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
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
Village 4

Farmhouse

Craftsman

Spanish
Play Area
• 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
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.