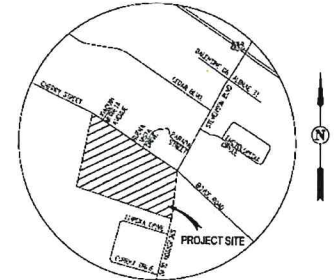


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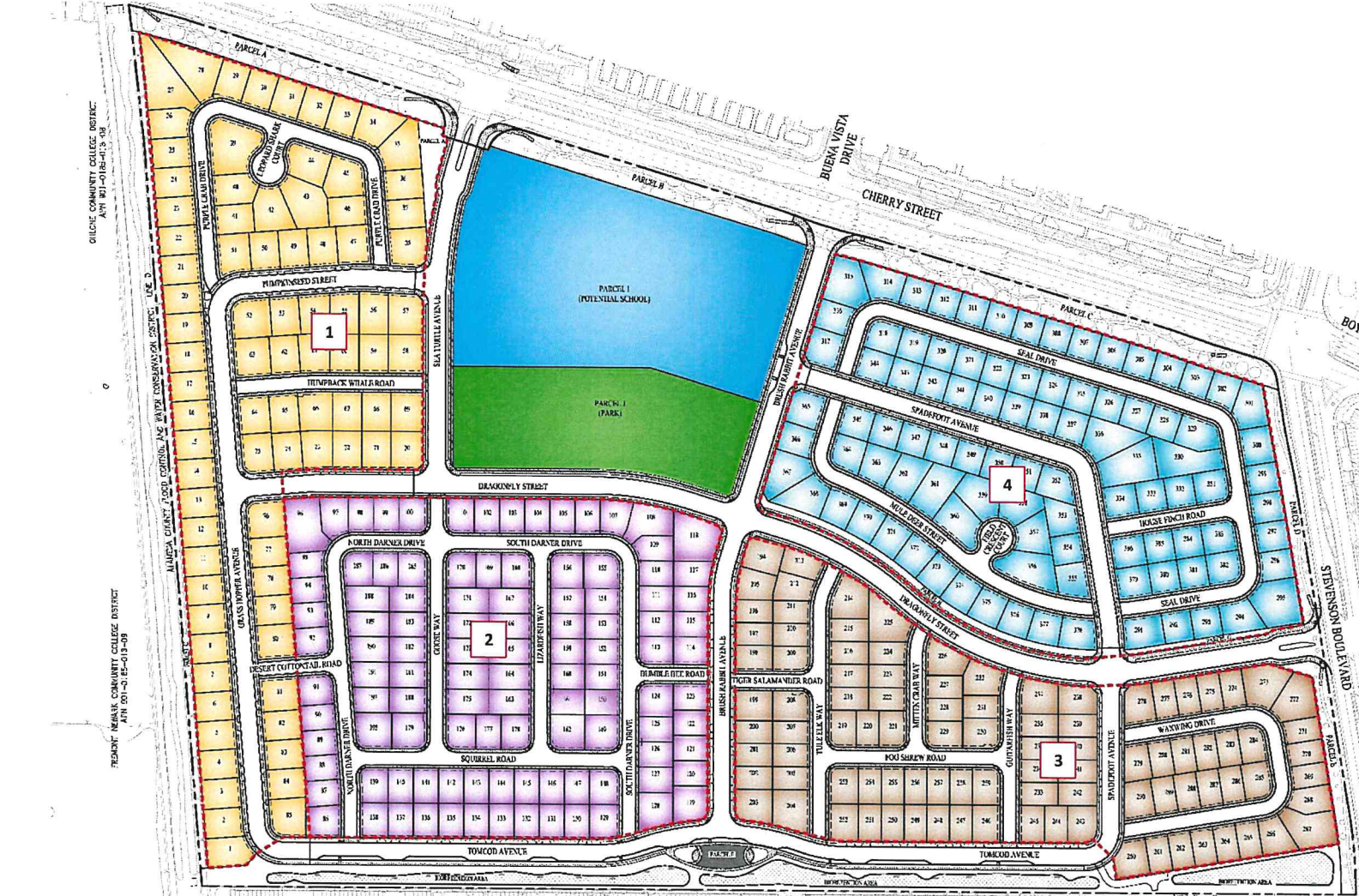


VICINITY MAP
NOT TO SCALE

PRODUCT SUMMARY		
PRODUCT		AREA/UNITS
SCHOOL		6.0 AC
PARK		3.0 AC
VILLAGE I 60 X 80		85 LOTS
VILLAGE II 52 X 72		108 LOTS
VILLAGE III 47 X 77		97 LOTS
VILLAGE IV 60 X 65		96 LOTS
		TOTAL 386

LEGEND

- NEIGHBORHOOD BOUNDARY
- SUBDIVISION BOUNDARY
- VILLAGE NUMBER



SANI EUREKA, LLC APN 901-0185-012-00
 HENNINGSON, LLC APN 90-0168-34-00
 NEBRASKA EUREKA INDUSTRIAL CAPITAL, LLC APN 90-0189-34-00
 BRP STEVENSON POINT, LLC APN 901-0185-034-00
 BRP STEVENSON POINT, LLC APN 901-0185-025-00
 APRIL 27, 2018 APN 901-0185-054-00

SANCTUARY

SITE PLAN

Proposed Action:

- Final Map Approval and Subdivision Improvement Agreement for Villages 1, 3 and 4
- Waiver of Zoning Standards allowing larger front yards on certain lots.

Summary:

- Part of Area 3 and 4 Specific Plan Project
- Guided by Development Agreement.
- Final Map is consistent with project approvals.

- 386 detached 2 story homes with driveway apron.
- Walkable traditional street layout.
- Sidewalks throughout plus park strips on public streets.
- New Traffic Signal at project entrance and Cherry Street.
- 3 acre park and open space amenities.
- 6 acre school site *and* school fees.
- Millions in impact fees and affordable housing resources.
- Triggers important Development Agreement provisions.
- The Sanctuary project's impacts were addressed as part of the Area 3 and 4 Specific Plan EIR which included in depth analysis of foreseeable environmental impacts of the Area 3 and 4 Specific Plan.

Impact Fees

Total of \$3.8 in City impact fees and affordable housing resources (as per Development Agreement).

- Public Safety: \$760,000.
- Community Facilities: \$750,000.
- Transportation: \$309,000 (In addition to “on site” improvements, eg: Traffic Signal on Cherry).
- Park: 3 acre on site improvements.
- Art in Public Places: \$104,000
- Affordable Housing: \$1.5 million payment at 50th unit, \$1,500 per unit on remaining units. (\$2,004,000 total from Sanctuary)

School and Park

- 6 acre school site to be dedicated by developer (Clear of contamination).
- 3 acre joint-use park adjacent to school site. Dedicated and constructed by developer in lieu of park fees (as per Development Agreement).
- Sanctuary project would generate \$3.6 million in school fees.
- \$12 million more in school fees estimated from other approved projects and additional fees from pending projects.
- Dedication of 66 acres of land in Area 4

SANCTUARY

Village 1 (DR Horton): 85 Detached Homes

Typical Lot: 60' x 80' (4,800 SF) Typical Home: 3,000 SF

Village 3: (KB Homes) 97 Detached Homes

Typical Lot 44' x 77' (3,388 SF) Typical Home: 2,800 SF

Village 4: (KB Homes) 96 Detached Homes

Typical lot: 60' x 65' (3,900 SF) Typical Home 2,300 SF

Future Phase:

Village 2: 108 Detached Homes

Typical lot: 52' x 72' (3,744 SF) Typical Home 2,960 SF



Bungalow

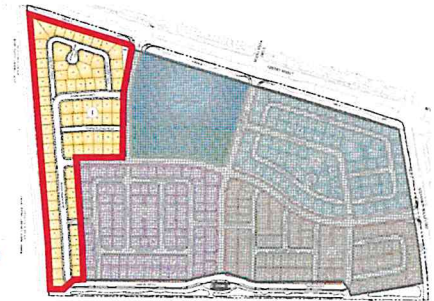


French Country



Prairie

Village 1





Farmhouse



Craftsman



Spanish

Village 3





Farmhouse



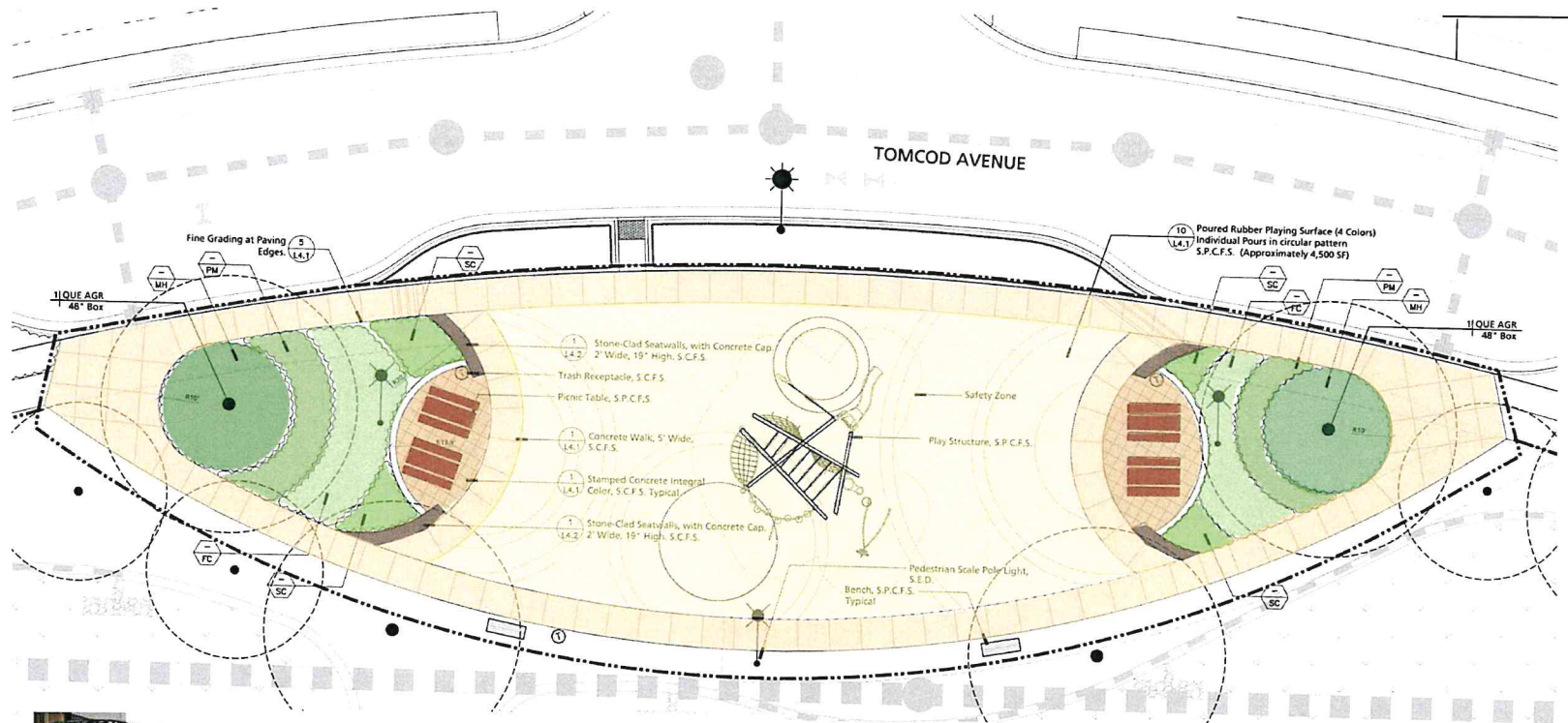
Craftsman



Spanish

Village 4





TRASH RECEPTACLE



BENCH



PICNIC TABLE



PLAY STRUCTURE

PLAYGROUND COLOR AND FINISH SCHEDULE

PLAYGROUND FEATURES
All playground features are from Gametime and Landscape Structures, available from: Ross Recreation Equipment Company, (707)-538-3800, Santa Rosa, CA.

PLAY SURFACE:
Poured in place rubberized play surface. (4) Earth Tone Colors, individual pours in concentric circles. Landscape Contractor to provide color samples to Landscape Architect. Available from Gotham Play Surfaces. (619)-696-8841. Install per manufacturer's specifications.

PLAYGROUND:
EVOS 4 Arch Play System, Model: 179185 for Main Structure. (4) Component Attachments. Landscape Contractor to provide shop drawings. Installed per manufacturer's specifications. Prashfield Finish, Earth Tone colors to be determined by Owner and Landscape Architect to reflect architecture.

PICNIC TABLE: MODEL: Table 100. 8' picnic table, ADA Accessible. Made from Recycled Material. Embedment Mounted. Metal Color to be Black, Recycled Plastic Color to be Cedar. Available from DuMor Inc.



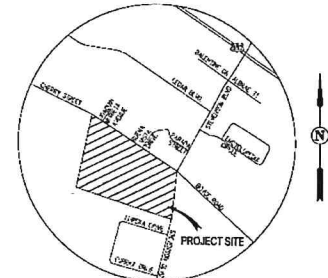
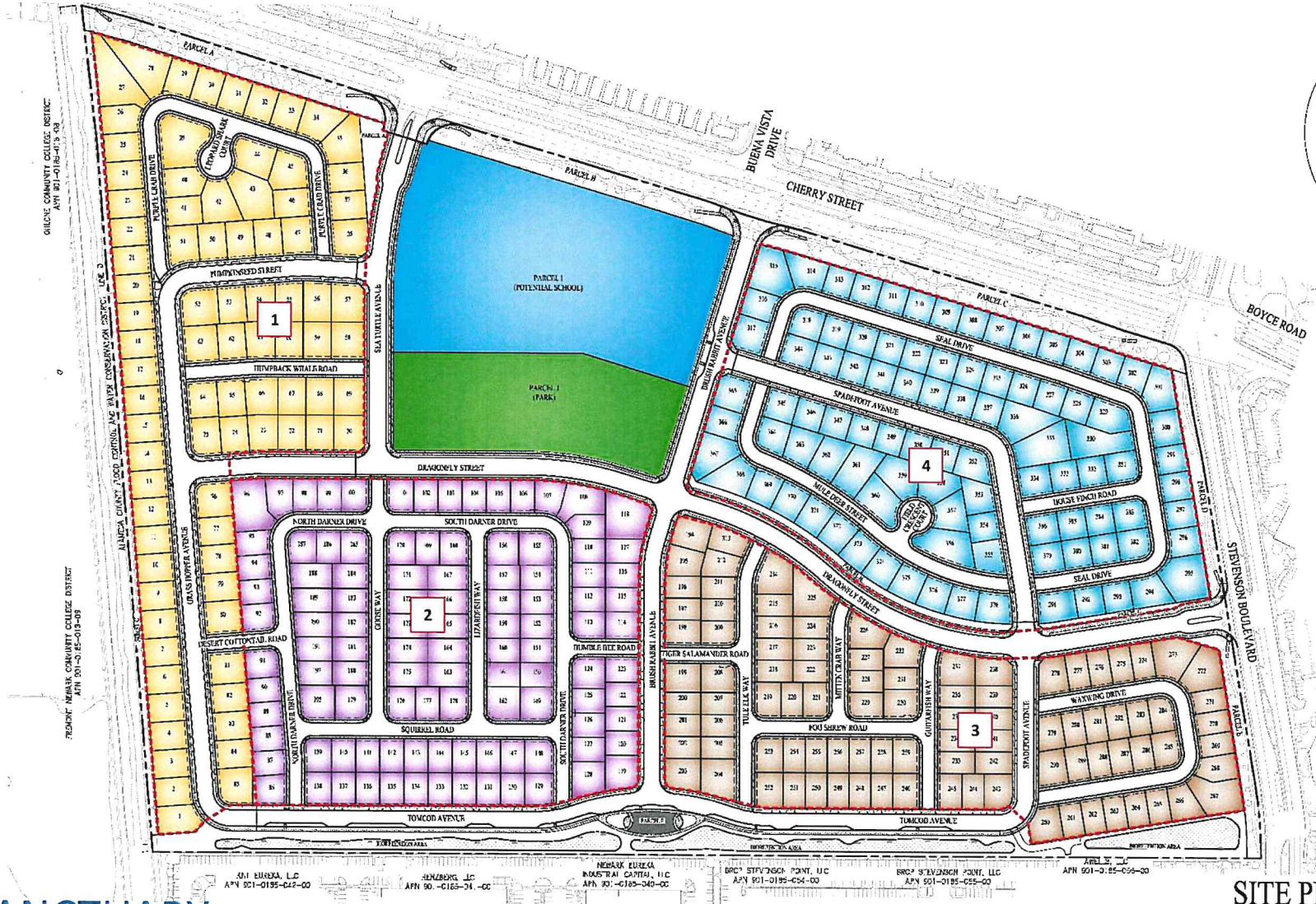
- Models to be constructed in 2018 with some homes occupied in 2019.
- Village 2 Final Map to City Council in Fall 2018
- Staff will coordinate with School District to facilitate school construction. (Must be under construction within 7 years of first Sanctuary Building permit.)
- Future Area 4 project up to 874 detached homes. Would include:
 - Bay Trail segment
 - Neighborhood Park
 - Recreational amenity

Next Steps

Staff recommends approval of Final Maps, Subdivision Improvement Agreements and waiver of Zoning Standards for Sanctuary Villages 1, 3, and 4

A single motion could be made approving all three items.

SANCTUARY



VICINITY MAP
NOT TO SCALE

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TOTAL		386

LEGEND

- NEIGHBORHOOD BOUNDARY
- - - SUBDIVISION BOUNDARY
- I VILLAGE NUMBER

SITE PLAN

541 BIRDA, LLC APN 021-0195-012-00
 HENNING, LLC APN 90-0165-24-00
 HERMAN EUREKA INDUSTRIAL CENTER, LLC APN 80-0185-240-00
 BRG STEVENSON POINT, LLC APN 01-0195-054-00
 BRG STEVENSON POINT, LLC APN 01-0195-055-00
 ARLIS, LLC APN 01-0185-056-00