance Services Office (ISO) policy form CG 00 01 Commercial General Liability (Occurrence) or equivalent. Such insurance shall have limits of

liability, which are not less than $2,000,000, per occurrence limit; $5,000,000 general aggregate limit, and $5,000,000 products and completed operations aggregate limit, all per location of the Project. Worker's compensation coverage of at least $1,000,000, as required by State law
- Comprehensive automobile liability coverage of at least $1,000,000
- Fire, hazard, and extended coverage insurance for the full insurable value of the property
- For the duration of the Regulatory Agreements, Borrower shall obtain and maintain property insurance in ISO policy form CP 10 30 - Building and Personal Property Coverage - Causes of Loss - Special Form or equivalent, to the full insurable value of the Property with no coinsurance penalty (and with endorsements of Builder's Risk until completion of construction of the Project), Boiler and Machine to the extent necessary to obtain full insurance coverage, and with such other endorsements and in such amounts as the Lender may reasonably require to protect the project and the property. In the event of damage to the Project and subject to the requirements of Lender, Borrower shall use the proceeds of such insurance to reconstruct the Project and the public improvements.

Physical Requirements

4.11 Rehabilitation Standards. Rehabilitation of existing buildings must provide substantial rehabilitation per the minimum requirements as outlined by the California Tax Credit Allocation Committee. The project must meet SHRA's minimum construction standards (Exhibit 2) in which all major systems have an expected life of at least 15 years upon completion of the renovation.

4.12. Site control. The property must be in the control of the applicant at the time the application is filed. Evidence of site control must be accompanied by a title report not older than 90 days, and may be demonstrated by any of the following:

- Fee title
- Long-term leasehold interest, with the minimum term no less than the term of the SHRA regulatory agreement
- Option to purchase or lease, with obtaining financing the sole impediment to exercising the option
- Executed disposition and development agreement with a public agency
- Enforceable contingent purchase or sale agreement, with obtaining financing the sole contingency
- Donation agreement (under the City's Mixed Income Housing Ordinance)

4.13. Land use entitlements. The applicant must demonstrate that the proposed project has met all discretionary land use entitlements such as rezoning, special use permit, or variances prior to SHRA's issuing a funding commitment. Evidence may be in the form of a letter from a City's building or planning official stating the project is appropriately zoned and in compliance with land use ordinances.

4.14. Site and building design. All projects may be subject to architectural review and developers may be required to provide renderings of the project with their application. New construction projects may not consist of more than 200 units.

Developers of new construction projects are required to meet with City design review staff prior to submitting an application to SHRA. Developers of rehabilitation projects

may be required to meet with design review staff prior to Council/Board approval. Developments should adhere to the City Multifamily Design Standards, which provide guidelines for site layout, parking, building differentiation and orientation, and materials, among other design standards. Developers should incorporate the principles of universal design by improving accessibility and ease of use for all residents.

4.15. Resident services and community space. All properties, regardless of project type (i.e. senior, family, or large family), must devote a minimum of 1,200 s.f. to actual resident services/community space. For existing buildings, these requirements shall apply unless SHRA deems there to be significant physical constraints. Common kitchens are required in resident services/community space, including refrigerator, stove, and garbage disposal.

When calculating whether these requirements are met, resident services space may include common kitchens, computer rooms, meeting rooms and general gathering space. It does not include public restrooms, leasing offices, laundry facilities and lobbies.

4.16. Playground equipment. For family projects of 50 or more units, a minimum of one school age-appropriate play structure is required. For family projects of 100 or more units, a minimum of one school age and one toddler-appropriate play structure is required. SHRA may require play equipment for smaller complexes depending upon the unit mix (e.g., anticipated number of children) and feasibility of site lay out.

4.17. Accessibility. Title 24 of the California Code of Regulations applies to all multifamily development, and the Fair Housing Act Amendment of 1988 applies to new federally funded projects. While there are differences between the two, in general, all new multifamily housing with four or more units must provide an accessible route into and throughout all ground floor dwelling units; accessible public and common-use areas; doors that allow passage by a person in a wheelchair; light switches, thermostats and other environmental controls in accessible locations; reinforcements in bathroom walls for later installation of grab bars; and kitchens and bathrooms that allow a wheelchair to maneuver about the space. All units accessible by an elevator are considered ground floor units.

4.17.1. SHRA expects the developer to be familiar with and comply with accessibility provisions of state and federal law, which are more extensive than this short summary. Information on federal requirements may be obtained from the U. S. Department of Housing and Urban Development and on state requirements may be obtained from the State of California Building Standards Commission.

4.17.2. All developments must comply with California Tax Credit Allocation Committee accessibility regulations.

4.17.3. Projects with accessible elements beyond the minimum requirement will receive a preference within their respective Affordable Housing Priority (see Section 1.1).

4.18. Security equipment. The project must have adequate exterior security lights and security cameras. Cameras must cover all points of access and all enclosed

stairways. The project's construction and operating budgets must include funds for the installation and operation of all security equipment.

4.19. Sustainability standards. All projects are subject to the requirements of the State of California's CalGreen code and Title 24 for energy conservation measures. In addition, new construction projects applying for 9% tax credits must maximize their sustainability points. Note specific projects may have additional requirements outside of these guidelines. SHRA encourages energy-efficiency measures that are cost effective and expects all applicants to identify all applicable rebates and savings programs through entities such as the Sacramento Municipal Utility District (SMUD) and Pacific Gas and Electric Company (PG&E).

Property Management Requirements

4.20. Property management. All projects must include on-site management staff during normal business hours, and projects over 50 units must include live-in on-site professional management.

4.20.1. Qualifications. Qualifications of the management entity must be submitted with the application, and must demonstrate experience in the management of affordable rental housing projects. The proposed management firm, or a principal in the firm, is required to submit evidence of successfully managing at least five projects over 40 units in size and subject to a recorded regulatory agreement for at least three years prior to the application. SHRA requires that management firms have experience managing at least one project within the Sacramento Area Council of Governments' six-county Sacramento region and that all management agents have a dedicated compliance officer and experience with layered subsidy financing (for projects receiving gap financing). Specifically, the proposed property management firm and the principal must submit their portfolio of currently managed properties and those managed within the last five years; identification of any properties defaulted or foreclosed upon during the management period; a list of projects with regulatory agreements restricting rents and the designation of subsidy sources for those properties; and the qualifications of key staff persons to be involved in the project.

- 4.20.2. Management plan and budget. A comprehensive management plan and lease agreement shall be submitted and approved with the application. Once approved, neither the management plan nor the lease agreement may be changed without SHRA approval. See Exhibit 3, Management Agent & Resident Services Provider Checklist for further detail.

4.20.3. SHRA reserves the right to approve or disapprove the property management company, management plan, and lease agreement as part of the loan commitment process and upon any subsequent change, and annually monitors all projects for occupancy, affordability, management and social service requirements.

4.20.4. SHRA reserves the right to require the management company be changed if, in its sole discretion, the SHRA determines the management

company is not following policies and procedures specified in the approved management plan or lease agreement.

4.21. Security patrols. All projects with 100 or more units may be required to include, on a case-by-case basis, vehicle-based security patrol services in the project's operating budget and submit a security plan for approval.

- Security must be provided by an experienced, professional security patrol with significant, local residential experience. If the project is in an area with a neighborhood association or Property-Based Improvement District, SHRA may encourage the use of the same security patrol utilized by these organizations. Security firm and plan are to be approved by SHRA, and any changes are to be pre-approved by SHRA.

Security patrols may be required for projects with less than 100 units, at the discretion of the SHRA. SHRA reserves the right to request security reports at any time.

Projects with desk coverage 24 hours a day and seven days a week are not subject to this requirement.

4.22. Smoke-free environment. 100% of the buildings and units must be smoke free (including all forms of smoking that create secondhand smoke that impacts the health of nonsmokers). In addition, all indoor common areas must be smoke-free. Clearly-marked designated smoking areas must be provided. Exceptions may be given to supportive services developments and existing tenants may be grandfathered in for rehabilitation developments.

Resident Services Requirements

4.23. Resident services and budget. SHRA requires resident services and on-site community space for residents in all projects, and reserves the right to approve or disapprove the resident services provider. Resident services must be described in a preliminary plan attached to the application and be appropriate for the anticipated population. The firm providing resident services must be identified with a letter of intent which indicates a specific commitment to provide the services, including the number of hours and budget. Funding for a resident services coordinator should be included in the project's operating budget. The executed funding agreement between the resident services provider and the applicant must be submitted. See Exhibit 3, Management Agent & Resident Services Provider Checklist for further detail.

The minimum requirements for resident services are as follows:

Family Developments - Required Hours per Week	50-100 units	100-200 units
Coordinator On-Site Admin	**4**	**6**
After School Programming 2 hours/day x 4 days/week	**8**	**8**
Additional Programming	**3**	**6**
TOTAL Hours per Week	**15**	**20**

Senior Developments - Required Hours per Week	50-100 units	100-200 units
Coordinator On-Site Admin	**4**	**6**
Senior Programming	**11**	**14**
TOTAL Hours per Week	**15**	**20**

Resident services requirements for projects of less than 50 units or more than 200 units will be determined on a project specific basis. Dependent on housing type, resident services shall be provided by an SHRA approved provider.

4.23.1. Types of services/reporting. Diversity of resident services is encouraged. The Multifamily Resident Services Compliance Reporting and Procedures (Exhibit 4) include details on the types of services accepted, and reporting requirements. Please note that an after-school component is required in all family projects.

4.23.2 Mixed-Income. For projects that include market-rate units, the number of resident services hours required will be determined based on the number of affordable units and the services required will be based on the needs of the low-income residents.

4.23.3. Special Needs. For special needs projects or for projects with more than 20% of the units affordable to extremely low income (ELI) households, more intensive services will be required. If intensive services for permanent supportive housing or special needs populations will be provided, a supportive services plan, contract and budget will be required and evaluated as part of the long-term viability of the project. SHRA shall require, at minimum, that front line staff delivering case management services have a Bachelor's Degree in a field related to social services and one year of experience working with the special needs population proposed for the specific property.

Compliance Requirements

4.24. Ongoing compliance. All projects must be in compliance with SHRA's and applicable federal and State reporting and record-keeping requirements including but not limited to: resident services, property management, security, and income certification requirements; and HUD required physical inspection standards. SHRA

will conduct compliance reviews of the project annually, or more often if necessary, at the sole discretion of SHRA.

4.24.1 Recertification. Project owners must recertify the eligibility of residents as required by the appropriate Federal, State, or other funding source.

4.24.2. Requirements. Requirements are outlined in both the Multifamily Housing Program Compliance and Monitoring Requirements Manual and the Multifamily Revenue Bond Program Procedures Manual available on the SHRA website. The guide includes information on the following:

- Project set-up requirements
- Project close-out requirements
- Leasing procedures
- Ongoing certifications
- Compliance monitoring reviews
- Physical inspections
- Response to compliance violations

4.24.3 Affirmative marketing. Project owners must follow SHRA's Affirmative Marketing Policies (Exhibit 5) that require outreach to groups least likely to apply for the housing based on local demographic information, sufficient marketing time prior to lease up, and lotteries for most, new affordable units.

4.24.4. Regulatory agreement violations. Compliance Violations and Actions and HUD Property Standards (Exhibit 6) shall be included in the SHRA loan and bond Regulatory Agreements recorded on the property. SHRA shall have the right to enforce the actions detailed in Exhibit 6 and/or pursue any other legal remedy available to fully enforce all provisions of the Regulatory Agreements. The Borrower shall pay to SHRA the additional program compliance fees and expenses set forth in Exhibit 6 in reimbursement of the amounts and time expended by SHRA to insure Borrower's compliance with State statutes and federal regulations and Borrower's obligations under the Regulatory Agreements as a result of the Borrower not meeting its obligations and reporting requirements.

No compliance fee will be assessed provided the violation is corrected within the specified corrective time period as detailed in Exhibit 6. The second and subsequent violations will be assessed compliance fees as detailed in the Tenant Eligibility and Affordability Violations and HUD Property Standards tables.

Section 5. Third Party Reports

All third party reports are due at the time a full application is submitted to SHRA.

5.1. Appraisal. All appraisers must be state-certified MAI appraisers who do not have an identity of interest with any member of the development team or sponsor. Appraisals must be prepared no earlier than six months prior to the date of the land or building's purchase contract, or if land or buildings have not been purchased, no

earlier than six months prior to the SHRA application date. Appraisals prepared for the project's lender(s) may be accepted with SHRA's approval.

5.1.1. Appraisals for rehabilitation projects must include "as-is" and "post-rehabilitation" values. SHRA may use TCAC's regulations regarding third party debt rather than the appraised value. Appraisals for new construction must include a land valuation and completed value. The property value shall be based on an appraisal that takes restricted rents and the value of below-market financing and tax credits into consideration, as applicable.

5.2. Market study. SHRA requires a Rent Comparability Study at time of full applications. Market studies consistent with CDLAC and/or TCAC requirements, may be requested when available.

5.3. Rehabilitation assessment. A Physical Needs Assessment (PNA) of the property must be submitted that details the conditions and remaining useful life of the building's major components, including but not limited to electrical, plumbing, HVAC, foundation, and roofing. The scope of rehabilitation work identified in the application should match the findings of the Physical Needs Assessment.

5.3.1. The PNA must be prepared by the project architect or a qualified independent third party, neither of whom has an identity of interest with any member of the development team or sponsor. The PNA must be performed no earlier than 120 days prior to the application.

5.3.2. The PNA shall include a 15-year reserve study, which indicates the expected dates and costs of future replacements of all major building components that are not being replaced immediately. The PNA shall also include a schedule of reserve contributions needed to fund those replacements.

5.4. Environmental review. All projects must be reviewed for compliance with the California Environmental Quality Act (CEQA). Projects expected to receive federal funds, such as the HOME Investment Partnership Program or Community Development Block Grants, must also comply with HUD's National Environmental Policy Act (NEPA) requirements (outlined in 24 CFR Part 58), and HUD's environmental criteria and standards (outlined in 24 CFR Part 51). Additional environmental reports may be required pursuant to SHRA's review, including, but not limited to, arborist reports, cultural resources reports, wetland delineation report, etc.

5.4.1. Federal regulations prohibit financing commitments, or any form of discretionary or choice-limiting action, by SHRA until the completion of the NEPA review, and physical work on the project must not begin prior to NEPA review.

5.4.2. NEPA and CEQA environmental laws differ in their requirements. Project approval under CEQA does not constitute NEPA project approval, and vice versa. Requirements for NEPA review for HUD-funded projects differ from NEPA requirements for other federal agencies. Therefore, previous NEPA review may not be sufficient to meet HUD NEPA requirements. NEPA requirements for HUD-funded projects are outlined in 24 CFR Part 58.

5.4.3. For new construction, demolition, or buildings that include or are adjacent to areas with historic or biological resources, or occur in an area which

may present hazardous or nuisance conditions for occupants, 90 days or more may be required to prepare and process environmental documentation and clearances.

5.5. Phase I or Phase II environmental assessments. Applications must include a Phase I Environmental Assessment following the standards outlined in the American Standards of Testing and Materials (ASTM) to discover the potential presence of on-site and neighboring property contamination. The assessment must have been completed within six months of the project's application. If the Phase I assessment indicates the need for further study, a Phase II report must be submitted. The cost of any remediation must be included and discussed in the project's budget. If necessary, a No Further Action Letter or remediation plan that outlines how the site will be cleaned up to meet standards for unrestricted residential use or residential use with controls will be required for completion of NEPA review.

5.6. Lead-based paint. All applications for rehabilitation projects built before 1979 involving existing structure(s) and any new construction project that involves the demolition of existing structure(s) must submit a lead-based paint report completed within the previous 12 months. For occupied sites, assessment must include minimally invasive sampling of readily accessible surfaces. Lead testing must be conducted in accordance with HUD standards. If lead-based paint is present on the project site, a remediation plan or identification of the protocols that will be followed (including a citation to the law, regulation, or guidance document where the procedure is described) will be required for completion of NEPA review.

5.7. Asbestos. All applications for rehabilitation projects involving existing structure(s) built before 1979 and any new construction project that involves the demolition of existing structure(s) must submit an asbestos assessment completed within the previous 12 months if specified as necessary in the Phase 1 report. For occupied sites, assessment must include minimally invasive sampling of readily accessible surfaces. Asbestos testing must be conducted in accordance with AQMD standards. If asbestos is present on the project site, a remediation plan or identification of the protocols that will be followed (including a citation to the law, regulation, or guidance document where the procedure is described) will be required for completion of NEPA review.

5.8. Soils report. All new construction projects must submit a soils report that characterizes the subsurface soils in relation to the proposed residential construction. Soils reports must have been completed no more than one year prior to the application's submission. The soils report must be prepared by a geotechnical engineer licensed by the State of California.

5.9. Pest report. All applications for rehabilitation projects must submit a pest report completed within the previous 6 months. If the report shows repairs necessary, these costs must be included in the construction budget and scope, and a clear pest report will be required at the conclusion of construction. The pest report must be prepared by a company licensed by the State of California Pest Control Board.

5.10. Landscape plan. A landscape plan prepared by a licensed, third party professional shall be required for all projects.

5.11. Relocation. A relocation plan shall be submitted for any project that contains persons residing within the project at the time of the project application to SHRA, and

is subject to review by SHRA and the City. The components of the relocation plan shall be determined by the funding source for the project, and whether relocation will be temporary, permanent, or both. Plans shall be completed and carried out by a qualified third party in accordance with all state and/or federal relocation requirements associated with the funding source, unless an in-house relocation expert is approved by SHRA. SHRA does not permit keeping income-restricted units vacant to accommodate on-site relocation at any time prior to reservation of tax credits, per TCAC guidance.

5.11.1 In the absence of state or federal funding in the project, plans shall comply with SHRA's Guidelines for Preparation of Relocation Plans for Multifamily Developers Using SHRA Financial Assistance (See Exhibit 7). Moving expenses shall be calculated according to the HUD standard for moving allowances, updated annually, based on the number of rooms. Relocation is considered an integral part of the project approval process and its cost estimates must be included in the project budget.

5.11.2 A relocation plan must be prepared prior to submission of the full application by a qualified third party. SHRA discourages projects where more than 20 percent of residents will be permanently relocated (except in instances of overcrowding).

5.11.3 Depending upon the scope of the rehabilitation, SHRA may require implementation of relocation plans be overseen by a relocation specialist approved by SHRA.

Section 6. Special Regulatory Requirements

6.1. Prevailing wages. Current state and federal law requires that prevailing wages be paid for projects receiving benefits from a governmental entity.

6.1.1. The current major exemption from state prevailing wages is if the subsidy is a below market rate loan on a project where 40% of the units are affordable at 80% of Area Median Income for a minimum of 20 years.

6.1.2. Projects receiving federal HOME funding for twelve or more units or federal CDBG funding for eight or more units are subject to the payment of federal (Davis Bacon) prevailing wages.

6.1.3. If a project is subject to both state and federal (Davis Bacon) prevailing wages, the developer, contractor, and all subcontractors shall pay the higher of the state prevailing wage or Davis Bacon for each construction trade, and must comply with the most restrictive requirements as specified by law. The state prevailing wage law does not recognize the exemptions under the federal HOME and CDBG programs.

6.2. Section 3 (local hiring) Minority Business Enterprises/Women Business Enterprises (MBE/WBE) requirements. Applicants using federal funding for housing, such as HOME or CDBG, are subject to the U. S. Department of Housing and Urban Development's (HUD) Section 3 requirements to hire low- and very low-income persons and provide economic opportunities to local small businesses and minority-

and women-owned businesses to the greatest extent feasible. All section 3 covered contracts, loans, and grants shall include the "Section 3 Clause" as found in 24 CFR 135.38.

Section 7. Affordability and Rent Calculations

7.1. Income eligibility. SHRA bases its affordability calculations on the Area Median Income (AMI) of the Sacramento Metropolitan Statistical Area (MSA). The AMI is established annually by HUD.

7.2. Rent calculations. The maximum rent to be charged for an assisted unit may not exceed 30 percent of the median income limits for household size appropriate for the unit, less an allowance for utilities. The most current schedule of rents and utility allowances is posted on the SHRA website.

7.3 Rent increases. For projects that set their rents below the maximum allowable rent levels, subsequent rent increases cannot exceed 5% annually.

7.4. Utility allowances. The methodology for determining utility allowances depends upon the source of the funds used to finance the project. Utility allowance schedules are required at full application submission and must be updated annually.

7.4.1 Projects that do not receive HOME Investment Partnership (HOME) funds: Utility allowances are determined by the Housing Authority based on building type and energy used for heating and appliances (gas or electricity). Developments meeting verifiable energy efficiency standards, completed by a qualified energy analyst described in 7.4.3, may present an alternate utility allowance for SHRA approval based on energy usage of comparable projects. Developers will be notified by SHRA of increases in utility allowances published by the Housing Authority by fall of the year prior to the increase being enacted.

7.4.2 Projects that received a commitment of HOME funds:

7.4.2a Projects using HOME funds and Low Income Housing Tax Credits that are either new construction and adaptive reuse developments or existing tax credit developments shall use the California Utility Allowance Calculator (CUAC) energy consumption model, completed by a qualified energy analyst.

7.4.2b Projects that receive HOME funds and do not fall into a category described in 7.4.2a must use the HUD Utility Schedule Model or an alternate utility allowance for SHRA approval based on energy usage of comparable projects, completed by a qualified energy analyst, at full application submission and update annually for SHRA approval.

7.4.3 A qualified energy analyst must meet the current qualification requirements of TCAC.

7.5. Excess utility charges. Utility charges normally paid by owners, such as water, sewer, and garbage collection, may not be passed through to tenants as an add-on to their contracted rent.

7.6. Renters' insurance. Owners may not make payment of rental insurance premiums a condition of occupancy. If owners require renters' insurance, the policy premium must be deducted from the tenant's rent. The owner may not add the insurance premium to the tenant's lease in either the initial or subsequent years.

Section 8. Calculation of Restricted Units

SHRA utilizes a combination of the following methods to determine the number of units regulated as a result of its financial assistance to the project. SHRA policy for the minimum number of units regulated is as follows:

- At least 15 percent of the units must be rented to and occupied by very low-income households and 5 percent of the total number of units must be rented to and occupied by extremely low-income households based on financial feasibility, regardless of the funding source
- The proportion of regulated units can be no less than the proportion of SHRA funding to the project's total development cost
- The maximum amount of subsidy per restricted unit cannot exceed HUD's Section 234 limits for the Sacramento area
- When multiple funding sources are layered together, the more restrictive income and affordability standards will be applied.
- When HOME funds are provided, the cost allocation methodology shall be applied, consistent with HOME regulations at 24 CFR Part 92.205(d)(1).

Section 9. Mortgage Revenue Bond Policies

This section summarizes policies relating specifically to mortgage revenue bonds issued by the Authorities (defined below). The lending requirements outlined elsewhere in these policies also apply to mortgage revenue bond projects, with the exception that Section 2 and 4.1, apply only to projects that also have an SHRA loan.

9.1 General Requirements

9.1.1. Authority to issue bonds. Federal, state and local legislation authorizes issuance of mortgage revenue bonds by local governments to finance the development, acquisition, construction and/or rehabilitation of multifamily rental projects. The interest on the bonds is exempt from federal and state taxation. As a result, bonds provide below market financing for qualified rental projects located in the City of Sacramento (the City). This program is administered SHRA and uses tax-exempt mortgage revenue bonds issued by the following entities (Authorities):

- Housing Authority of the City of Sacramento
- Housing Authority of the County of Sacramento

9.1.2. Goals. The goals of the program are to increase and preserve the supply of affordable rental housing in the City of Sacramento; encourage economic integration within residential communities; maintain a quality living environment for Sacramento residents; provide tenant services to the

residents of assisted projects; and when public funds are committed toward the project, leverage private sector funds to the maximum extent possible.

9.1.3. Liability. There is no direct legal liability to the City, the Authorities, or SHRA in connection with the issuance or repayment of bonds; there is no pledge of the City's, the Authorities' or SHRA's faith, credit or taxing powers or a moral obligation of any of the foregoing, within the meaning of any constitutional or statutory provisions. The bonds do not constitute a general obligation of the issuer because the security for repayment of bonds is limited to specific private revenue sources, such as project revenues and other sources specified under each financing. Project loans are generally secured by a first deed of trust. The program is completely self-supporting and the developer is responsible for the payment of costs of issuance and all other costs under each financing.

9.1.4. Bond rating. The bonds issued under the program should generally be rated "AAA," or its equivalent highest rating category, with the minimum rating being "A", or its equivalent, from the following nationally recognized rating agencies: Moody's Investors Service, S&P Global Ratings, Fitch Ratings, Inc. or Duff & Phelps Credit Rating Company. The same rating requirement applies in the case of a substitution of existing credit facility for bonds which are outstanding.

9.1.5. Private Placement. The rating requirement in Section 9.1.4 is waived if the entire bond issue is privately placed with accredited investors (as generally defined under Regulation D of the Securities Act of 1933 or qualified institutional buyers (as defined under Rule 144A of the Securities Act of 1933) who would be required to sign an investor letter (Investor Letter) certifying the investor's sophistication to understand the risk associated with the purchase of the debt instrument and restricting transfer of the bond issue to other accredited investors or qualified investors in denominations of $250,000 and greater. While the note remains unrated, its transferability will be restricted to accredited or qualified institutional buyers who sign an Investor Letter and who would represent to SHRA that they are accredited investors or qualified institutional buyers, are buying for investment and not for resale, and have made due investigation of the information they would deem material in connection with the purchase of the bonds.

9.1.6. Bond amount. There are no minimum or maximum limits on the amount of bonds that can be issued by the Authorities, however, the minimum amount for a project is often determined by the overall cost effectiveness of the financing, which includes payment for the costs of issuance, services of the financing team members, rating fees, etc. The maximum amount is generally set by the amount of debt the project's cash flow can support. SHRA will consider multiple properties as part of a single bond financing.

9.1.7. Use of bond proceeds. Projects must consist of complete rental units, including kitchens and bathrooms. Loan funds may be used for costs of land acquisition (limited to less than 25% of bond proceeds), construction, improvements, architectural and engineering services, construction interest, loan fees, and other capital costs of the project incurred after the date that is 60 days prior to the bond inducement date

specified in Section 9.4.2. No more than 2% of the bond loan can be used to finance the costs of issuance, such as the services of the financing team members, rating and printing of bonds, bond allocation, etc. Pursuant to federal requirements, if bonds are used for acquisition and rehabilitation, an amount equal to at least 15 percent of the portion of the acquisition cost of the building and related equipment financed with the proceeds of bonds must be used for rehabilitation of the project.

9.1.8. Guarantees. If the proposed Borrower is a single asset entity, another party may be required to guarantee the Issuer's rights to indemnification under the applicable Regulatory Agreement and Loan Agreement. Additional guarantees may be required by other parties.

9.1.9. Transfer. Projects will be subject to certain requirements for transfer. Upon original issuance the developer must enter into an agreement that restricts any change in ownership, either addition of new partners/investors or elimination of partners/investors, without prior SHRA approval. SHRA will determine if the proposed ownership change adversely affects the project's overall financial viability. Financial, development, and management experience must be equal to or superior to the existing development/ownership team; otherwise change in ownership will not be allowed. Any subsequent ownership transfers shall be subject to the Owner qualifications and experience, Property management and Resident services requirements outlined in Sections 4.7, 4.20 and 4.23, respectively.

9.1.10. Bond issuance fees. SHRA receives compensation for its services in preparing for a bond issuance by charging an issuance fee of 25 basis points (0.25%) of the bond issuance amount payable at the bond closing. In addition, SHRA receives an Annual Administration Fee equal to 12.5 basis points (0.125%) of the original bond issuance amount as compensation for compliance monitoring of regulatory restrictions and the administration of outstanding bonds. SHRA receives, in advance, a prorated semi-annual installment at bond closing and equal semi-annual installments following the Effective Date of the Regulatory Agreement for the later of the term of the regulatory period, or 55 years after the date on which at least fifty percent (50%) of the units in the project are first occupied. SHRA will also receive a Fee equal to $100 per each SHRA-regulated, non-bond unit per year. For mixed-income projects, the Annual Administration Fee amount shall be determined based on the number of affordable units. The Annual Administration Fee shall not exceed $25,000 annually.

9.1.11. Welfare exemption. Developments owned by not-for-profit organizations are eligible to qualify for a welfare exemption, pursuant to State law, for the payment of property taxes, and therefore the following additional requirements are specified for projects proposed to be owned by not-for-profit organizations. The not-for-profit organization must be the provider of resident services and/or other services (management, maintenance). In all circumstances the not-for-profit organization must have material and on-going involvement in the project on a day to day basis.

9.1.12. Annual reporting.

Owners of multifamily rental projects which receive a bond issuance shall comply with the annual reporting requirements of both CDLAC and the California Debt and Investment Advisory Commission (CDIAC).

CDLAC's reporting requirements are referenced in Section 5145 of CDLAC Regulations, adopted December 15, 2016.

CDIAC's reporting requirements are referenced in Section 8855(k)(1) of the California Government Code, amended January 1, 2017.

9.2 Types of Bonds

9.2.1. Tax-exempt or taxable bonds. The Authorities may issue either tax-exempt or taxable bonds. Taxable bonds would generally be issued only in combination with tax-exempt bonds. Taxable bonds do not require an allocation of bond authority from CDLAC.

Tax-exempt mortgage revenue bonds (Non-Refunding) require an allocation of bond authority from CDLAC. To obtain an allocation, SHRA must submit an application to CDLAC on behalf of the developer. Submittal of the application is at the discretion of SHRA, not the developer. The developer must pay all required CDLAC fees in advance of application submittal.

The interest on taxable bonds is not exempt from federal taxation. These bonds are not subject to federal volume cap limitations and therefore do not require allocation authority from CDLAC. Taxable bonds can be used in combination with 9% low income housing tax credits awarded by the Tax Credit Allocation Committee. Taxable bond issues must meet all applicable requirements of these Policies (including rating requirements) and any such additional regulations which may, from time to time, be promulgated by SHRA.

9.2.2. 501 (c)(3) bonds. The Authorities may issue 501(c)(3) bonds on behalf of qualified not-for-profit organizations. 501(c)(3) bonds are tax-exempt but do not require an allocation from CDLAC. 501(c)(3) bonds cannot be used with the Low Income Housing Tax Credit Program. The Authorities shall only issue 501(c)(3) bonds for qualified not-for-profit organizations that are actively involved in the development and operation of multifamily projects and have adequate staff to carry out the proposed development. Not-for-profit organizations must be involved in the day to day operations of the project and have the financial ability to operate, contribute to the project, and to avoid default. They must be the final recipient of at least 70 percent of the development fee for the project. Not-for-profit organizations must be able to demonstrate development of successful projects. Board members and their immediate and extended families cannot participate (profit) financially from the proposed transaction. The minimum affordability period shall be 30 years for 501(c)(3) bond issues.

9.3 Affordability Requirements

9.3.1. Term of Rental and Affordability Restrictions. The project must remain as rental housing and continuously meet the underwriting

requirements for operating reserves, operating expenses and developer fees as provided in Sections 3.2, 3.3 and 3.4 for the longest of (a) 55-years from the later of the date fifty percent (50%) of the units in the project are first occupied or the date of the original issuance, (b) as long as the bonds remain outstanding, or (c) such period as may be required in the opinion of Bond Counsel to meet federal or state law. SHRA reserves the right to impose additional affordability restrictions if the SHRA determines it necessary to be competitive in the state allocation process. Projects that are financed with Low Income Housing Tax Credits will be required to meet the requirements of TCAC.

A bond regulatory agreement containing the rental and affordability restrictions will be recorded against the property and must be complied with by subsequent owners. The bond regulatory agreement will incorporate the CDLAC resolution by reference and as an attachment. The Regulatory Agreement will be terminated upon expiration of restrictions or in the event of casualty loss or foreclosure, and the subsequent retirement of bonds as a result of foreclosure, and with the consent of CDLAC for certain projects financed with cash flow permanent bonds.

9.3.2. Income Restrictions. To be eligible for new tax-exempt bond financing, federal law requires that the project meet one of the following conditions:

A. A minimum of 20% of the units in the project must be set aside for occupancy by households whose incomes do not exceed 50% of AMI as adjusted for family size; or

B. A minimum of 30% of the units in the project must be set aside for occupancy by households whose incomes do not exceed 60% of AMI and 10% set aside for households whose incomes do not exceed 50% of AMI, as adjusted by family size. (Reference Cal H&S 34312.3)

C. A non-competitive CTCAC project that includes low-income units targeted at greater than 60% of AMI shall have average targeting that does not exceed of 59% AMI.

Project owners must certify their tenants' eligibility annually. If a tenant is no longer eligible, the next available unit must be rented to a new eligible tenant and the current tenant's rent can be raised to a market level. A unit occupied only by students may not count towards the set-aside requirement.

Affordability definitions are based on the AMI for the County of Sacramento as established by the U.S. Department of Housing and Urban Development. The median income is subject to change annually. Household size is determined according to CDLAC and/or CTCAC regulations. The more restrictive standard must be used for each project as appropriate.

9.3.3. Rent Restrictions. The maximum rent for the set-aside units may not exceed one-twelfth of 30% of 50% or 60% of AMI. In the event tax-exempt bonds are used with Low Income Housing Tax Credits, or any public

funds, the more restrictive rents apply. The affordability of restricted units in relation to the project's market rents will be considered as part of SHRA's approval of the financing. The maximum rent amounts will also apply to the contract rent if Housing Choice Voucher (HCV) tenants occupy the set-aside units.

9.3.4. Expiration or termination of Qualified Project Period. All projects shall comply with State Health and Safety Code 33760(d), 34312(d)(2), or 52080(g), as applicable, or any successor provisions.

9.3.5. Refundings. SHRA will allow refundings of bond issues that meet the following conditions:

A. Property must be in compliance with the current Regulatory Agreement and have no major immediate repairs required to the project, as determined by SHRA, or any major repairs will be completed within 12 months of the refunding, at the discretion of SHRA. All financing fees and other appropriate policies shall apply.

B. Projects must demonstrate that the proposed refunding furthers the City's housing goals.

C. The project sponsor agrees to cover all costs and financing fees of the Issuer and SHRA.

D. Additional Affordability Restrictions. Additional public benefit in the form of deeper income targeting, additional rent restrictions, extension of the term of restrictions, additional number of restricted units, or any combination thereof, will be negotiated in connection with refundings or debt restructurings, including substitution of credit enhancement, of existing bond issues. The level of additional restrictions will be determined in the context of the overall financial feasibility of each financing and the financial benefit of the refunding/restructuring to the project owner. Should the bond restructuring result in an extension of the maturity of the bonds, a minimum of 10% of the units in the project shall be set aside for occupancy by households whose incomes do not exceed 50% of or 60% AMI, as adjusted for family size with rents at affordable levels for at least 15 years from the date of the refunding/restructuring or as long as the bonds remain outstanding. The maximum rent amounts will also apply if the set-aside units are occupied by Section 8 tenants. A non-competitive CTCAC project that includes low-income units targeted at greater than 60% of AMI shall have average targeting that does not exceed 59% of AMI.

   SHRA reserves the right to impose requirements in addition to the regulatory agreement extension. All specifics of refunding proposals must be approved by the appropriate Authority.

9.4 Application and Issuance Process

9.4.1. Application. Applicants must submit a Pre-Application and a full Application, if requested, according to the procedure outlined in Section 10.

At the time of a full application for bonds, the developer must pay a $12,500 "good-faith" deposit to cover SHRA staff costs (at $100 per hour) and expenses in determining the feasibility of the proposed bond issuance, reissuance or restructuring. SHRA cost and expenses are in addition to SHRA's issuance fee.

9.4.2. Inducement Resolution. All new-money projects must be induced. An inducement resolution is a conditional expression of intent by the Authorities with respect to potential issuance of bonds for the project. Approval of the inducement resolution establishes, through the public record, the date from which project costs incurred may be determined to be eligible for financing under the program. Therefore, applicants are encouraged to induce their projects as soon as practical to identify the project, its location, maximum number of units, the maximum amount of financing, and the ownership entity. To request an inducement resolution, the developer must complete and submit the Pre-Application, followed by a full Application if so requested by SHRA.

Adoption of the inducement resolution does not represent any commitment by the Authority, SHRA, or the applicant to proceed with the financing. The Authority and SHRA retain absolute discretion over the issuance of bonds through adoption of a resolution authorizing such issuance.

9.4.3. TEFRA Hearing and Approval. In order for interest on the bonds to be tax-exempt and in accordance with the Tax Equity and Fiscal Responsibility Act (TEFRA) of 1982, Section 147(f) of the Internal Revenue Code of 1986, the issuance of bonds must be approved by representatives of the governmental unit with jurisdiction over the area in which the project is located after a public hearing for which a reasonable public notice was given. Therefore, federal regulations require that the City Council approve the issuance of bonds by the Authorities, as the elected legislative body of the City. The purpose of the public hearing is to provide an opportunity for interested persons to express their views on the proposed bond issuance and on the nature and location of the project.

9.4.4. Credit Enhancement. The preferred method of obtaining the required rating on the bonds in accordance with Section 9.1.4 is through the provision of additional outside credit support for the bond issue by rated, financially strong private institutions, such as bond insurance companies; domestic and foreign banks and insurance companies; savings and loans and smaller commercial banks willing to pledge ratable collateral to the bond trustee; FHA mortgage insurance or co-insurance, etc. The rating on the bonds is determined by the credit worthiness of the participating credit enhancement provider.

The applicant is required to identify and obtain credit enhancement for each public bond issuance. As the primary source of security for the repayment of bonds, the credit enhancement provider approves the borrower (credit, financial capability, experience, etc.), the project and its feasibility, including the size of the loan and the terms of repayment, using its own underwriting criteria.

9.4.5. Rated Bonds without Credit Enhancement. Fixed rate bonds can be issued without credit enhancement if the proposed financing structure results in the required rating on the bonds by a rating agency.

9.4.6. Interest rate. Financing shall be structured to ensure the lowest possible interest rate for the bonds in the current market. Bonds that are offered at a "premium" to generate additional proceeds are not allowed.

9.4.7. Loan to value. SHRA will not issue bonds for projects where the combined loan to value exceeds 90% of the stabilized appraised value.

9.4.8. Other issuers. In an effort to encourage new construction and maintain quality standards, SHRA is committed to working with other issuers.

The California Housing Finance Agency (CalHFA) has the authority to issue bonds throughout the State of California which includes the City of Sacramento; therefore, CalHFA has the authority to hold an independent public hearing for projects for which it is the bond issuer.

For all other issuers, SHRA should be notified prior to proceeding with the project. New construction projects not requesting funding from SHRA shall receive expedited review and approval. Rehabilitation projects shall be subject to SHRA affordability levels, procedures and requirements. SHRA shall be only be reimbursed for review of the project and preparation of TEFRA hearing and notice not exceeding 0.25 of the bond issuance amount upon issuance of the bonds. SHRA Annual Administration Fee (monitoring fee) will be waived unless compliance monitoring is requested by the issuer.

9.4.9. Bond Counsel. SHRA has a bond counsel firm and two alternate firms. Bond counsel will prepare the necessary legal documents, provide an opinion regarding the validity of the bonds and their tax exemption, and provide legal advice on all relevant issues to best protect the interests of the City and the Housing Authority.

The bond counsel specifically represents the interests and concerns of the Authority, SHRA, and the City of Sacramento in ensuring the integrity of the bond transaction. The project sponsor may, at its own expense, add additional members to the finance team to represent its interests.

9.4.10. Bond Underwriter/Remarketing Agent (A financial institution which purchases the bonds for resale). When required for the transaction, a bond underwriter/remarketing agent is to be proposed by the developer, subject to review and approval by SHRA. The underwriter is to be a nationally recognized firm experienced in underwriting mortgage revenue bond issuances. Approval criteria will include the experience of the firm and staff, cost of services, underwriting abilities, financial qualifications and abilities, and the location of the firm. The selection process for bond counsel and bond underwriter is presented in Exhibit 8.

The bond underwriter has a duty to deal fairly with the project sponsor, the Authority, SHRA, and the City of Sacramento in ensuring the integrity of the bond transaction, but does not have a fiduciary duty to any of the above.

The project sponsor may, at its own expense, add additional members to the finance team to represent its interests.

9.4.11. Bond Trustee (A bank designated by the Authorities as the custodian of funds and official representative of bondholders). A bond trustee is to be proposed by the developer, subject to review and approval by SHRA. Approval criteria will include the experience of the firm and staff, cost of services, financial qualifications and abilities, and the location of the servicing office.

9.4.12. Approval of the Financing. SHRA's recommendation to proceed with a proposed bond issuance, reissuance, or bond restructuring will be presented for approval by the Sacramento Housing and Redevelopment Commission and City Council. If approved, SHRA will work with the developer to structure the financing and to prepare the bond documents. The documents and the financing participants will be submitted for final approval by the Authority prior to closing.

9.4.13. Bond Allocation. Prior to the issuance of bonds for projects, SHRA must apply for and receive an allocation of bond issuing authority from CDLAC. To receive such an allocation, the Authority must document its readiness to issue the bonds promptly and meet other CDLAC requirements. For projects receiving allocations after December 31, 2016, the Bond Regulatory Agreement must incorporate the CDLAC Resolution by reference and as an attachment.

At the time of the application to CDLAC, the developer must deposit with SHRA one half of one percent of the requested allocation amount as a performance deposit, up to a maximum of $100,000. The deposit will be returned to the developer upon written notification from the State to do so. If the financing does not close within the time allowed by the State and the State requires that the deposit be forfeited, then the deposit will be remitted to the State.

Section 10. Application Process

10.1. Pre-Application. It is recommended that all applicants meet with SHRA prior to submitting a pre-application for the purpose of introducing their project to SHRA. Following the meeting, the applicant may submit a pre-application for funding for their project (Exhibit 9). Application dates are approved annually by the City Council, and applications are generally accepted twice a year to align with the 9% TCAC application dates. SHRA reserves the right to hold a third application round if sufficient funding is available.

SHRA will conduct an analysis of each pre-application for feasibility and consistency with these lending policies. Based on funding availability, project readiness, and lending priorities, SHRA will either invite or decline to invite pre-applicants for a full application with the intention of recommending its approval.

10.2 Full application. The Developer will receive confirmation within 30 days after the pre-application deadline regarding whether a full application (Exhibit 10) is invited. SHRA will conduct a review of the full application, including the required third party reports, and will determine whether the application is complete. If an application is

deficient, SHRA will indicate the items missing and provide a deadline for submission of the material.

10.3 Approvals. Most SHRA loans and all bond issuances are subject to review and recommendation by the Sacramento Housing and Redevelopment Commission (Commission) and approval by the City Council. Depending on the funding source, additional approvals may be required by the Council or Board acting as the respective Housing Authority.

10.4 Appeals. Project denied after the submission of the pre-application shall have the opportunity to appeal the denial. The protest must be received in writing within five business days of the denial. The protest must specify, in detail, the grounds, evidence and supporting documents. Legitimate protest must claim to be eligible per the Affordable Housing Priorities (see Section 1.1) and be within advertised funding available.

EXHIBIT 1

FUNDING SOURCES

Housing Trust Funds (HTF)

The City Housing Trust Funds raise local revenues for affordable housing from fees placed on non-residential development, such as offices, hotels, retail, businesses, and medical facilities. The program is based on a nexus analysis demonstrating that the new commercial development employs very low- and low-income workers who in turn create a demand for affordable housing. The fee-generated revenue is used to increase the supply of housing for persons in or likely to be in the labor force. Housing trust funds are primarily used for new construction to produce net new housing.

- Incomes: The City housing trust fund serves households up to 80 percent of AMI ("low-income"), with priority given to very low-income households.
- Workforce housing: For a project to be eligible, there must be a reasonable expectation that the prospective residents will be in the labor force in the area. The funds are not used for senior housing.
- Location preference: Preference is given to locations within one-quarter mile of existing or planned transit services. Overall, the program should finance assisted units within seven miles of the aggregate sources of the employment-generated revenues.

City Mixed Income Housing Ordinance (MIHO) Funds

The City's Mixed Income Housing Ordinance requires an affordable housing impact fee for all new housing units and large subdivisions to assist with the provision of housing for a variety of incomes and family types. The fee-generated revenue is placed in the citywide Housing Trust Fund and is used to develop affordable housing units with the goal of increasing the supply available for lower-income workers.

- Incomes: The Ordinance requires that households served earn no more than 80 percent of AMI ("low-income"), with priority given to those at or below 50 percent of AMI ("very low-income").
- Workforce housing: For a project to be eligible there must be a reasonable expectation that the prospective residents will be in the labor force in the area.

Federal Funds

As the housing finance agency for the City of Sacramento, SHRA uses funding from the federal Home Investment Partnership (HOME) and Community Development Block Grant (CDBG) Programs, which are received by the City as entitlement jurisdictions. A summary of the conditions and restrictions particular to each funding source is provided below.

Home Investment Partnership Program (HOME) funds. At least 20 percent of HOME-assisted units in each project of five or more HOME-assisted units must be reserved for households with incomes below 50 percent of AMI and leased at rents affordable to such households. All remaining HOME-assisted units must be reserved for households with incomes below 60 percent of AMI with rents not to exceed 65 percent. Minimum affordability restrictions range from a minimum term of 5 years to 55 years depending on the amount of assistance provided.

Community Development Block Grant (CDBG) funds. Generally, at least 51 percent of units in a project assisted with CDBG funds must be affordable to households with incomes below 80 percent of AMI. New construction can only be assisted if it is carried out by a Community Based Development Organization.

Mental Health Services Act Program

The State of California Mental Health Services Act (MHSA) Housing Program was established to fund permanent supportive housing (PSH) projects for people with psychiatric disabilities and children with serious emotional disturbance.

There are two pools of funds that are provided in three year cycles. "One-time" funds are provided by the State directly to the County and applications are accepted over-the-counter through SHRA and through Sacramento County Division of Mental Health (DMH). The other sources of MHSA funds are administered by CalHFA and applications are submitted over-the-counter to CalHFA.

Contact must be made early in the process with SHRA staff and the Sacramento County Department of Mental Health for their approval of the proposed project concept as well as to receive a preliminary services commitment.

Eligible Applicants will be organizations meeting the California Department of Housing and Community Development's (HCD) Sponsor eligibility requirements for Supportive Housing Program as detailed in MHP Regulations, California Code of Regulations, Title 25, Division 1, Chapter 7, Subchapter 4.

Eligible Projects include only permanent supportive housing (PSH) units. PSH is defined to include all of the following: tenant holds a lease and has rights of tenancy, tenant has a private space that is locked and that only they have access to, and participating in supportive services is not a requirement of tenancy.

Eligible Uses of Funds include: acquisition of vacant property, acquisition and rehabilitation of an existing development, construction of a new development, capitalizing operating costs, and predevelopment costs associated with an eligible project proposal. Funds can be awarded as a grant or a loan, whichever assists in project feasibility and/or meets the requirements of other sources of funding.

EXHIBIT 2

RENTAL PROPERTY MINIMUM CONSTRUCTION STANDARDS

The following is a list of the required minimum construction standards that must be incorporated into projects participating in SHRA's Multifamily Financing and/or Mortgage Revenue Bond programs. All rental units and sites associated with these projects must meet or exceed these standards. Exceptions to these standards may be made for properties subject to U.S. Department of Housing and Urban Development replacement reserve requirements that allow for renovation over time rather than at recapitalization (e.g., Rental Assistance Demonstration conversions for conventional public housing).

Note: For rehabilitation projects, all of the following standards shall apply. The non-rehabilitation sections below shall apply to new construction projects.

Useful Life Expectancy – Rehabilitation only

SHRA shall reference the current edition of FannieMae's "Instructions for Performing a Multifamily Property Condition Assessment, Appendix F. Estimated Useful Life Tables" in determining the useful life for all building components and systems located within the project. A remaining useful life of 15 years or more is required for all building components and systems located within the approved complex. All items on the FannieMae tables with useful lives indicated to be less than 15 years shall be replaced.

General Requirements

A. All materials funded under this loan must be new unless previously approved. Recycled items must be approved in writing by SHRA prior to their use.

B. All work shall comply with Federal and State ADA accessibility requirements, as well as any other requirements stipulated by the funding source(s). When there are differences the stricter of the two shall apply. The developer is responsible for notifying their architect and/or engineer of all funding sources used on the project. The architect and/or engineer must indicate these funding requirements in the project's plans/scope.

C. All units shall be approved for occupancy by the local Building Department or any other Agency Having Jurisdiction (AHJ) at the conclusion of the work and prior to occupancy.

D. Web-based security cameras and the equipment to record events are required for primary ingress/egress points to and from the site and for the principal parking and indoor and outdoor common areas where people will be congregating.

E. Site lighting is required for all parking and outside public spaces, and shall be of LED or similarly energy efficient type. The lenses on the exterior lights shall be cleaned with all oxidation removed or replaced. Light poles shall be new or painted, and shall be structurally sound and stable.

F. The developer's architect is responsible for providing an Operating Procedure Outline Sheet (OPOS) for window washing systems where applicable, per Cal-OSHA requirements.

G. SHRA encourages the use of energy and water-efficient systems wherever they may be incorporated into the project.

General Requirements – Rehabilitation only

A. Any component of the project which does or may present a health or safety hazard to the public or tenants shall be corrected to the satisfaction of the local Building Department or AHJ.

B. A clear pest inspection report will be required at the conclusion of the construction work for rehabilitation projects.

C. For all structures where disturbance of any hazardous materials (e.g. lead, asbestos, mold, etc.) will occur, a clearance report from an environmental consultant is required.

D. Projects deemed historically significant landmark by either the City of Sacramento or the National Register of Historic Places shall consult with the State Historic Preservation Officer (SHPO), and shall conform to the Secretary of the Interior Standards for the Treatment of Historic Properties.

Site Work

A. Trees and large shrubs must be trimmed, grass areas must be mowed, and all planter areas must be weed-free. The landscape design shall incorporate a sustainable design appropriate for the Sacramento Valley. Vegetation that assists in minimizing crime and enhances public safety is preferred. Trees compromising building envelope materials (roofing, siding, windows, etc.) and/or structural integrity (including foundations) must be removed. An arborist shall be consulted for an opinion on trees prior to major branch trimming, root cutting or tree removal. All trees, bushes and other plants that are to be removed shall have the root ball removed by grinding or by mechanical means. A landscape plan describing the above must be provided to SHRA for approval.

B. All landscaped areas must be served by a programmable automated irrigation system. The irrigation controller shall be a "Smart Controller" that senses rain to reduce water use. Irrigation shall be designed to use bubblers and other water saving measures. Irrigation must not spray on building. Sprinklers should minimize overspray that runs to storm drain drop inlets. Areas that show evidence of erosion of soil shall be landscaped to eliminate problems. The landscape plan must be approved by SHRA and applied.

C. For gated communities containing swinging vehicle gates, driveways shall be striped to show the area under the gate swings for safety purposes.

D. All projects shall contain trash enclosures with concrete aprons. Trash enclosures shall be made of cinder block or stucco. Trash enclosures shall be accessible to all tenants. Provisions for tenants with disabilities must be addressed in the project Scope of Development or the project plans.

E. All projects shall meet the parking requirements of the local Agency Having Jurisdiction (AHJ) over the project. "Grandfathered Projects" will need to show

that they are in fact "Grandfathered" or otherwise exempted by the local AHJ. Otherwise, all projects shall meet the governing ADA requirements for parking.

F. A two percent (2%) slope shall be maintained for a distance of five feet from all structures and no standing water shall remain on the site. Provide an on- site drainage system if necessary.

G. Stairways in common areas must include closed risers and non-slip concrete finish or other slip-resistant material on the treads.

H. Exterior mounted electrical, mechanical, and plumbing systems must be protected from vandalism.

I. For family projects of 50 or more units, a minimum of one school age-appropriate play structure is required. For family projects of 100 or more units, a minimum of one school age and one toddler-appropriate play structure is required.

Site Work – Rehabilitation only

A. All landscaping and irrigation systems must be in a well-maintained condition.

B. All fencing must be in good and serviceable condition. Existing fencing that is to remain shall be free of flaking paint, rust, or any other signs of failure. If existing fencing shows any signs of failure, it shall be repaired, painted and restored to look new. All chain link fencing must be removed and replaced with fencing of another approved material. All pedestrian gates hardware must be functional and in new or near-new condition. Access Control systems are required at exterior pedestrian gates.

C. All driveways and sidewalks must be in good condition. All cracked or uplifted areas (more than ¼") shall be repaired or replaced.

D. The asphalt shall be in good condition, with no alligator cracking, longitudinal cracking, potholes, or standing water. Repairs to portions of parking lots not suitable for new coatings shall be performed by removing and replacing damaged paving. A new seal-coat or slurry-coat shall then be applied to the entire parking lot surface. Parking spaces shall be restriped, including ADA aisles and other applicable striping/painting.

E. All site accessories (bollards, benches, tables, play equipment, bike racks, mailboxes, shade structures, BBQs, sheds, etc.) shall be replaced or in good repair (cleaned, painted and/or re-coated).

Building Envelope and Moisture Protection – Rehabilitation only

A. All areas exposed to moisture must be sealed and watertight. Buildings showing evidence of water intrusion shall have the areas inspected by a licensed architect/engineer or by a certified water intrusion expert. A water intrusion report shall be submitted to SHRA, and shall include the cause of the issue and a resolution to eradicate the water intrusion. If the inspection cannot be completed until the demolition phase of the project, the report shall describe a procedure to inspect the issue during demolition.

B.

Roofing must have 15 years or more of remaining life with no visible signs of leakage. For roofs containing composition shingles, a maximum of two layers of shingles are allowed (including any proposed new layers). Provide evidence that the roof system has a 15-year life remaining on the manufacturer's warranty.

C. All siding must have 15 years or more of remaining life. Hairline cracks in stucco must be sealed and painted with elastomeric paint. If requested by SHRA, a statement by a licensed architect and/or engineer that the existing siding contains at least 15 years of useful life remaining shall be provided.

D. Fireplaces must be clean and meet applicable air quality standards. Chimneys shall be clean and must be inspected by a certified chimney inspector for structural integrity. All recommended structural repairs shall be performed.

Doors and Windows

A. All dwelling/tenant units must have screens on all windows that are designed to open. Windows designed to open must have functional locks and must operate freely without excessive effort. All windows must be dual-paned (minimum), and shall meet or exceed the State of California's currently applicable efficiency standards, and any other efficiency standards that may be dictated by the funding source or other governing bodies for the project.

B. All doors must have matching hardware finishes.

C. All exterior doors must have deadbolt locks, keyed latch assemblies, viewers, and screws in strike plates long enough to penetrate the door jamb framing by at least one inch. The dwelling entry door hardware shall have single action hardware to release deadbolt and latch assembly.

D. All sliding exterior doors shall have screen doors and shall have functional locks and must operate freely without excessive effort.

E. All doors and windows must meet current egress standards.

Doors and Windows – Rehabilitation only

A. Any windows showing signs of condensation or leakage of any kind shall be replaced. SHRA allows window replacement using retrofit windows when those windows are installed by trained professionals following manufacturer's specifications. Retrofit windows must have a similar useful life as "new, construction" (i.e., nail fin) windows.

B. All doors and doorjambs must be in good condition. No damaged or worn doorjambs or doors are allowed. Doors and/or jambs beyond their useful life shall be replaced.

Casework

A. New cabinet boxes shall be made of plywood or solid wood. No particle board boxes will be allowed.

B. All counter tops shall be of solid surface or granite, and in very good condition with no significant scratches, burns or other imperfections.

C. Face frames, doors and drawer faces shall be solid hardwood. No plastic laminate finishes will be allowed.

Casework – Rehabilitation only

A. All cabinets shall be replaced or in very good condition, within their 15 year useful life, both structurally and in appearance.

Finishes

A. All dwelling unit kitchens shall contain luxury vinyl plank (LVP) flooring. Bathrooms must be floored with LVP, sheet vinyl or ceramic tile to provide a cleanable, impervious surface. Bedrooms, hallways, and living and dining rooms may be floored with carpeting, LVP or hardwood. Wear layer of LVP shall be at least 12 mils inside dwelling units. Tenant unit entries shall be floored with LVP or ceramic tile.

   In common areas, corridors may be floored with LVP, glue-down carpeting, or carpet tiles. Community rooms and kitchens shall be floored with LVP. Wear layer of LVP in common/commercial areas shall be a minimum of 20 mils thick.

   Carpet shall meet or exceed the minimum standards as set by HUD's UM-44D bulletin.

Finishes – Rehabilitation only

A. Floor coverings must be in good, useable condition - no holes, tears, rips, or stains.

B. All exterior and interior surfaces must be painted. No peeling, cracking, chipping, or otherwise failing paint will be allowed. All painted surfaces must be new, or in near new condition and appearance.

B. Acoustic (popcorn) ceiling texture must be removed and refinished with new texture to match wall texture.

Equipment

A. Dishwashers, refrigerator/freezer, oven, stoves and garbage disposals are required in all dwelling unit kitchens. All appliances must be new or in very good operating condition. All appliances must be Energy Star rated, as applicable. Appliances slated for ADA units shall be per code requirements.

B. SRO projects are encouraged to provide the appliances listed above and will be reviewed and approved on a case-by-case basis.

C. All kitchens must have adequate cabinet and counter space. Installation of shelving for microwaves is required if over-the-range microwaves are not used, with the exception of ADA units.

Furnishings

A. Dwelling units must have window coverings on all windows.

Special Construction

A. Non-habitable structures on property must be painted to match primary buildings and must be structurally sound.

B. Laundry facilities must, at a minimum, be consistent with CTCAC requirements of one washer and dryer for every ten dwelling units for family housing and one for every 15 units for senior and special needs projects ~~(as apply to the project)~~. Ten percent of the total number of washer/dryers must be ADA-accessible machines (unless the ADA units contain their own laundry facilities). Solid surface countertops will be required within laundry rooms and countertops shall meet all ADA requirements.

C. Public pool areas shall have self-closing gate(s). Fences and gates at pool areas shall meet applicable current codes and standards. Joints between coping and concrete deck shall be appropriately caulked. Existing pools shall have no cracks in plaster or tile grout joints. The Developer is responsible for ensuring pool and surroundings meet all applicable current codes and standards. If a project contains two or more pools, at least one must remain following rehabilitation.

Mechanical/Plumbing

A. Water heaters must be installed per current applicable codes.

B. All common areas and tenant units must have heating and air conditioning. Wall mount (i.e. PTAC units) or central systems are acceptable. Evaporative coolers are not acceptable. HVAC units should be protected from vandalism, pursuant to discretion of SHRA.

C. Toilets, showerheads, faucets, and mixing valves shall be new and meet current water conservation codes.

D. Tub surrounds must be one unbroken piece per wall and must be of solid surfaces (such as "Swanstone" or other solid acrylic materials, quartz composites), or other similar materials. Fiberglass/acrylic surrounds are acceptable.

Mechanical/Plumbing – Rehabilitation only

A. All toilets, sinks, and tubs shall be chip and stain free.

Electrical

A. All units must have smoke/carbon monoxide detectors installed per current code.

B. Wiring from telephone/data/cable suppliers shall be installed within walls, attic spaces, and/or crawl spaces. No conduits are allowed to be mounted on the exterior of the buildings in new construction.

C. Broadband infrastructure meeting the requirements of 24 CFR 5.100* is required in all new construction projects of 4 or more units.

**Broadband infrastructure means cables, fiber optics, wiring, or other permanent (integral to the structure) infrastructure, including wireless infrastructure, that is*

capable of providing access to Internet connections in individual housing units, and that meets the definition of "advanced telecommunications capability" determined by the Federal Communications Commission under section 706 of the Telecommunications Act of 1996 (47 U.S.C. 1302).

Electrical – Rehabilitation only

A. All electrical panels shall meet current code.

B. Any rehabilitation projects with un-grounded electrical systems shall be re-wired with grounded systems to meet current code.

C. For rehabilitation projects, switches, outlets and light fixtures shall be replaced with devices that meet current applicable codes.

D. Wiring mounted on the exterior of the surface may be allowed if it is concealed in conduit and conduit is painted to match exterior siding. For projects where exterior siding will be removed, this wiring shall be installed within walls, attic spaces, and/or crawl spaces.

Resident Services Community Space

All properties, regardless of project type (i.e. senior, family, or large family), must devote a minimum of 1,200 s.f. to actual resident services/community space. Resident services space includes common kitchens, computer rooms, meeting rooms and general gathering space. It does not include public restrooms, leasing offices, laundry facilities and lobbies. Common kitchens are required, including refrigerator, stove, garbage disposal, and dishwasher.

For existing buildings, these requirements shall apply unless SHRA deems there to be significant physical constraints.

EXHIBIT 3

Management Agent & Resident Services Provider Checklist

PROPERTY NAME:	**MANAGEMENT AGENT:**
DATE:	**RESIDENT SERVICES PROVIDER:**

Management Agent Requirements (includes Security)

1. Qualifications, Staffing Plan and Budget

☐ Organizational Chart

☐ Description of duties by position

☐ Specific staffing onsite including: positions, days worked and hours onsite

☐ Compliance staffing

☐ Salaries and annual budget

☐ Evidence of successful management of a minimum of five projects over 40 units in size subject to affordable regulatory agreements. At least one of those projects must be within the six-county region represented by the Sacramento Area Council of Governments.

Property Management Position	FTE

2. Management Plan:

☐ Statement of Management Policy

- Role and Responsibility and/or delegation of Authority to the Management Company

Note: A copy of an executed Management Agreement is required prior to lease up.

☐ Project Affordable Unit Schedule

- Number by bedroom size and affordability level of assisted units.

☐ Marketing Plan

- Identification of demographic groups underrepresented in the community.
- Strategy for outreach to identified, underrepresented demographic groups including names of specific advertising, periodicals, community organizations, churches and businesses that will be used to attract eligible households.
- Equal Housing Opportunity logo (must be present on all marketing materials as well as on site).
- SHRA Affirmative Marketing Questionnaire

☐ Waiting List Procedures

- Initial lease-up procedure. ***Initial lease-up must include a lottery or similarly-equitable process for all income-restricted units and to build the initial waiting list.*** Initial lease-up may not occur in advance of affirmative marketing.
- Copy of waiting list that must include: date/time of application submission, head of household name, unit size, household size, mailing address and phone number.
- Notification procedure (selection from list)
- Updating procedure (including purging, opening and closing)
- Notification of Non-eligibility
- Appeals process, if any.

☐ Tenant Selection Plan and Eligibility Screening:

- Applicant Screening Criteria
- Recertification procedures
- Eligibility documentation forms
- Record-keeping procedures
- Criminal Background Check Procedure (including screening company)
- Applicant Screening Report (SHRA form)

☐ Inspection, Maintenance, and Repair Procedures

- In-house Inspection schedule
- Work Order system
- Move In/Move Out Inspection Policies
- Unit Refresh Schedule

☐ Rent Collection Policies

☐ Plan for Maintaining Adequate Accounting Records

☐ Resident - Management Relations

☐ Security Deposits

☐ Grievance Procedures (including appeals)

- Non-payment of rent
- Lease Violation or House rules
- Processing tenant complaints

☐ Pet policies

☐ Section 504/Reasonable Accommodations

☐ Live-in/Personal Care Attendants

3. Application

☐ The name and age of each person that will occupy the unit.

☐ All sources and amounts of current and anticipated annual income to be earned in the next twelve months. (Must provide a two year history).

☐ The current and anticipated student status of each applicant over the age of 23 during the twelve month certification period

☐ Felony conviction history for a prescribed number of years

☐ Sex offender lifetime registry

☐ The signature of the applicant and the date the application was completed.

Note: Screening information must be consistent with the tenant selection plan/policies.

4. Lease Agreement

☐ The signatures of all heads of household and date of signatures.

☐ The initial term of the lease must be for not less than one year unless mutually agreed upon by resident and Owner/Management.

☐ Security Deposit and any additional charges the resident may incur while residing at property (e.g., washer/dryer, parking, community room, storage, replacement key, lock-out charges, etc.)

☐ Assignment and sub-letting policies

☐ Alterations and improvements to residence

☐ Hazardous materials prohibitions

☐ Maintenance and Repair Rules

☐ Income eligibility and recertification requirement clause indicating the resident must comply with all requirements of the affordable housing program.

☐ Surrender of Premises. The Owner must have specific language describing the steps taken to terminate or not renew a lease agreement.

☐ Inspection of Premises

☐ Pet rules and charges (note that a one-time pet deposit not to exceed $250 is acceptable but charging ongoing monthly fees or "pet rent" is prohibited)

☐ Attorney Fees

☐ Governing law citations

☐ Process for lease modifications

☐ Visitation and Guest Policy (may be incorporated into House Rule addendum)

- Number of consecutive days a guest may stay overnight.
- Maximum days a guest may stay overnight in unit during a 12-months period.
- Guest rule violations (including those that may be cause for resident's eviction).

☐ Additional Provisions and Disclosures

- Crime Free Lease Addendum
- House Rules
- Violence Against Women Act Addendum
- Smoke free Addendum (where applicable)

Note: Leases must conform to the requirements at 24 CFR 92.253 (attached for reference).

5. SHRA-Required Forms (TCAC versions are accepted for LIHTC projects)

☐ Agency Income Calculation Sheet (AICS) or TCAC version

☐ Housing Composition Summary (HCS) Questionnaire and Certification or TCAC versions

6. Security Plan

☐ N/A Less than 100 units

☐ Included in Operating Budget

☐ Roving vehicular and/or foot security patrols operating ten-hour shifts from approximately 7:30 pm to 5:30 am.

☐ Security company on call 24 hours/day, 7 days per week, including holidays

☐ Electronic report service and incident reports

☐ Completed Security Questionnaire approved by SHRA

Note: Any changes to the security plan must be approved by SHRA.

Resident Service Provider Requirements

☐ Contractual agreement or memorandum of understanding between owner and service provider

☐ Included in Operating Budget

☐ Organizational chart

☐ Weekly Hours per proposed Regulatory Agreement.

☐ Needs assessment procedure/questionnaire

☐ Staffing Level (number per position)

☐ Staffing Qualifications

☐ Mission Statement

☐ Program Description

☐ Portfolio of Current Projects

Resident Services Position	FTE

Resident Services Program	Weekly Hours

Additional information required for Special Needs or Permanent Supportive Housing:

☐ A description of the population to be served and its service needs

☐ A description of the services to be provided, including the names of the agencies responsible for providing the services and evidence of the providers' capability and experience

☐ A description of the manner in which services will be provided (how, when, where, and how often)

☐ A plan for lowering barriers to access and affirmatively ensuring that units are made available for people exiting homelessness.

☐ A plan for funding the services accompanied by

*A detailed Letters of Intent from service providers and/or funding sources indicating specific commitments to fund or provide the supportive services.

*If the applicant is a service provider using its own funds, a letter indicating its capability and commitment should be included

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Note: All proposed management agents and resident service providers new to SHRA must also provide three project-related references.

§92.253 Tenant protections and selection.

(a) *Lease.* There must be a written lease between the tenant and the owner of rental housing assisted with HOME funds that is for a period of not less than 1 year, unless by mutual agreement between the tenant and the owner a shorter period is specified. The lease must incorporate the VAWA lease term/addendum required under §92.359(e), except as otherwise provided by §92.359(b).

(b) *Prohibited lease terms.* The lease may not contain any of the following provisions:

(1) *Agreement to be sued.* Agreement by the tenant to be sued, to admit guilt, or to a judgment in favor of the owner in a lawsuit brought in connection with the lease;

(2) *Treatment of property.* Agreement by the tenant that the owner may take, hold, or sell personal property of household members without notice to the tenant and a court decision on the rights of the parties. This prohibition, however, does not apply to an agreement by the tenant concerning disposition of personal property remaining in the housing unit after the tenant has moved out of the unit. The owner may dispose of this personal property in accordance with State law;

(3) *Excusing owner from responsibility.* Agreement by the tenant not to hold the owner or the owner's agents legally responsible for any action or failure to act, whether intentional or negligent;

(4) *Waiver of notice.* Agreement of the tenant that the owner may institute a lawsuit without notice to the tenant;

(5) *Waiver of legal proceedings.* Agreement by the tenant that the owner may evict the tenant or household members without instituting a civil court proceeding in which the tenant has the opportunity to present a defense, or before a court decision on the rights of the parties;

(6) *Waiver of a jury trial.* Agreement by the tenant to waive any right to a trial by jury;

(7) *Waiver of right to appeal court decision.* Agreement by the tenant to waive the tenant's right to appeal, or to otherwise challenge in court, a court decision in connection with the lease;

(8) *Tenant chargeable with cost of legal actions regardless of outcome.* Agreement by the tenant to pay attorney's fees or other legal costs even if the tenant wins in a court proceeding by the owner against the tenant. The tenant, however, may be obligated to pay costs if the tenant loses; and

(9) *Mandatory supportive services.* Agreement by the tenant (other than a tenant in transitional housing) to accept supportive services that are offered.

(c) *Termination of tenancy.* An owner may not terminate the tenancy or refuse to renew the lease of a tenant of rental housing assisted with HOME funds, except for serious or repeated violation of the terms and conditions of the lease; for violation of applicable Federal, State, or local law; for completion of the tenancy period for transitional housing or failure to follow any required transitional housing supportive services plan; or for other good cause. Good cause does not include

an increase in the tenant's income or refusal of the tenant to purchase the housing. To terminate or refuse to renew tenancy, the owner must serve written notice upon the tenant specifying the grounds for the action at least 30 days before the termination of tenancy.

(d) *Tenant selection.* An owner of rental housing assisted with HOME funds must comply with the affirmative marketing requirements established by the participating jurisdiction pursuant to §92.351(a). The owner must adopt and follow written tenant selection policies and criteria that:

(1) Limit the housing to very low- income and low-income families;

(2) Are reasonably related to the applicants' ability to perform the obligations of the lease (i.e., to pay the rent, not to damage the housing; not to interfere with the rights and quiet enjoyment of other tenants);

(3) Limit eligibility or give a preference to a particular segment of the population if permitted in its written agreement with the participating jurisdiction (and only if the limitation or preference is described in the participating jurisdiction's consolidated plan).

(i) Any limitation or preference must not violate nondiscrimination requirements in §92.350. A limitation or preference does not violate nondiscrimination requirements if the housing also receives funding from a Federal program that limits eligibility to a particular segment of the population (e.g., the Housing Opportunity for Persons with AIDS program under 24 CFR part 574, the Shelter Plus Care program under 24 CFR part 582, the Supportive Housing program under 24 CFR part 583, supportive housing for the elderly or persons with disabilities under 24 CFR part 891), and the limit or preference is tailored to serve that segment of the population.

(ii) If a project does not receive funding from a Federal program that limits eligibility to a particular segment of the population, the project may have a limitation or preference for persons with disabilities who need services offered at a project only if:

(A) The limitation or preference is limited to the population of families (including individuals) with disabilities that significantly interfere with their ability to obtain and maintain housing;

(B) Such families will not be able to obtain or maintain themselves in housing without appropriate supportive services; and

(C) Such services cannot be provided in a nonsegregated setting. The families must not be required to accept the services offered at the project. In advertising the project, the owner may advertise the project as offering services for a particular type of disability; however, the project must be open to all otherwise eligible persons with disabilities who may benefit from the services provided in the project.

(4) Do not exclude an applicant with a certificate or voucher under the Section 8 Tenant-Based Assistance: Housing Choice Voucher Program (24 CFR part 982) or an applicant participating in a HOME tenant-based rental assistance program because of the status of the prospective tenant as a holder of such certificate, voucher, or comparable HOME tenant-based assistance document.

(5) Provide for the selection of tenants from a written waiting list in the chronological order of their application, insofar as is practicable;

(6) Give prompt written notification to any rejected applicant of the grounds for any rejection; and

(7) Comply with the VAWA requirements prescribed in §92.359.

[61 FR 48750, Sept. 16, 1996, as amended at 67 FR 61756, Oct. 1, 2002; 78 FR 44674, July 24, 2013; 81 FR 80803, Nov. 16, 2016]

EXHIBIT 4

MULTIFAMILY RESIDENT SERVICES
COMPLIANCE REPORTING AND PROCEDURES

INTRODUCTION

All projects subject to these guidelines will be required to provide resident services. As a result of this requirement, the Managing General Partner (or the Developer if there is no Managing General Partner) ("Owner") will be required to enter into an agreement with an experienced service provider. The Service Provider will be required to perform a needs assessment while the project is undergoing leasing or shortly thereafter to determine the services required for the residents. This assessment will serve as the basis for developing a Resident Services Plan which will be subject to review and approval by Sacramento Housing and Redevelopment Agency (SHRA). SHRA will then monitor the ongoing provision of services as outlined in the approved plan. See Exhibit 3 for the Management Agent and Resident Services Provider Approval checklist.

Needs Assessment

The Owner and Service Provider will compile a needs assessment.

a. New Projects – A needs assessment questionnaire must be completed by residents at the time of move-in.

b. Acquisition/rehabilitation projects – A needs assessment questionnaire must be completed by residents at the time of certification or new move-in.

c. Following the needs assessment the Service Provider will determine which classes and activities they will be implementing for the appropriate service categories. After school programs are required for family properties. Only senior projects may include transportation to meet the SHRA minimum requirement.

d. Based on the needs assessment the Service Provider will compile a Resident Services Plan and Resident Services Schedule. The Plan and Schedule, with a copy of the needs assessment, are to be submitted to the Agency for approval once the affordable units are initially occupied. Forms are available from SHRA.

Provision of Services

The Responsible Entity and the Service Provider are required to begin providing service hours beginning with initial occupancy.

Monitoring

a. The Owner is required to send written reports to SHRA on each January 5, April 5, July 5, and October 5 commencing on the first reporting date after the quarter in which services begin. Forms are available from SHRA.

b. The report shall include the following:
   - Resident Services Certification for the previous 3 months
   - Program Narrative
   - Expense reports may be requested by SHRA

c. The Agency will review the quarterly reports and conduct a compliance review of the following:
   - Compare the overall service hours that were scheduled to be provided to the service hours that were actually provided during the quarterly period.
   - Review the program narratives to determine if the appropriate services are being provided.
   - Review the attendance for the programs to determine if the residents are receptive to the content and delivery.
   - Conduct telephone surveys periodically to confirm program activity.
   - Review the regularity and consistency with which the programs are being conducted, including a review of the staff/independent contractor attendance.

d. If the Owner proposes changes to the approved Resident Services Plan or Resident Services Schedule, the following procedure will be followed:

   - The Owner will send SHRA a written request for a change of programs. The request must include the reason for replacing the existing program, a description of the proposed new program, a description of the resident population to be served, and an estimate of the number of residents to be served.
   - SHRA will review the proposal and if necessary meet with the Service Provider. If approved, SHRA will send the Owner a letter verifying the change.
   - The Owner will then forward SHRA a revised Resident Services Plan(s) and a revised Resident Services Schedule.

e. SHRA staff will review the Resident Services program during the project's annual on-site monitoring review.

Exhibit 5

Affirmative Marketing Policies for SHRA-funded Residential Properties

Introduction

Federal law requires that all recipients of federal funds for housing construction, redevelopment, and rehabilitation comply with affirmative marketing requirements.[1] Developers receiving funds from SHRA, whether federal or local/bond funds, must adopt affirmative marketing practices.

The purpose of an **affirmative marketing plan**, is to establish a marketing strategy to attract income-eligible prospects and demographic groups who might not normally seek housing in their project. Affirmative marketing does not limit choices; choices are expanded to include those that might not otherwise apply or be considered because of past discrimination in housing choice.

This document provides direction for affirmative marketing—a developer's "tool kit for affirmative marketing"—based on industry best practices.

Developer Affirmative Marketing Tool Kit

1. Identify and Review Target Populations for Marketing

The first step in developing an affirmative marketing plan is to identify income-eligible target populations—i.e., those who would qualify for tenancy based on household income. Where there are differences between the income-eligible population groups and typical applicants, developers should identify these segments as those least likely to apply for housing without affirmative marketing efforts.

At a minimum, developers should analyze data to determine differences in the demographics of the neighborhood in which the development is being built and demographics of the region to ensure that marketing is inclusive of all potential applicants. This section details how to obtain data to conduct that analysis.

[1] 24 CFR § 92.351: https://www.law.cornell.edu/cfr/text/24/92.351
The Fair Housing Act: https://www.justice.gov/crt/fair-housing-act-2
Executive Order 11063: https://www.archives.gov/federal-register/codification/executive-order/11063.html
Section 504 of the Rehabilitation Act of 1973: https://www.dol.gov/oasam/regs/statutes/sec504.htm

1.a. Identify neighborhood population characteristics

Search www. census.gov/programs-survey/acs for the table number shown below to pull demographic data for the Census tract in which the property is located. If needed, the Census tract can be determined through an internet search of the property address. Comparative regional data can typically be found in an Analysis of Impediments to Fair Housing Choice report (see 1b).

Population Characteristics	ACS/Census Data Table Number	Geography typically available and used for analysis
Race	B02001	Census Tract
Hispanic/Latino	B03002	Census Tract
Disability population	S1810	Census tract

Review the differences in demographics—race, ethnicity, disability status—of the neighborhood where the property is located and the region overall. Are there meaningful differences? A meaningful difference is typically defined as a +/- 10 percentage point difference in urban/suburban areas. If there are meaningful differences, this suggests that regional populations should receive affirmative marketing outreach.

For example, if the neighborhood is 10 percent Hispanic/Latino and the region is 30 percent Hispanic/Latino, affirmative marketing could include ads with Hispanic/Latino models, a booth at Cinco de Mayo festivals, and direct outreach to Hispanic/Latino Churches.

1.b. Review the most recently available studies of barriers to housing choice, such as the Regional Analysis of Impediments to Fair Housing Choice or Assessment of Fair Housing component of the Housing Element, and Disproportionate Needs data in Consolidated Plans to:

1) Identify characteristics of households with disproportionate housing needs;

2) Identify characteristics of households who have experienced involuntary displacement; and

3) Identify populations for affirmative marketing of homeownership products.

1.c. Based on your analysis in parts 1.a. and 1.b. document your planned outreach and complete the Affirmative Marketing Plan questionnaire, which is attached to this policy.

2. Develop marketing strategies and materials.

2.a. Develop affirmative marketing ads and messaging.

Like traditional marketing for leasing or home sales, affirmative marketing messaging should attract members of the target population to the property. Marketing messaging should include the following principles:

The advertising should convey an easily understood message that the target groups are welcome in the area in which the proposed project is located. When reviewing the messaging, ask: "Does this ad suggest that the development will be restricted to persons of a particular race, color, creed, sex, religious affiliation or national origin, or that families with children and persons with disabilities would feel unwelcome?";

Use both majority and minority models in pictorial advertising. Advertising should avoid overly gender-stereotyped roles;

The advertising may feature units that have been made accessible to individuals with disabilities or use other methods to convey the message that individuals with disabilities can fully enjoy the project's services and facilities on the same basis as individuals without disabilities, and that reasonable accommodations can be made;

Languages other than English should be used as deemed necessary (based on the target population analysis) to effectively communicate with target populations with Limited English Proficiency; and

The Equal Housing Opportunity Logo should be displayed on all advertising materials.

2.b. Conduct affirmative marketing advertising and outreach through community organizations, service providers, and faith-based organizations serving target populations.

Develop a list of community papers, news outlets (e.g., Spanish radio programs, minority-owned media), and trusted community organizations, including faith communities, that reach the target populations identified above. Best practices for outreach include:

Advertising on community organization websites, social media pages, newsletters, worship service bulletins or other communications sent from the organization to the community;

Posting flyers, applications, or other visual materials in organization or service provider waiting rooms, community boards, etc;

Participating in or advertising on podcasts, facetime interviews, or other community conversations;

Advertising or sponsoring events likely to attract high proportion of target population residents;

Hosting lease up or sales events at community locations or during community events; and

Asking community organizations for their advice on how best to let their consumers know about the housing opportunity and following that advice.

Ideas for types of organizations to contact to reach target populations:

Organizations serving low income families and individuals (e.g., Boys & Girls Clubs, elementary schools with a high proportion of Free/Reduced Lunch children attending the school, public recreation centers and libraries in low income or racially or ethnically concentrated neighborhoods, before and after school programs, HeadStart childcare providers);

Organizations serving people with disabilities (e.g., Resources for Independent Living, Alta California Regional Center, Disability Rights California, ARC, Society for the Blind, California Association for the Deaf, etc.);

Places of worship whose congregations/members are members of target populations (e.g., services held in languages other than English, located in a racially or ethnically concentrated neighborhood);

Organizations serving refugees and immigrants; and

Cultural organizations and celebratory cultural events (e.g., cultural community resource centers, international festivals, Juneteenth and Cinco de Mayo celebrations, Native American events, Chinese New Year celebrations).

2.c. Complete the Affirmative Marketing Plan, which contains a sample Outreach tool.

2.d. Evaluate barriers to submitting applications.

After you have identified the geographic areas from which target populations will be drawn, conduct an internal assessment of how well your application-acceptance policies will accommodate their needs. Advertisements must indicate a specific time-frame for which applications will be accepted, the date of when the lottery will be conducted, the total number of applications that will be selected for processing and the prospective waitlist from the applicants not selected for processing.

2.e. Conduct a lottery to process applications (Approximately 90 days prior to obtaining Certificate of Occupancy (CO)).

An online and paper lottery process must be used to accept applications. Applications cannot be accepted in a “first come first serve” method. The purpose of a lottery is to ensure that applicants who have inflexible work schedules, need to balance family/caregiver obligations, or who have a disability that inhibits full mobility are not unfairly treated in the process.

Notify applicants of selection process and waitlist position in writing.

The lottery selection process can be developed using free tools online.

Exceptions to the lottery include: special needs housing where referrals are from a social service provider or Coordinated Entry System and developments with three units and fewer.

3. Timing of affirmative marketing activities.

A minimum marketing period of 120 days is required. A sample, ideal timeframe for marketing activities could include:

During construction. Conduct the analysis (item 1.) to identify target populations for affirmative marketing.

150 days before expected certificate of occupancy (CO). Contact the community contacts and organizations identified as resources for attracting persons who are “least likely to apply” for the housing. Inform them of the date that applications will be accepted and how to submit an application along with the date the lottery will be conducted.

120 days before expected certificate of occupancy (CO). Begin collecting completed application.

90 days before expected certificate of occupancy (CO). Conduct the lottery and notify successful applicants and complete certification process within 2 weeks of notification.

Beyond lease up. Affirmative marketing must continue after initial lease up or sales are complete and must be paired with all mainstream (non-targeted) marketing efforts. For example, if the property is regularly advertised in mainstream publications it must also be regularly promoted using Affirmative Marketing methods and messaging. For single-family homeownership dwellings, the plan remains in effect until all the dwelling units are sold. Target population analysis must be re-examined every five years.

4. Assess appropriateness of the Affirmative Marketing.

Annually, review the demographics of tenants or unit owners. If one or more target groups are not represented, adjust the affirmative marketing plan to make the affirmative marketing efforts more effective. Refine Column 3 of the Affirmative Marketing Outreach Table upon completion of lease up and once per year for existing properties.

5. Maintain Appropriate File Documentation

Maintain an "affirmative marketing file" for each development with:

- Copies of advertisements, social media posts, letters to community contacts;
- Photographs of project signs (e.g., promoting people experiencing living in the property);
- A copy of instructions used to train sales/rental staff on Fair Housing laws;
- Analysis of the effectiveness of affirmative marketing practices.

Reporting affirmative marketing efforts.

Developers will report their procedures to SHRA using SHRA-provided forms. All owners or developers must complete and submit an Affirmative Marketing Compliance form to SHRA. The "Affirmative Marketing Plan" form is to be completed prior to construction. The "Affirmative Marketing Compliance" form is to be submitted annually thereafter.

Ongoing. Monitor your applicant pool against the eligible applicants identified in the initial formation of your affirmative marketing plan. Adjust the plan as needed to better attract eligible applicants missing from the applicant pool. Complete the Affirmative Marketing Compliance Questionnaire annually.

EXHIBIT 6
COMPLIANCE VIOLATIONS AND ACTIONS
(All payments due and payable within 30-days of assessment)

Tenant Eligibility and Affordability Violations		
Compliance Violation	**Fees and Actions***	**Corrective Time Period**
Tenants over income at initial move-in	Initial $500 per unit, again every 90-days until another income qualified tenant is housed. Correction: Evict tenant if tenant fraud. Otherwise, next available unit **must** be Affordable and rented to an Income-Qualified tenant.	90 days from discovery date to avoid additional $500 charge every 90-days the problem is not corrected.
Incorrect eligibility documentation	Initial $50 per file for incorrect calculations, verifications, or required documents. Additional $50 per month if not corrected. Correction: Submit copies of corrections to compliance staff as applicable.	30 days from discovery date to submit copies of corrections to compliance staff to avoid additional $50 per month if not corrected
Failure to complete annual recertifications	Initial $250 for each incomplete file. Additional $50 per month if not corrected. Correction: Submit copies of recertifications to compliance staff.	30 days from discovery date to submit corrections to avoid additional $50 per month if not corrected.
Failure to maintain tenant eligibility records	Initial $500 per unit, again every 90-days thereafter until new records in place. Additional $100 per unit per month the project remains out of compliance. Correction: Immediately establish new files/records.	30 days from discovery date to submit copies of new records to avoid additional $100 per unit per month the project remains out of compliance.
Incorrect Rents	Reimbursement to tenant of the entire amount overcharged. $100 payment to Agency for each over-charged unit. Correction: Refund tenant with letter of correction.	30 days from discovery date to avoid additional $100 per overcharged unit per month fee to Agency.
Failure to submit complete and accurate monthly Bond Report by due date	Initial $100 per report. Additional $100 per day until complete and accurate report submitted. Correction: Submit copies of corrections to compliance staff as applicable.	7 days from discovery date to submit complete and accurate report to avoid additional $100 per day charge.
Failure to comply with approved Management Plan	Initial $100 per report. Additional $100 per day until complete and accurate report submitted. Correction: Submit copies of corrections to compliance staff as applicable.	30 days from discovery date to submit corrections to avoid additional $100 per day charge.
Failure to submit complete and accurate quarterly Resident Services report by due date	Initial $100 per report. Additional $100 per day until complete and accurate report submitted. Correction: Submit copies of corrections to compliance staff as applicable.	7 days from discovery date to submit corrections to avoid additional $100 per day charge.
Failure to provide a resident service required by Resident Services Plan	Initial $250 per service. Additional $100 per day until service is provided. Correction: Implement required service or new resident services plan submitted and approved; approved plan implemented..	7 days from discovery date to implement required service or provide new resident services plan to avoid additional $100 per day charge; 30 days from discovery date to implement new plan to avoid additional $100 per day charge.
Noncompliant lease	$100 per noncompliant lease. Correction: Prepare and execute approved lease or addendum to address the deficiency.	30 days from discovery date to avoid additional $100 per noncompliant lease per month charge to Agency.

HUD Property Standards Violations		
Compliance Violation	**Fees and Actions***	**Corrective Time Period**
Verifiable existence of Toxic Mold	$200 per unit. Additional $75 per day charge each time efforts fall outside of corrective timeframes. Correction: Prepare and submit action plan that addresses scope of work and timetable to complete. Relocate tenant if necessary. Obtain certified clearance that mold has been abated and unit is safe to occupy once again.	3-days from discovery date to submit action plan to address. 10-days to relocate tenant if necessary. 30-days to obtain certification that unit is mold free. $75 per day additional charge each time efforts fall outside of these timeframes.
Broken pipes and plumbing facilities	$200 per unit. Additional $75 charge per day if not corrected. Correction: Repair/replace as necessary	7-days from discovery date to avoid additional $75 per day each day thereafter corrective action not taken.
Smoke detectors not working in the units	$200 per unit with non-functional smoke detector. Additional $75 charge per day if not corrected. Correction: Replace batteries or non-working unit within 24 hours.	Within 24 hours of discovery date to avoid $75 per day additional charge each day thereafter corrective action not taken.
Windows with large cracks or missing glass	$200 per unit. Additional $75 charge per day if not corrected. Correction: Repair/replace as necessary.	7-days from date of discovery to avoid $75 per day additional charge each day thereafter corrective action not taken.
Infestation of roaches or vermin	$200 per infested unit. Additional $75 charge per day if not corrected. Correction: Letter from pest control company verifying removal of pests with paid invoice to compliance staff.	7-days from date of discovery to avoid $75 per day additional charge each day thereafter corrective action not taken.
Non-working heating unit (Winter) or air conditioning unit (Summer)	$500 per nonworking unit. Additional $75 charge per day if not corrected. $75 re-inspection fee if necessary to verify problem corrected. Correction: Repair/replace as necessary.	Within 24 hours of discovery date to avoid $75 per day additional charge each day thereafter corrective action not taken.
Excessive amount of urine/ feces	$200 per unit. Additional $75 charge per day if not corrected. Correction: Clean unit as necessary and address problem as the lease allows. Submit correction letter with documentation to compliance staff.	7-days from date of discovery to avoid $75 per day additional charge each day thereafter corrective action not taken.
Excessive amount of trash/garbage in the unit	$75 per unit. Additional $75 charge per day if not corrected. Correction: Clean unit and send letter of correction to compliance staff.	14-days from date of discovery to avoid an additional $75 per day thereafter each day corrective action not taken.
Hazardous exterior conditions	$500 for hazardous conditions. Additional $75 charge per day if not corrected. $75 re-inspection fee. Correction: Clean and/or repair as necessary. Re-inspection to verify problem addressed.	7-days from date of discovery to avoid $75 per day additional charge each day corrective action not taken.

Large holes walls/ceiling	$100 per unit. Additional $75 charge per day if not corrected. Correction: Submit correction letter with documentation to compliance staff.	30-days from date of discovery to avoid $75 per day additional charge each day corrective action not taken.
Non-Operable Security Gate	$500 per non-working gate. Additional $75 charge per day if not corrected. $75 re-inspection fee if necessary to verify problem corrected. Correction: Repair/replace as necessary.	7-days from date of discovery to avoid $75 per day additional charge each day corrective action not taken.
No Security Cameras (if cameras required)	$250 per discovery. Additional $75 charge per day if not corrected. $75 re-inspection charge to verify problem corrected. Correction: Replace cameras.	30-days from the date of discovery to avoid $75 per day additional charge each day thereafter corrective action not taken.
Non-working Security Cameras	$100 per camera per discovery. Additional $75 charge per day if not corrected. $75 re-inspection charge to verify problem corrected. Correction: Repair/replace as necessary.	7-days from date of discovery to avoid $75 per day additional charge each day corrective action not taken.
Non-working or non-accessible amenities/services	$100 per item per discovery. Additional $75 charge per day if not corrected. $75 re-inspection charge to verify problem corrected. Correction: Repair/replace as necessary.	7-days from date of discovery to avoid $75 per day additional charge each day corrective action not taken.

* No compliance fee will be assessed for one incident of each type of compliance violation per annual inspection provided the violation is corrected within the specified corrective time period. The second and subsequent violations will be assessed compliance fees as detailed in the Tenant Eligibility and Affordability Violations and HUD Property Standards Violations tables.

EXHIBIT 7

SHRA's Guidelines for Preparation of Relocation Plans for Multifamily Developers Using SHRA Financial Assistance

Created under a Joint Powers Agency agreement on April 20, 1982 by the Sacramento City Council and Sacramento County Board of Supervisors, the Sacramento Housing and Redevelopment Agency (SHRA) brings together financial resources and staff expertise to revitalize lower income communities, create affordable housing opportunities, and serve our public housing residents.

As an agency that provides direct support and assists with financing from local, state, and federal sources, many projects that SHRA oversees, partners in, and/or funds may require temporary relocation or the permanent displacement of residential and commercial occupants, as well as personal property. Depending on the source of funds, such a project may be required to provide relocation planning and assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, or the California Government Code 7260 (California Relocation Assistance Law), and Title 25 of the California Code of Regulations, Chapter 6, Article 1, Section 6000 et seq. (California Relocation Assistance Guidelines). Additional programmatic requirements may also apply due to the type of federal and state funding utilized in the project. Additionally, SHRA has its own guidelines and requirements for projects that cause temporary relocation or permanent displacement.

SHRA has developed these Guidelines for the Preparation of Relocation Plans for Projects Using SHRA or Other Public Financing (Guidelines). These Guidelines are to assist applicants for certain financing, developers utilizing certain financing, and SHRA development partners to develop the appropriate relocation plan for their project in accordance with applicable relocation regulations and SHRA policy.

These guidelines describe the subject matter and content that should be part of a relocation plan as required under these Guidelines.

<u>Sources of Funds That Trigger Federal Relocation Requirements</u>

The following sources of funds trigger requirements under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

- HOME
- Community Development Block Grant (CDBG)
- Housing Opportunities for Persons With AIDS (HOPWA)
- Project Based Voucher Program
- Rental Assistance Demonstration Program

Note there may be additional sources not listed here. It is incumbent upon the applicant and the reviewer of the submitted relocation plan to determine if the proposed sources may trigger requirements under the URA.

Sources of State and Local Funds That Trigger California Relocation Requirements

The following sources of funds trigger requirements under the California Government Code 7260 (California Relocation Assistance Law), and Title 25 of the California Code of Regulations, Chapter 6, Article 1, Section 6000 et seq. (California Relocation Assistance Guidelines).

- SHRA program funds
- State of California Housing and Community Development Department (HCD) funding programs
- Other funds from the City or County of Sacramento

Note there may be additional sources not listed here. It is incumbent upon the applicant and the reviewer of the submitted relocation plan to determine if proposed sources may trigger requirements under California law and guidelines for relocation.

Types of Projects Requiring a Relocation Plan for Review by SHRA

The following types of projects shall require that a relocation plan is prepared and submitted in accordance with these Guidelines:

1. Projects that apply for "gap" financing from SHRA and will cause the temporary relocation or permanent displacement of residential tenants or owner occupants.
2. Projects that plan or have a commitment to utilize a state or federal funding source described above and will cause the temporary relocation or permanent displacement of residential tenants or owner occupants. As stated above, additional sources other than those provided may require a plan.
3. Occupied properties that plan or have a commitment to utilize Low Income Housing Tax Credits and Tax Exempt Bonds. This includes in-place rehabilitation projects.
4. Projects that will receive other forms of support from SHRA or other public agencies, including development on or the redevelopment of an agency-owned property, or property being sold or leased to a developer, and will cause the temporary relocation or permanent displacement of residential tenant or owner occupants.

Project Not Requiring a Relocation Plan

Projects that may cause the temporary or permanent relocation of five or less non-residential occupants and do not utilize federal funds do not require a relocation plan. However, should a project cause displacement of non-residential uses that significantly impact a neighborhood or project area, SHRA, at its discretion, may require a relocation plan. Non-residential uses include, but are not limited to, grocery stores/markets, community facilities, and medical-related uses.

Minimum Content Requirements for Relocation Plans

Appendix A displays the minimum requirements under federal and state regulations, and SHRA guidelines for relocation plans.

SHRA Specific Requirements for Approval

In addition to what may be applicable under federal or state regulations as shown in Appendix A, SHRA has the following specific requirements for approval of relocation plans:

- Plans shall be completed and carried out by a qualified third party in accordance with all state and/or federal relocation requirements associated with the funding source, unless an in-house relocation expert is approved by SHRA.
- Moving expenses for self-moves shall be calculated according to the Federal Highways Administration Federal Fixed Move Payment standard for moving allowances (typically updated every three years) based on the number of moveable rooms.
- SHRA does not permit keeping income-restricted units vacant to accommodate on-site relocation at any time prior to closing and commencement of construction.
- Relocation budget, including budget breakdown, must be included as part of the relocation plan.
- SHRA prefers projects where less than 20 percent of residents will be permanently relocated (except in instances of overcrowding).
- Proper notification of residents is the responsibility of the applicant and will be coordinated and approved by SHRA's qualified reviewer. SHRA will monitor the project for compliance with relocation requirements.
- Implementation of relocation plans shall be overseen by a professional relocation specialist as approved by SHRA. Exceptions may be granted at SHRA's discretion.
- A copy of the draft plan shall be submitted to SHRA for review and comment prior to release to tenants. Following review by SHRA, notice of the availability of the plan shall be given to all households. Any comments received by tenants shall be included as an addendum to the plan.

Process for Approval

Once SHRA has received a plan, SHRA shall assign its review to a qualified reviewer. The reviewer shall review the plan against these guidelines and issue an approval letter or a corrective action memo. The reviewer's checklist shall be included with the reviewer's approval or corrective action letter.

Appeal of Approval

Should the preparer of the plan feel the reviewer is in error based on the corrective actions provided, they shall provide SHRA with a written request for a review, including an outline of concerns, within five business days. The reviewer shall then have five business days after the review to respond to the points discussed.

APPENDIX A: RELOCATION PLAN REQUIREMENTS

Content Requirement	Federally Funded Project (URA)	State or Locally Funded (California)	SHRA Requirement
Description of Entity Sponsoring and/or Developing Project			x
Description of Project		x	x
Scope of the Rehabilitation (Where Applicable)		x	x
Location of Project Including Maps/Diagrams		x	x
Description of the Surrounding Neighborhood of Project Site		x	x
Description of Third Party Preparing the Plan			x
Description of How the Plan is Consistent With the Local Housing Element if Prepared by a Public Entity		x	x
Specific Sources of Funding Including Name of Funding Agency and Program			x
Anticipated Dates of Funding Applications and Award of Funds			x
Identification of Applicable Laws and Regulations Pertaining to Relocation for Funding Sources			x
Declaration of Compliance With Civil Rights and Fair Housing Laws and Requirements			x
Description of the Impacted Property Including Address, APN, Type, Units and Age		x	x
Description of Impacted Persons:	x	x	x
Number of Households or Businesses	x	x	x
Number of Persons or Employees	x	x	x
Age of Residential Occupants	x	x	x
Race/Ethnicity of Residential Occupants	x	x	x
Disabilities Present	x	x	x
Languages Spoken	x	x	x

Special Needs of the Population	x	x	x
Identification of Impacts to Seniors, Children, and Large Families	x	x	x
Estimate of the Dwelling Units or Commercial Spaces Impacted	x	x	x
Current Rents of Units	x	x	x
Rents Post-Rehabilitation (Where Applicable)	x	x	x
Rental Subsidies Applicable to Minimize Housing Cost Increases		x	x
Availability, Number of Units, and Rental Rates of Comparable Permanent Replacement Housing Resources, or Temporary Housing	x	x	x
Anticipated Economic Displacements for Rehabilitation Projects			x
Description of Any Phasing Plans		x	x
Description of Resident Outreach and Engagement Process Used in Developing the Plan and Relocation Program		x	x
Description of Any Alternative To Be Used to Minimize Off-Site Relocations		x	x
Description of the Relocation Advisory Services Provided Including the Required Forms and Notices to Be Used		x	x
Description of Housing and Moving Options Available		x	x
Description of Transportation, Meal, Per Diem, and Other Special Services and Payments		x	x
Identification of Relocation Staff Who Will Implement the Plan Including Their Roles and Responsibilities and Office Location		x	x
Process for Public Review (Permanent Displacement Only)		x	x
Identification of Source of Payment for Relocation Costs	x		
Grievance/Appeals Procedures		x	x
Schedule for Implementation		x	x
Budget/Cost Estimate for Relocation Assistance		x	x

Comments from Relocation Committee (If Any) (Permanent Displacement Only)		x	x
Comments from Public During Comment Period (If Any) (Permanent Displacement Only)			

EXHIBIT 8

SELECTION OF BOND COUNSEL AND BOND UNDERWRITER/REMARKETER

Selection of Bond Counsel: A bond counsel firm and two alternate firms will be named periodically at the discretion of Sacramento Housing and Redevelopment Agency to serve as participants on bond issuances, bond refundings (reissuances) or bond restructurings. The selection will be made by a committee consisting of representatives from the City, County, and Agency after a Request for Qualifications from interested parties. The committee will select three firms, one of which is designated the bond counsel and two of which are the alternates.

Bond counsel will prepare the necessary legal documentation for the bond issuance including provisions regarding compliance with continuing disclosure requirements, provide an opinion regarding the validity of the bonds and their tax exemption, and provide legal advice on all relevant issues to best protect the interests of the City and County, Housing Authorities, and Sacramento Housing and Redevelopment Agency.

The bond counsel specifically represents the interests and concerns of the City, County, Housing Authorities, Redevelopment Agencies, and Sacramento Housing and Redevelopment Agency in ensuring the integrity of the bond transaction. The project sponsor may, at its own expense, add additional members to its financing team to represent its interests.

Selection of Bond Underwriter: When required for the transaction, a bond underwriter/remarketing agent is to be proposed by the developer, subject to review and approval by SHRA. The underwriter is to be a nationally recognized firm experienced in underwriting mortgage revenue bond issuances. Approval criteria will include the experience of the firm and staff, cost of services, underwriting abilities, financial qualifications and abilities, and the location of the firm.

The bond underwriter/remarketing agent specifically represents the interests and concerns of the City, County, Housing Authorities, Redevelopment Agencies, and Sacramento Housing and Redevelopment Agency. The project sponsor may, at its own expense, add additional members to the finance team to represent its interests.

EXHIBIT 9

PRE-APPLICATION REQUIREMENTS

Following a meeting with SHRA to introduce a project, an applicant may submit a Pre-Application for multifamily financing. The Pre-Application is expected to include the items below:

1. Name and location of proposed project
2. Name of the applicant and development team
3. Amount of SHRA loan funds requested
4. If no previous experience with SHRA, a Tax Credit Allocation Committee "Previous Participation Certificate"
5. Type of construction: new construction or rehabilitation
6. Number of units and their size (# of bedrooms)
7. Affordability levels of the units
8. Timeline for financing and construction
9. Status of site control
10. Preliminary project budget and total development cost (complete SHRA Developer Submission worksheet)
11. Sources and uses of funds, including construction, bridge and permanent financing
12. Cash flow proforma including all debt service obligations for the term of the longest proposed loan
13. Other items as may be requested by SHRA for particular projects

EXHIBIT 10

FULL APPLICATION REQUIREMENTS

The applicant for multifamily financing from the Sacramento Housing and Redevelopment Agency (SHRA) is expected to complete and submit all of the items described below. Developers applying for tax credits are encouraged to use Tax Credit Allocation Committee (TCAC) forms whenever possible. Developers are required to submit one complete hard copy of the required items as well as an electronic version of the materials.

Only <u>complete</u> applications will be analyzed and considered for funding. SHRA shall review applications for completeness and allow the applicant 10 days to provide missing items. If all required items are not provided within this time period, the application shall be considered incomplete and will be returned to the applicant. SHRA will not continue to process the application and the applicant will be encouraged to reapply for the following funding round.

1. **Project Narrative**
   The project narrative should provide a brief summary of the project, and should include, but not be limited to, the following:
   - Name and location of proposed project
   - Name of the applicant and development team
   - Type of construction: new construction or rehabilitation
   - Design and architectural features of the buildings
   - Number of units and their size (# of bedrooms, # of bathrooms, and unit square footage)
   - Affordability levels of the units
   - Amenities and services offered at the complex
   - Exceptional circumstances affecting the project's development, site, or funding

2. **Contact List**
   Contact information for the following parties should be provided, including the contact person, name of the firm, address, phone number, fax number, and e-mail:
   - Applicant
   - Developer
   - Architect
   - General contractor
   - Legal counsel
   - Financial institution(s)
   - Bond underwriter
   - Property management firm
   - Consultant(s)

3. **Applicant Information (Borrower)**
   Detailed information should be provided for the applicant, including:
   - The Principal(s), Executive Director, or President of the firm
   - Project manager, if different from above
   - Legal status of applicant: existing or date to be formed; federal ID number
   - Organizational documents, i.e. Certificate of Limited Partnership, etc.

- Description of ownership interest in the borrower (incl. org chart): report whether the borrower or any limited or general partner is a nonprofit organization
    - If borrower is a partnership, list the names, addresses and telephone numbers of all general and limited partners, and describe the interest(s) of each partner
    - If borrower is a corporation, list all shareholders owning more than 20 percent of the outstanding stock
- Federal tax returns for the last three years for all ownership interests listed above with more than a 20 percent interest, including the general partner and/or sponsor

4. Development Team

A resume from each member of the development team should be included which demonstrates their qualifications to develop, own, and/or operate the proposed project, and should include specifically the qualifications listed below:

- Developer/general partner and co-developer/co-general partner, if applicable
    - Provide an organizational chart
    - List properties currently owned or managed with government financial assistance identified, and the type (i.e. TCAC, HCD, etc.), and whether the property is subject to a recorded regulatory agreement. Include role in project, year acquired, total number of projects, total number of units and total number of affordable units.
    - List properties owned or managed that defaulted or were foreclosed upon during the ownership or management period
    - Qualifications of key staff persons
    - DUNS and SAM registrations
    - Execution of Authorization to Release Information form (attached)
    - Execution of Qualifications Disclosure form (attached)
- Architect
    - List projects within the last five years of a similar type and level of complexity
- Attorney
    - Describe experience in real estate and public financing
- Underwriter
    - Describe experience of firm and lead underwriter
- Property management firm
    - List properties currently managed by name, address, and contact information. Indicate whether the property received or receives government financial assistance, and the type (TCAC, CDLAC, HCD, etc.), and whether the property is subject to a recorded regulatory agreement. Include total number of projects, total number of units and total number of affordable units.
    - List properties under management that defaulted or were foreclosed upon during the management period
    - Qualifications of key staff persons
- General contractor
    - If GC has been selected, list three similar projects and experience in the proposed project's type of construction.
    - If GC has not been selected, provide construction cost estimate methodology, and the resumes of, at least, three GC's under

consideration and their experience with the proposed construction type.

- Other consultants
    - Description of qualifications

5. Site Information

- Site Data form (attached)
- Evidence of site control
- Preliminary title report, not more than 90 days old
- Evidence project is not located in a flood plain
- Evidence of land use entitlements, or status of City/County application
- Map showing project location

6. Rehabilitation Projects Only

- Description of current buildings, including matrix of unit types
- Relocation plan and budget completed by qualified a third party consultant (SHRA Relocation Plan Requirements attached)

7. Project Description

- Narrative description of proposed construction and design
- Complete scope of work with budget for each item (complete SHRA scope template and Developer Submission worksheet available online)
- Site plan, including number and location of all buildings and number of parking spaces (covered and uncovered), with resident services community space identified and square footage provided, and amenities
- Unit floor plans, including gross and net square footage of each unit type
- Building renderings
- Evidence of compliance with sustainability standards (See Section 4.19)

8. Third Party Reports

- Appraisal
- Rent comparability study
- Rehabilitation assessment (i.e., Physical Needs Assessment)
- Phase I environmental assessment (and Phase II, if required)
- Lead-based paint assessment (for projects built prior to 1979)
- Asbestos assessment (if indicated by Phase 1 or if project built prior to 1979)
- Soils report (New construction only)
- Pest report (Rehab projects only)
- Utility allowance analysis prepared by a qualified energy analyst. (Developments anticipated to receive HOME funds refer to Section 7.4 of these Policies.)

9. Property Management and Resident Services

- See Exhibit 3 of Multifamily Lending Policies for requirements

10. Project Financing

- Narrative description of financing arrangements

- Sources and uses of funds, including construction, bridge and permanent financing
- Evidence of commitment, or commitment status of proposed financing
- For acquisition/rehabilitation projects using acquisition tax credits, evidence of satisfaction of TCAC's ten-year hold requirements
- Evidence of tenant-based or project-based assistance, such as rent or operating subsidies, if applicable
- Schedule of proposed rents by unit type
- Itemized operating expenses
- Itemized total development budget
- Cash flow proforma including all debt service obligations for the term of the longest proposed loan
- TCAC credit calculation

11. SHRA Underwriting and Processing Fee

Applications must include a $12,500 check made out to Sacramento Housing and Redevelopment Agency for SHRA Underwriting and Processing.

The following forms must be submitted with the application. Additional required forms are available on SHRA's website.

Authorization to Release Information

A. I hereby authorize the Sacramento Housing and Redevelopment Agency (SHRA) to make written inquiry relating to any information necessary to determine my eligibility for financing assistance.

B. Any information obtained by Sacramento Housing and Redevelopment Agency will be used solely for the purpose of assisting me in obtaining financing offered by SHRA.

C. I understand that the information provided will be kept strictly confidential and that this authorization will be in effect for 12 months from the following date.

Date:

Signature of Applicant

Name of Applicant (Printed)

Social Security Number or TIN

Date of Birth

Residence Address:

Previous Residence Address:

Street

Street

City, State Zip

City, State Zip

Name of Business or Corporation

Business Address:

Street

City State Zip

Qualifications Disclosure

Please respond to each question. If a question does not apply to the discipline of the firm, insert "na". The firm may be requested to submit documentation to verify or explain its responses to these questions during the proposal review process. This form must be signed by an officer or principal of each firm that is part of the proposer's team.

The term "Affiliate" means a parent or subsidiary corporation and an organization (such as a partnership, limited liability company, or professional corporation) that is currently, or in the past five years has been, related to the Firm by means of either (a) financial support; (b) the same or substantially similar: general, managing or limited partners, members, investors, or shareholders; or (c) by other means of control. The term "Officer" means a member of the Firm's or an Affiliate's governing board. The term "Principal" encompasses all persons and entities with at least 10% ownership interest in the Firm or an Affiliate.

Operating and Financial Capacity – Current Status:	**Yes**	**No**
1. DOES THE FIRM POSSESS VALID AND CURRENT BUSINESS AND PROFESSIONAL LICENSES REQURED TO DEVELOP AND OPERATE THE PROJECT PROPOSED?		
2. DOES THE FIRM POSSESS A GENERAL LIABILITY INSURANCE POLICY WITH A MINIMUM POLICY LIMIT OF AT LEAST $5 MILLION PER OCCURANCE AND WORKERS COMPENSATION INSURANCE COVERAGE AS REQUIRED BY CALIFORNIA LAW?		
3. CAN THE FIRM OBTAIN PERFORMANCE AND PAYMENT BONDS FROM AN ADMITTED SURETY EQUAL TO THE ESTIMATED PROJECT CONSTRUCTION COST?		
4. DOES THE FIRM HAVE RETAINED EARNINGS OR DOES ONE OF ITS PRINCIPALS HAVE A NET WORTH EQUAL TO AT LEAST 10% OF THE ESTIMATED TOTAL PROJECT COST?		
Background Information – Within the Last 10 Years:	**Yes**	**No**
LITIGATION		
5. HAS THE FIRM, AFFILIATE, OR ANY OFFICER OR PRINCIPAL BEEN INVESTIGATED, ARRESTED, CONVICTED, FOUND LIABLE, ENTERED INTO A SETTLEMENT AGREEMENT, OR PAID A PENALTY FOR FRAUD, PERJURY, FORGERY, THEFT, EMBEZZLEMENT, FALSE CLAIMS, MATERIAL MISREPRESENTATION, OR ANY SIMILAR CRIME OR CIVIL ACTION?		
6. IS THE FIRM OR AFFILIATE CURRENTLY A PARTY TO ANY CIVIL ACTION, THE OUTCOME OF WHICH COULD MATERIALLY AND ADVERSELY AFFECT ITS FINANCIAL CONDITION?		
PENALTIES AND CITATIONS		
7. HAS THE FIRM OR AFFILIATE BEEN DEBARRED, SUSPENDED, OR OTHERWISE BEEN DEEMED INELIGIBLE TO BID ON CONTRACTS BY ANY LOCAL, STATE OR FEDERAL AGENCY?		
8. HAS THE CONTRACTORS LICENSE BOARD ISSUED A FINAL DECISION OR ORDER AGAINST THE FIRM OR AFFILIATE RELATED TO A CITATION OR DISCIPLINARY ACTION?		
9. HAS THE DEPT OF INDUSTRIAL RELATIONS (DIR) FOUND THAT THE FIRM OR AFFILIATE VIOLATED ANY PROVISION OF THE LABOR CODE, A DIR REGULATION, OR A WAGE AND HOUR ORDER, OR ENTERED INTO A SETTLEMENT AGREEMENT RELATED TO SUCH VIOLATIONS?		

10. HAS CAL OSHA CITED AND ASSESSED PENALTIES AGAINST THE FIRM OR AFFILIATE FOR ANY SERIOUS, WILFUL OR REPEAT VIOLATIONS OF HEALTH AND SAFETY STANDARDS?		
11. HAS THE FIRM OR AFFILIATE BEEN ISSUED A CODE ENFORCEMENT CITATION RELATED TO ANY BUILDING OWNED OR OPERATED BY THE FIRM OR AFFILIATE FOR VIOLATION OF HEALTH AND SAFETY REGULATIONS OR BUILDING CODES?		
FINANCIAL		
12. HAS THE FIRM OR AFFILIATE FILED FOR, OR BEEN THE SUBJECT OF THE INVOLUNTARY INITIATION OF, BANKRUPTCY, REORGANIZATION, INSOLVENCY, DISSOLUTION OR RECEIVERSHIP PROTECTION?		
13. HAS THE FIRM OR AFFILIATE DEFAULTED ON ANY LOAN OR HAS ANY PROPERTY OWNED BY THE FIRM OR AFFILIATE BEEN FORECLOSED AGAINST?		
14. HAS A SURETY COMPLETED A CONTRACT OR MADE PAYMENT ON BEHALF OF THE FIRM OR AFFILIATE DUE ITS DEFAULT OF A CONTRACTUAL OBLIGATION?		

FIRM AND AFFILIATE INFORMATION

Please provide the following information:

1. Firm Organization status:

☐CA Corporation ☐_____ Corporation ☐Professional Corporation
☐General Partnership ☐Limited Partnership ☐Limited Liability Company ☐Sole Proprietor

2. How many years has the Firm been in business? Years

3. Firm Contractor's License No. (if applicable): _____

4. Is the Firm a subsidiary, parent, holding company or Affiliate (as defined above) of another firm?
_____ Yes _____ No
If Yes, please list below the names and relationship of each Affiliate firm:

_____

_____

_____

5. Has the ownership of any of the Principals in the Firm changed by more than 25% during the last three years? _____ Yes _____ No
If Yes, please provide a brief explanation below or in an attachment:

_____

_____

_____

6. Does the Firm or an Affiliate currently own any property in Sacramento County, other than its business office location(s) or the personal residences of Officers or Principals of the Firm or Affiliate? _____ Yes _____ No
If Yes, please list the addresses below or in an attachment:

_____

_____

_____

I hereby certify that the foregoing responses are true and correct:

_____ _____
Signature Date

_____ _____
Name and Title Phone Number

_____ _____
Firm Name Address

_____

Site Data

Project Name: _____

Project Address: _____

APN's: _____

Zoning: _____

Site Acreage: _____

Number of Buildings: _____

Square Footage of Buildings: _____

Number of Parking Spaces: _____

Amenities (current): _____

Amenities (proposed): _____

SURROUNDING LAND USES:

North: _____

South: _____

East: _____

West: _____

INDICATE THE LOCATION OF THE FOLLOWING TO THE SITE:

	Name	Distance from site	Street Location
Public Transportation:			
Elementary School:			
Intermediate School:			
High School:			
Park:			
Day Care:			
Grocery Store:			

ADDITIONAL INFORMATION REGARDING SITE OR NEIGHBORHOOD:

_____

_____

_____

REPORT TO CITY COUNCIL AND HOUSING AUTHORITY
City of Sacramento
915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Public Hearing
May 9, 2023

Honorable Mayor and Members of the City Council
Chair and Members of the Housing Authority

Title: RVP Group (formerly Central City II [Rental Assistance Demonstration 3]): Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing and Approval of Final Tax Exempt Bond and Loan Documents (Noticed on April 25, 2023)

Location/Council District: 2516 H Street, Represented by Councilmember Valenzuela, 917 38th Street, District 4, Represented by Mayor Steinberg, and 600 I Street, District 4, Represented by Councilmember Valenzuela

Recommendation: Conduct a public hearing, and upon conclusion adopt: 1) a **City Council Resolution** indicating the Housing Authority has conducted a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing related to the proposed acquisition, rehabilitation and development of RVP Group (formerly Central City II (Rental Assistance Demonstration 3) (Project); 2) a **Housing Authority Resolution** authorizing the Executive Director or designee to a) issue, execute, and deliver mortgage revenue bonds of up to $57,000,000 for the financing of the Project; b) execute and deliver necessary documents relating thereto, c) approve all actions taken by officers and agents of the Housing Authority deemed necessary or advisable to issue and deliver the bonds; 3) a **Housing Authority Resolution** a) authorizing SHRA to negotiate, enter into, execute and amend from time to time a funding agreement comprised of up to $990,000 in Housing Authority Funds (HAF) and related documents for the construction and permanent financing of the Project with the Sacramento Housing Authority Repositioning Program, Inc. (Developer) and execute other documents, as approved to form by its Office of the General Counsel, and perform other actions required for the HAF funds, including without limitation, negotiation, regulatory agreements, financial restructuring, and extensions, consistent with its adopted policy and with this resolution; and continue to May 9, 2023 for approval.

Contact: Christine Weichert, Director, Development Finance, (916) 440-1353, cweichert@shra.org; Sacramento Housing and Redevelopment Agency

Presenter: Seth Wight, Housing Finance Analyst, (916) 440-1375, swight@shra.org; Sacramento Housing and Redevelopment Agency

Department: Sacramento Housing and Redevelopment Agency (SHRA)

Description/Analysis

Issue Detail: The Housing Authority of the City of Sacramento (HACS) continues to transition its public housing portfolio to the Rental Assistance Demonstration (RAD) program with the conversion of the Big Trees, Pine Knoll, and Riverview Plaza buildings in Sacramento's Central City. The conversion of the units to RAD will convert them from public housing units to the multifamily bond and Low Income Housing Tax Credit Program (LIHTC) with Project Based Vouchers (PBV). HACS will continue to provide property management of the units.

On October 30, 2018, the Housing Authority Board (Board) of the City of Sacramento (City) adopted Resolution No. 2018-0019, which approved updates to the Housing Authority Asset Repositioning Plan, allowing for the conversion of the public housing portfolio under the RAD and Section 18 Demolition and Disposition Programs. The Board also authorized the Housing Authority to submit an application to the United States Department of Housing and Urban Development (HUD) to reposition and convert City Public Housing Properties.

The Guiding Principles of the Asset Repositioning Plan, adopted as the policy direction for each reposition activity, are to prevent the loss of units for extremely low-income households, facilitate a decrease in reliance on federal funds, incorporate smart growth principles into development opportunities, reinvest any sale proceeds into Housing Authority replacement units, foster partnerships with entities to position development efforts for success, and to pursue actions that would generate fees and other revenue for the Housing Authority. Conversion to RAD is a critical component of the Asset Repositioning plan as RAD allows public housing agencies to convert public housing units to long-term, PBV rental assistance developments. Converting the properties under RAD facilitates access to private debt and equity to address immediate and long-term capital needs.

The Sacramento Housing Authority Repositioning Program, Inc. (Developer) has completed the first two phases of the RAD projects. RAD Phase 1 consists of six scattered sites, including the Pointe Lagoon Apartments (two sites in the County and one in the City of Elk Grove), Rio Garden Apartments in the County, Oak Park Apartments in the City of Sacramento, and Meadow Commons in the City of Sacramento. RAD Phase 2 consists of two scattered sites, including Capitol Terrace and Edge Water Apartments located in the City of Sacramento. The subject of this report is RVP Group (formerly named Central City II (RAD 3)), which is comprised of three scattered sites Big Trees, Pine Knoll, and Riverview Plaza, located in the City of Sacramento.

The RAD vouchers will be approved by HUD prior to the close of construction financing. On April 1, 2022, Sacramento Housing and Redevelopment Agency (SHRA), on behalf of HACS, approved the PBVs as follows:

Central City II (RAD 3) Scattered Site Name and Location	No. of RAD Vouchers	No. of PBV	Manager Unit	Total Units
Big Trees - 2516 H Street Sacramento, 95816	6	22	1	29
Pine Knoll - 917 38th Street Sacramento, 95816	6	23	1	30
Riverview Plaza - 600 I Street Sacramento, 95814	0	123	1	124
Total	**12**	**168**	**3**	**183**

On June 14, 2022, the Housing Authority Board (Board) adopted Resolution 2022-0171, approving the Housing Authority of the City of Sacramento to provide a bond issuance not to exceed $57 million for financing the acquisition, construction, and development of the Project.

Also on June 14, 2022, the Council adopted Resolution 2022-0012 approving a loan commitment comprised of $25,417,721 in Seller Carryback Loan, $8,370,000 in Ground Lease Loan, and $6,262,496 in Cash Proceeds Loan and authorizing the Sacramento Housing and Redevelopment Agency (Agency) to negotiate, enter into, execute, and amend from time to time funding agreements with the Developer.

On August 9, 2022, HACS and the Developer submitted a joint application for four percent Low-Income Housing Tax Credits (LIHTC) from the California Tax Credit Allocation Committee (CTCAC) and tax-exempt mortgage revenue bonds (MRB) from California Debt Limit Allocation Committee (CDLAC) for the acquisition, construction, and permanent financing of the Project. On November 30, 2022, the Project was successfully awarded Low-Income Housing Tax Credits and mortgage revenue bonds.

On September 1, 2022, the Developer submitted an application requesting gap financing from the Agency in the amount of $990,000 of Housing Authority Funds (HAF) for the acquisition, construction, and permanent financing of the Project. This gap in financing is a result of interest rate increases on the Project's permanent loan. The Developer also changed the name of the project from "Central City II" to "RVP Group" and the name of the borrowing entity to "RVP Group LP" to align with legal entity names and improve clarity.

Staff is recommending adoption of the TEFRA, approval of the final tax-exempt mortgage revenue bond documents, and approval to enter into the HAF funding and related Loan agreements.

Development:

Big Trees
The Big Trees property is located at 2516 H Street located in the Midtown neighborhood. The property has a three-story senior affordable housing development comprised of 29 one-bedroom units that include a manager's unit. Also, the property offers a community room with kitchenette and laundry facilities.

Pine Knoll
The Pine Knoll property is located at 917 38th Street in the East Sacramento neighborhood. The property is a two-story senior development comprised of 30 one-bedroom apartment units that include a manager's unit. The development also has a community room, kitchen, and laundry room.

Riverview Plaza
The Riverview Plaza property is a mixed-use development located at 600 I Street in downtown Sacramento. The development was constructed in 1988 with nine percent LIHTC financing. The senior residential portion of the building (floors 3-14) consists of 123 one-bedroom units and one two-bedroom manager unit. In addition to the residential portion described above, this development includes a courtyard and outdoor terraces, swimming pool, fitness room, library, commercial kitchen, craft room, television lounge, computer room, seating areas, an exercise room, and 12 laundry rooms.

There is also a large indoor courtyard common area, the residential lobby, and restrooms. The 15th floor has a community/dining room, commercial kitchen, and outdoor terraces. The 16th floor houses an exercise room, common area restrooms, and an outdoor swimming pool.

The public access common area occupies two floors. The first floor includes the rental office that will serve residents from Big Trees, Pine Knoll, and Riverview Plaza, a former commission meeting room, a hair salon, daycare, and currently vacant deli/market space.

The rehabilitation of the Project will address interior improvements, repair and replacement of mechanical systems, roofing, carpentry, plumbing, windows, and exterior finishes, Americans with Disabilities Act (ADA) upgrades, and site work detailed in the Scope of Development attached to the Loan Commitment. Property Management will continue under the Housing Authority of the City of Sacramento.

Developer: The Sacramento Housing Authority Repositioning Program, Inc. (SHARP) is a nonprofit public benefit corporation created by the Housing Authority in 2009 to implement the Housing Authority's Asset Repositioning Plan. Activities undertaken by SHARP include acquiring, developing, financing, rehabilitating, owning, and operating affordable housing to maintain and preserve these affordable units. SHARP has partnered with BRIDGE Housing to rehabilitate three other Housing Authority properties, including Sutterview, Washington Plaza, and Sierra Vista Apartments. SHARP completed the rehabilitation of six properties in the first phase of the RAD Program and the rehabilitation of two properties in the second phase of the RAD Program.

Property Management: Housing Authority staff currently manages over 3,000 housing units throughout the City and County of Sacramento, which includes the Big Trees, Pine Knoll, and Riverview Plaza properties. It is proposed that Housing Authority staff will continue to manage the units after conversion to RAD.

Resident Services: LifeSTEPS will provide 40 hours of resident services each week for the residents of this Project.
Security Plan: The security plan includes installation of upgraded exterior lighting and surveillance camera equipment at each building.

Project Financing: The proposed financing of the Project includes tax-exempt bonds, four percent LIHTC, a conventional loan, a Housing Authority seller carryback loan, a Housing Authority ground lease loan, a Housing Authority cash proceeds loan, a Housing Authority Funds loan, a net operating income during rehabilitation, a deferred developer fee, RAD Program specific PBVs and HACS PBVs.

Low-Income Set-Aside Requirements: As a condition of receiving LIHTC and the benefits of tax-exempt bond financing, federal law requires some units to be set aside for targeted income groups. Income restrictions from LIHTC financing require that 20 percent of the units have rents that are affordable to households with income at or below 50 percent of Area Median Income.

The affordability restrictions will be specified in regulatory agreements between SHRA and the Developer. The Project Summary and Cashflow Proforma are included as Attachments 14 and 15. A schedule of maximum income and rents are included in Attachment 16. The anticipated funding sources and their affordability requirements are summarized in the table below for the development:

RVP Group (formerly Central City II [RAD 3])

Unit Type	Units	% of Units	Affordability Restrictions[1] (Area Median Income or AMI)
Tax-Exempt Bonds, Four Percent LIHTC, HACS Loans and Project Based Vouchers	60	33%	40% AMI
	62	34%	50% AMI
	58	32%	60% AMI
Management Unit	3	1%	
Total	**183**	**100%**	

[1]Pursuant to 24CFR 983.301, contract rents approved by HUD may exceed the tax-credit rent limits; the tenant rent will not exceed 30% of the household adjusted gross income with PBV.

Policy Considerations: The recommended actions for the Project are consistent with: a) United States Department of Housing and Urban Development guidelines to reposition and convert County Public Housing Properties under the Rental Assistance Demonstration Program; b) Housing Authority Asset Repositioning Plan; and c) the 2021-2029 Housing Element, Policies H-6.2, rehabilitation and preservation, d) the Sacramento Promise Zone Plans and Goals, Sustainably Built Community sub-goal is to increase housing types and transit growth to promote livability and connectivity within the Promise Zone (Resolution No. 2015-263) (Riverview Plaza) e) the Opportunity Zone that provides a federal tax incentive for investors, who invest in real estate projects and operating businesses located in designated low-income communities through deferral and partial

tax reductions of reinvested capital gains and forgiveness of tax on new capital gains (enacted into federal law through the Tax Cuts and Jobs Act of 2017) (Riverview Plaza); and is generally consistent with the approved Agency's Multifamily Lending and Mortgage Revenue Bond Policies.

All affordable housing units will be regulated for a period of 55 years by the California Tax Credit Allocation Committee as a LIHTC funding requirement. Regulatory restrictions of the Project will be specified in the bond regulatory agreement between the Developer and the Housing Authority for a period of 55 years. Compliance with the regulatory agreement will be monitored by the Agency on an annual basis.

Economic Impacts: The Project is expected to create 543.98 total jobs (305.39 direct jobs and 238.59 jobs through indirect and induced activities) and create $47,717,888 in total economic output ($29,325,411 of direct output and another $18,392,477 of output through indirect and induced activities). *The indicated economic impacts are estimates calculated using a calculation tool developed by the Center for Strategic Economic Research (CSER). CSER utilized the IMPLAN input-output model (2009 coefficients) to quantify the economic impacts of a hypothetical $1 million of spending in various construction categories within the City of Sacramento in an average one-year period. Actual impacts could differ significantly from the estimates and neither the City of Sacramento nor CSER shall be held responsible for consequences resulting from such differences.*

Environmental Considerations:

California Environmental Quality Act (CEQA): The disposition and rehabilitation of the identified properties under the RAD program have been found to be Categorically Exempt under CEQA pursuant to CEQA Guidelines Section 15301, "Existing Facilities."

National Environmental Policy Act (NEPA): The disposition and rehabilitation of the identified properties under the RAD program have been found to be Categorically Excluded under NEPA pursuant to 24 CFR 58.35(a)(3)(ii) and (5), and convert to exempt pursuant to 24 CFR 58.34(a)(12).

Sustainability: The proposed project has been reviewed for consistency with the goals, policies, and targets of the City of Sacramento's 2035 General Plan. If approved, this project will advance Goal H-1.1 – Sustainable Communities. This is accomplished by reducing the use of fossil fuels, promoting energy-efficient building design and site planning, and creating housing that is healthier, safer, more comfortable, and durable.

Commission Action: *Sacramento Housing and Redevelopment Commission:* At its April 5, 2023 meeting, the Sacramento Housing and Redevelopment Commission reviewed the staff recommendation for this item. The votes were as follows:

AYES: Amanfor, Duncan, Morgan, Nunley, Osmany, Ramos, Ross, Staajabu, Woo

NOES: None

ABSENT: Griffin, Starks

Rationale for Recommendation: The recommended actions enable the Agency to continue to fulfill its mission of providing a range of affordable housing opportunities in the City and are consistent with United States Department of Housing and Urban Development guidelines related to the repositioning and conversion of City Public Housing Properties under the Rental Assistance Demonstration Program, Housing Authority Asset Repositioning Plan, 2021-2029 Housing Element as part of Sacramento's 2035 General Plan, and is generally consistent with the Agency's previously approved Multifamily Lending and Mortgage Revenue Bond Policies.

Financial Considerations: SHRA will receive a one-time issuance fee of 0.25 percent of the bond amount, which is payable at bond closing, and annual payment for monitoring the regulatory restrictions and administration of the bonds, in the amount of 0.125 percent of the bond amount and $100 per each assisted unit, but not to exceed $25,000 for the term of 55 years. The Developer will be responsible for payment of all costs, fees, and deposits relating to the bond application. Mortgage revenue bonds do not represent a financial obligation of the Agency, Housing Authority, or City of Sacramento. The law firm, Orrick, Herrington and Sutcliffe, LLP, will serve as bond counsel for the Housing Authority.

Local Business Enterprise (LBE)/Minority and Women's Business Enterprise (MBE/WBE): Local Business Enterprise requirements do not apply to this report. Minority and Women's Business Enterprise requirements and Section 3 will be applied to all activities to the greatest extent feasible and as required by federal funding and in accordance with SHRA's Section 3 Economic Opportunity Plan. The Developer and general contractor will work with SHRA's Section 3 Administrator, the Sacramento Employment and Training Agency, the Greater Sacramento Urban League, or similar entities, to promote employment opportunities.

Attachments
01-Description/Analysis
02-City Council Resolution – TEFRA
03-Housing Authority Resolution – Bonds
04-Exhibit A: A Public Disclosure Relating to Conduit Revenue Obligations
05-Housing Authority Resolution – HAF Loan Agreement
06-Exhibit A: HAF Loan Documents
07-Exhibit B: Seller Carryback Loan Documents
08-Exhibit C: Cash Proceeds Loan Documents
09-Vicinity Map – Big Trees
10-Vicinity Map – Pine Knoll

11-Vicinity Map – Riverview Plaza
12-Vicinity Map – RVP Group - Big Trees, Pine Knoll and Riverview Plaza
13-Project Pictures
14-Residential Project Summary
15-Cashflow Proforma
16-Maximum Income and Rent Limits

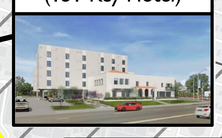
Respectfully Submitted by:

LA SHELLE DOZIER
Executive Director

Stockton Boulevard

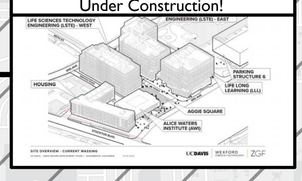
Broadway Apartments (147 Units)

Element Hotel (151-Key Hotel)

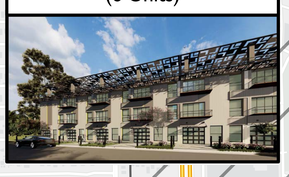


Causeway Connection (Regional Transit Hub) 45th Street & 2nd Avenue

Aggie Square Student Housing (190 Units; 49 of which are master leased by UC Davis student housing) Under Construction!



Villa of Third Ave (6 Units)



Broadway & 39th St Senior Housing (43 Units) Completed!

Stockton Blvd Mixed-Use (107 Units)

10th Avenue Gateway Mixed-Income Housing (99 Units)

Donner Field Senior Apartments (67 Units)

Remington (75 Units)

The Heights on Stockton by Mercy Housing (198 Units) Now Leasing!

9th Avenue Gateway Mixed-Income Housing (131 Units)

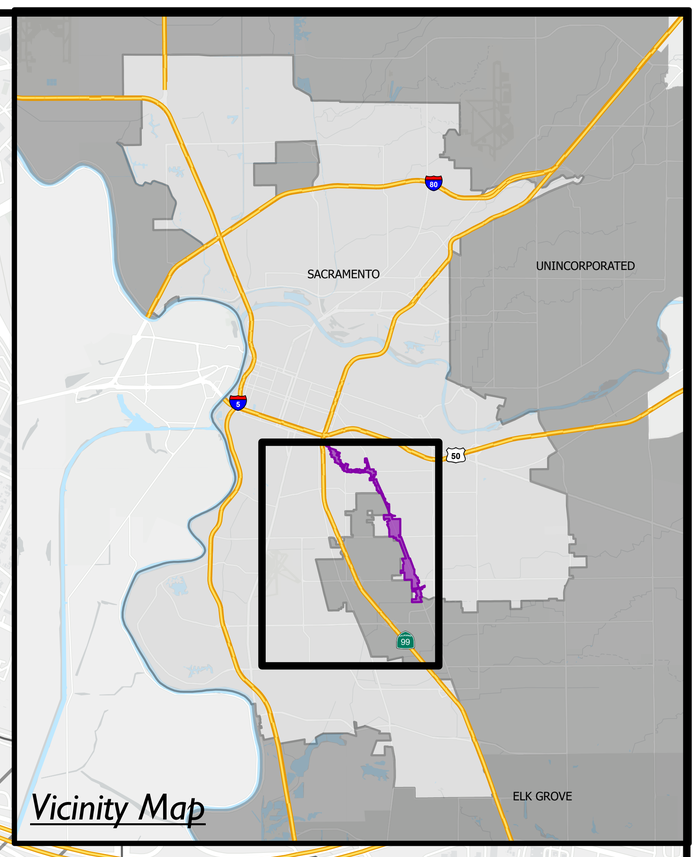
Colonial Heights Housing Development (157 Units)

Stockton Blvd. Partnership 5657 Stockton Blvd.

San Juan Apartments by Mutual Housing (113 Units)

5955 Riza Ave (214 Units)

Safe Stay Tiny Homes (175 Shelter Units)



Broadway
14th Ave
Stockton Blvd
21st Ave
Fruitridge Rd
Elder Creek Rd
Alhambra Blvd
50

Vision Zero Corridors

- Broadway / Stockton Boulevard (Martin Luther King Jr. Blvd to 13th Ave)
- South Stockton Boulevard (McMahon Dr to Patterson Way)

Stockton Blvd Corridor Study Area

Stockton Boulevard Specific Plan Boundary

Broadway/Stockton Special Planning District

Housing Anti-Displacement Zone (Zip Codes: 95817, 95820, 95824, & 95828)

Unincorporated (Sacramento County)

Housing Initiatives

- 10th Ave
- 5955 Riza Avenue
- 9th Ave
- Aggie Square Student Housing
- Broadway & 39th Street
- Broadway Apartments
- Colonial Heights Housing Development
- Donner Field Senior Apartments
- Element Hotel
- Remington
- Safe Stay Tiny Homes
- San Juan Apartments by Mutual Housing
- Stockton Blvd Mixed-Use
- Stockton/13th Ave
- Stockton/22nd
- The Heights on Stockton by Mercy Housing
- Villa of Third Ave

Other Initiatives

- Stockton Blvd. Partnership
- ★ Causeway Connection; RT Hub

DATE:
October 3, 2024

N

0 ¼ ½ Miles

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