SANCTUARY WEST
CITY COUNCIL MEETING
Applicant: Sobrato Organization

Presented by:
Sofia Mangalam, Senior Planner
Total Area – 430 acres
469 single family units
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469 single family units
1992
GENERAL PLAN UPDATE

2006
SPECIFIC PLAN PROCESS COMMENCED

2007
NOTICE OF PREPARATION FOR ENVIRONMENTAL IMPACT REPORT (EIR)

2008
CITY COUNCIL ADOPTED LAND USE CONCEPT

2010
CITY COUNCIL ADOPTED CERTIFIED A FINAL EIR; APPROVED SPECIFIC PLAN, MAP AMENDMENT & DEVELOPMENT AGREEMENT

LEGAL ACTION FOR JUDICIAL REVIEW OF THE EIR

2015
JUDGMENT FROM LITIGATION – CITY REPEALED AND RESCINDED EIR, RESOLUTIONS & ORDINANCES

2015
CITY CERTIFIED RECIRCULATED EIR, READOPTED DEVELOPMENT AGREEMENT & OTHER RELATED APPROVALS
- 430 acres of land
- 469 homes
- Three park parcels
- Four boardwalk overlooks

PROPOSED DEVELOPMENT
- 1,876 private off-street parking

- 863 on-street guest parking

CIRCULATION/PARKING
- Three parks
- Four boardwalks
- Entry feature
- Multi-use trail
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### Planned Unit Development and Conditional Use Permit

<table>
<thead>
<tr>
<th>Specific Plan</th>
<th>Recirculated EIR</th>
<th>Area 3 (under construction)</th>
<th>Area 4 (under consideration)</th>
<th>Total units - Area 3 and 4</th>
<th>Consistent with Specific Plan and within environmental impact envelope of REIR?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Single family units</td>
<td>1,260</td>
<td>1,260</td>
<td>386</td>
<td>469</td>
<td>855</td>
</tr>
</tbody>
</table>

### Tentative Tract Map

- 469 single family lots: 46.60 acres
- Private streets: 30.25 acres
- Parks: 4.70 acres
- Water quality: 1.94 acres
- Open space: 346.65 acres
• City certified Recirculated Environmental Impact Report (REIR) 2015
• City adopted a Mitigation Monitoring Reporting Program 2015

• Compliance Checklist/Addendum 2019 concludes
  • Proposed project is within the scope of the REIR
  • Proposed project implements and is consistent with the Specific Plan
  • None of the major changes, new information or other environmentally significant events have occurred

• Supplemental or subsequent EIR to the 2015 REIR is not required or warranted
Planning Commission meeting October 22, 2019

- Vesting Tentative Tract Map 8495

- Conditional Use Permit and a Planned Unit Development to allow construction of a 469-unit residential development;

- made CEQA findings that environmental effects of the project were sufficiently analyzed under the 2015 (REIR), Project in Area 4 is within the scope of the 2015 REIR and project is exempt from CEQA pursuant California Government Code Section 65457.
Questions?