

encouraged. Sprinkler systems should be designed so that they do not spray onto sidewalks (which interferes with pedestrians) or walls of buildings (which leads to staining). Sprinkler controls shall be screened from street view.

Grading of multi-family sites shall provide for storm drainage to either on-site systems, or to the street, if appropriate. Grading shall always be away from buildings. Downspouts should terminate in underground piping to the storm system or to splash blocks or swales. All roof drainage should terminate in established storm drainage systems.

E. Building Height

Multi-family buildings shall be limited to three (3) stories in height, with design elements such as chimneys, roof peaks and cupolas projecting up to ten (10) feet higher.

F. Building Design

Within the Commerce Station area overall, architectural diversity is important and is strongly encouraged. The use of different "styles" and materials is intended to add variety to the buildings. Streetfront elevations shall be varied in mass, depth, wall elements, entrance doors, window treatment and roof forms. To balance this diversity, the public design features (street landscaping, visible fencing, arcades, entries, esplanades, and public buildings) will be treated with an eye to unity and consistency.

It is anticipated that in general, each multi-family development within the Commerce Station area will have its own consistent architectural style, with some variation.

Large structures are to be avoided. Long, uninterrupted wall surfaces are strongly discouraged. Individual units should be suitably identified by staggered exterior walls, details or other means.

Street elevations should be broken with reveals, recesses, trim elements and other architectural features to provide visual interest. Details that can add interest and texture include posts or columns, shutters, window boxes, etc.

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1) Porches and Entries

Front porches and patios are encouraged on street front units to create a human-scale buffer between the sidewalk and the dwelling unit, and an area in which people can "see and be seen." The porch can be integrated with second floor elements to provide balconies and decks. Addresses should be aligned with entry doors and located for visibility from the street.

2) Roofs

The pitch of a roof shall be at least five feet in twelve feet. Roofs with a pitch of less than five in twelve may be permitted if the roof is harmonious with the overall design of the proposed improvement and is aesthetically pleasing. Porches should be the same roof pitch as the rest of the unit; flat roofs are to be avoided.

3) Projections and Bays

In order to encourage variety and scale, bays and projections will be permitted to project up to 3'-0" on the front of the building, and up to 2'-0" on the side and rear of the building.

4) Gutters and Downspouts

Fascia gutters are appropriate for new construction. Downspouts should be located away from the building for the best drainage, in the least noticeable areas. They should be avoided on street fronts, if possible.

5) Mechanical

All electric, gas, television, radio and telephone lines shall be placed underground. Large visible satellite dishes and telephone receiving equipment are not permitted or, if visible from streets or public areas, must be screened from view. Mechanical equipment will be installed consistent with the Comprehensive Flood Management Plan.

Utility meters must be visible for meter reading, but be either integrated into the design or be surrounded by suitable landscaping. Antennas for satellite TV should be located in areas not visible from adjoining properties, streets or public areas. Antennas mounted on towers must have City approval.

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REVISED 11/23/04

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6) Recycling

Floor plans and internal and external features shall be designed to facilitate recycling, including provisions for recycling enclosures. Recycling and trash enclosures shall comply with the City Zoning Ordinance.

G. Building Materials and Colors

1) Materials

Within each multi-family project, building materials can be consistent, with different colors and accents. Materials can include, but are not limited to, stucco, wood siding, stone, brick, cedar shingles or other natural materials. Horizontal siding is preferred over vertical siding. In general, high quality materials are encouraged, and pre-fabricated inexpensive materials are discouraged; exterior plywood, such as T-111, is prohibited.

Shutters, trim, canvas awnings and moldings on windows are encouraged. Larger trim, such as 1x4's and 1x6's, are preferable to thin 1x2's. Aluminum windows in stucco walls without trim or stucco molding are not permitted. Raw or clear anodized aluminum window frames are strongly discouraged. Operable windows shall have screens so that they can be used for ventilation. Entry doors must meet the City Security Code, requiring viewers for safety.

"Permanent" roof materials such as concrete and clay tile are encouraged because of their low maintenance and consistent appearance over time. Wood shake or shingle roofing is also acceptable. When composition shingles are used, they should be the heavy laminated dimensional type, and be of at least 25-year quality.

2) Colors

There shall be color variation within each multi-family project, with a minimum of two colors plus a third color for accent or trim. For townhouses or detached units, color should vary for each side-by-side unit. For multi-family and stacked units, colors should vary within the building using bays, offsets and returns as break lines. A variety of wall textures are encouraged. Monotone wall surfaces without texture or color differentiation are discouraged.

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3) Building Corners

In order to avoid the appearance of a false appliqué, no material change is allowed at corners. Material changes must occur at reverse corners or must return on the sidewalk to the privacy fence. In no case shall this return be less than 4'-0".

4) Fencing

Fencing shall be constructed of wrought iron, concrete block or wood. Wrought iron, when used, shall be painted black or a compatible color with the building(s). Concrete block, when used, shall be split-faced and of a similar and compatible design to the conceptual community-wide walls or consistent with the building materials. Wood fencing shall be constructed of a minimum of 75 percent Western Red Cedar or Redwood. In general, chain link fencing is not permitted. All wooden fencing visible from public areas shall have a double rail and may be stained with a neutral semi-transparent stain compatible with the development.

5) Gates

Wrought iron or quality wood gates may be provided to allow access from yards to public ways. Although the City recognized the need for security measures, it is not recommended that multi-family projects become walled-in enclaves with few connections to the surrounding neighborhood or streets. Security gating is not encouraged, although special considerations will be made dependent upon final design of the site.

6) Accessories

Special attention should be paid to accessories on street frontages such as fencing, signage, mail slots, light fixtures, address numbers, hose bibs, railings, etc. Design of railings and steps should be compatible from unit to unit, with an overall consistency of theme and/or materials.

H. Parking, Storage and Trash Enclosures

In terms of design, to the greatest extent possible, buildings shall address the street frontage and parking shall be internalized within the site plan. Parking

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directly against buildings is strongly discouraged. Landscaping or walkways should be provided between buildings and paved parking areas.

A minimum of 1.5 parking spaces is required for each dwelling unit, provided at curbside or in gathered parking areas within approximately 200 yards of the unit. Guest parking areas must also be provided at the rate of 1 space per 15 units, clearly marked.

Surface parking areas shall have landscaped islands and shade trees, in compliance with City of Sacramento standards, with a minimum of one tree per five parking stalls. Stalls shall be sized in accordance with City standards. Long runs of parking places should be discouraged, regardless of how they are covered, and flat aluminum carport structures are strongly discouraged. Carport roofs should reflect the design of the buildings, and materials and colors should be compatible.

Parking areas visible from the right-of-way shall be landscaped for visual screening. When visible from the right-of-way, parks and other public areas, storage for boats, recreational vehicles, and trailers, as well as storage sheds, shall be fully enclosed.

Resident storage areas should be integrated into the building design to avoid cluttered patios and porches. Storage facilities integral with carports require architectural treatment consistent with the buildings, using similar design elements.

Trash storage areas should not be visible from public streets or other public areas. Trash enclosures should be constructed of concrete block or other durable material; wood is prohibited. Trash enclosures shall meet City standards for design and compliance with the City's recycling ordinance.

I. Air Quality Mitigation and Transportation Systems Management Strategies

Please see Section IX.

At full build-out, the highest concentration of people in the Commerce Station area will be located in the multi-family areas. Residents of this areas will have easy and convenient access to transit, as well as shopping at future neighborhood and convenience commercial developments without needing to get in their cars for each trip.

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Builders are encouraged to design multi-family parcels and units to provide for innovations of the future. With the increasing use of electric cars, builders are encouraged to make their parcels flexible to accommodate on-site recharging stations.

J. Toxic and Hazardous Material Handling

Multi-family projects applicants are encouraged to design facilities that maximize recycling opportunities.

K. Signage

Multi-family housing projects may have entry directories, directional signs, street identification, regulatory signs and building addressing. The design and color of the signage package shall be coordinated and subject to approval.

1) Detached Monument Signs

- a) **Function:** to identify multi-family projects by name.
- b) **Location:** ground-mounted in appropriate landscape area. If sign is located in grass area, the base must have a concrete mowstrip, flush with grade. Large landscape elements such as trees should serve as backdrop to the sign and should not obstruct the view of the sign face. Signs shall satisfy City requirements for visibility.
- c) **Quantity:** two (2) sign per street frontage per parcel.
- d) **Size:** no larger than 32 square feet, with a maximum height of 8'-0", including base.
- e) **Material:** may be constructed of painted metal, porcelain enamel, Lexan or similar high density plastic, or other high quality material. Sign base shall be constructed of masonry, including brick or the split-face block found throughout the community.
- f) **Copy:** shall include only the project name, address and/or logo. Signs perpendicular to the street shall be double-faced and have the same copy on both sides.
- g) **Illumination:** signs may be ground-lit or may have illuminated characters/designs.

2) Attached Identifications Signs

- a) **Function:** to identify building address(s).

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- b) Location: bottom of sign may be no closer than 3'-0" from the ground. Sign may not be located closer than 1'-0" from the sides of the walls or roofline. No sign shall be higher than the roofline.
- c) Quantity: one (1) sign per street frontage per building.
- d) Size: Sign materials shall not exceed 5 square feet.
- e) Materials: signs shall be comprised of individual letters or logo sections, with no exposed mounting hardware. All type of graphics shall have a minimum thickness of 2" and be of a color that contrasts with the background. Suitable materials include acrylic, aluminum, brass and painted steel, painted metal, porcelain enamel, or a high-quality plastic. Wood and painted backgrounds are prohibited. Sign background must be the building surface finish.
- f) Copy: address only.
- g) Illumination: address numbers should be lighted and readable from the street.

L. Lighting

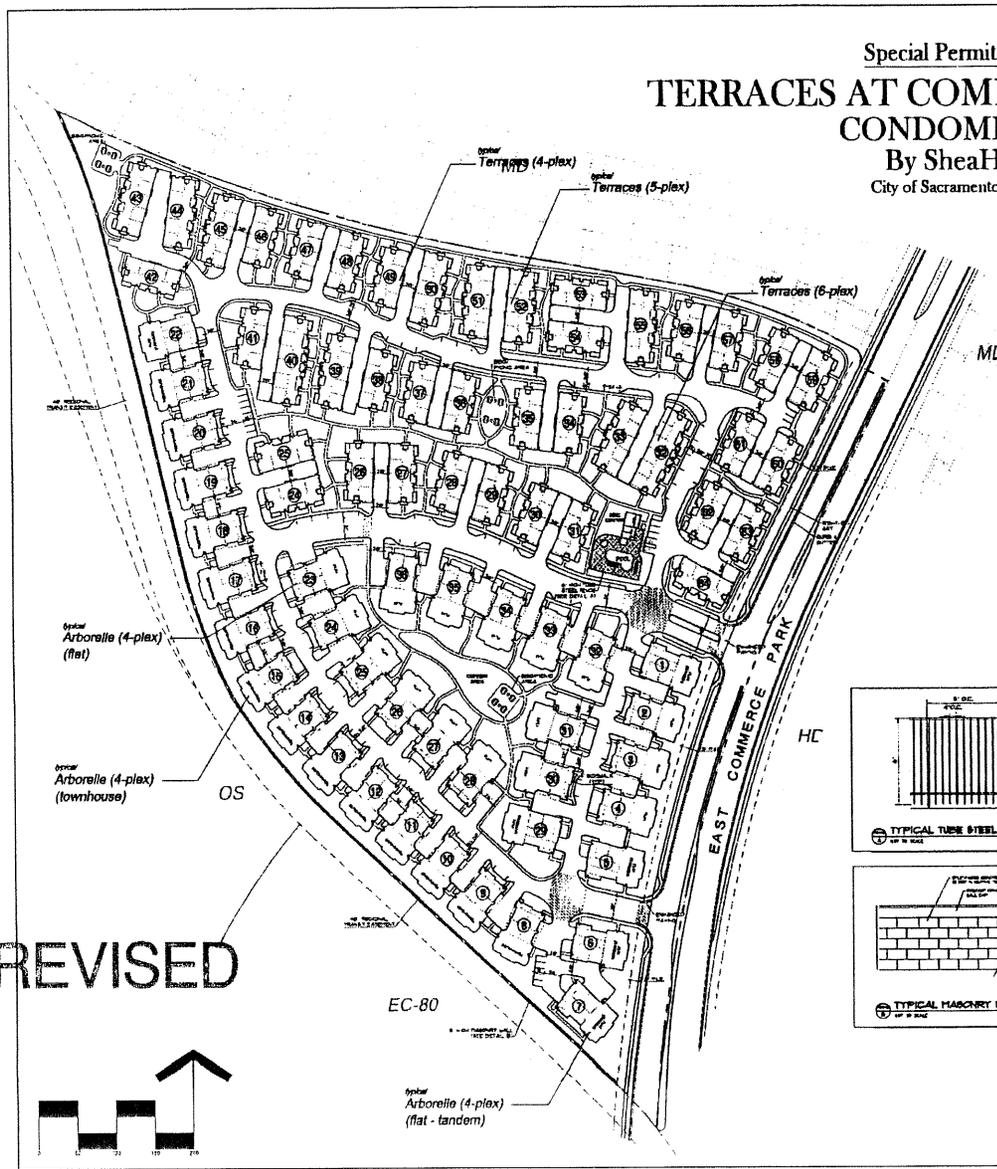
Every multi-family parcel shall have adequate lighting to provide for security and visibility. Site lighting should not be pervasive, or impact surrounding or neighboring properties. Decorative lighting along walkways and driveways is strongly encouraged.

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Special Permit Site Plan
**TERRACES AT COMMERCE STATION
 CONDOMINIUMS**
 By SheaHomes
 City of Sacramento, California

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 REVISED 05/09/05

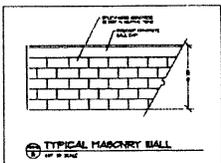
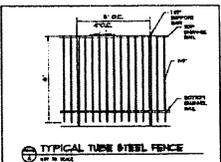
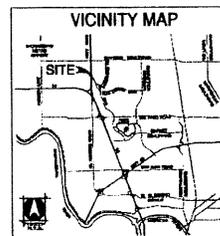


SUMMARY

BUILDING TYPE	# OF BUILDINGS	UNITS
TERRACE (4-PLEX)	50	120
TERRACE (5-PLEX)	4	48
TERRACE (6-PLEX)	2	12
TERRACE (SUB-TOTAL)	56	180
ARBORELLE (4-PLEX) TOWNHOUSE	14	56
ARBORELLE (4-PLEX) FLAT	16	64
ARBORELLE (4-PLEX) TOWNHOUSE	6	24
TOTAL	77	324

PARKING SUMMARY

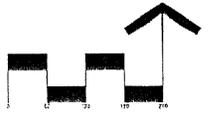
REQUIREMENT	AMOUNT
1.5 SPACES PER UNIT	486
1 SPACE PER 10 UNITS FOR GUEST PARKING	32
TOTAL SPACES REQUIRED	518
SPACES PROVIDED	504
2 CAR GARAGE SPACES PER UNIT OVER 4 GARAGE SPACES	64
TOTAL SPACES PROVIDED	568



Revised: MAY 6, 2005
 JANUARY 25, 2005
 NOVEMBER 23, 2004
 OCTOBER 1, 2004

G.C. WALLACE OF CALIFORNIA, INC.
 Registered Professional Engineer
 No. 44881
 1000 J STREET, SUITE 200, SACRAMENTO, CALIFORNIA 95811
 TEL: 916.442.1111 FAX: 916.442.1112

REVISED



Preliminary Landscape Plan
TERRACES AT COMMERCE STATION
 CONDOMINIUMS
 By SheaHomes
 City of Sacramento, California



PLANT LEGEND

TREES

PLANT SYMBOLS:

- Large Shrub and Small Tree: Acer rubrum/ Dubautia Gray Red Maple, Gleditsia triacanthos/ Chinese Honeyberry, Nyssa sylvatica/ Tupelo, Quercus laevis/ Water Oak, Ulmus parvifolius/ Chinese Evergreen Elm
- Medium Tree: Salix babingtonii/ Shrivener Cedar, Pinus strobus/ Eastern Pine, Ficus microcarpa/ 'Tiny Ficus', Quercus rubra/ Water Live Oak
- Small Tree: Kalmia latifolia/ Golden Elm Tree, Magnolia grandiflora/ Southern Magnolia, Palmetto clematis/ Chinese Palmetto, Prunus caroliniana/ Carolina Myrtle, Pyrus salicifolia/ White Pear
- Small Shrub: Cornus canadensis/ Eastern Spicebush, Ligustrum lucidum/ Glossy Privet, Olea europaea/ Olive Tree, Trichostema luteum/ Yellow Trillium

SHRUBS, GEOPHYTES AND VINES

Shrub:

- Salix purpurea/ Oriental Weeping, Cornus paniculata/ Snow White Cornus, Nandina domestica/ Nandina, Picea canadensis/ Eastern White Pine, Thuja occidentalis/ Green Garden Arborvitae, Yucca filamentosa/ Filamentous Yucca

Geophytes:

- Aristida purpurascens/ Purple Carpet, Phlox paniculata/ Blue Phlox, Ornithogalum/ Star of Bethlehem, Eryngium yuccifolium/ Sea Holly, Yucca filamentosa/ Filamentous Yucca

VINE:

- Clematis integrifolia/ Clematis, Hystrix patens/ Hedgehog, Vitis rotundifolia/ Grape

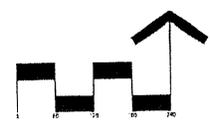
Other:

- Top of a Bank of 400' Over Fence
- Annual Color
- Elevated Planting
- Reduced Planting

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EC-80

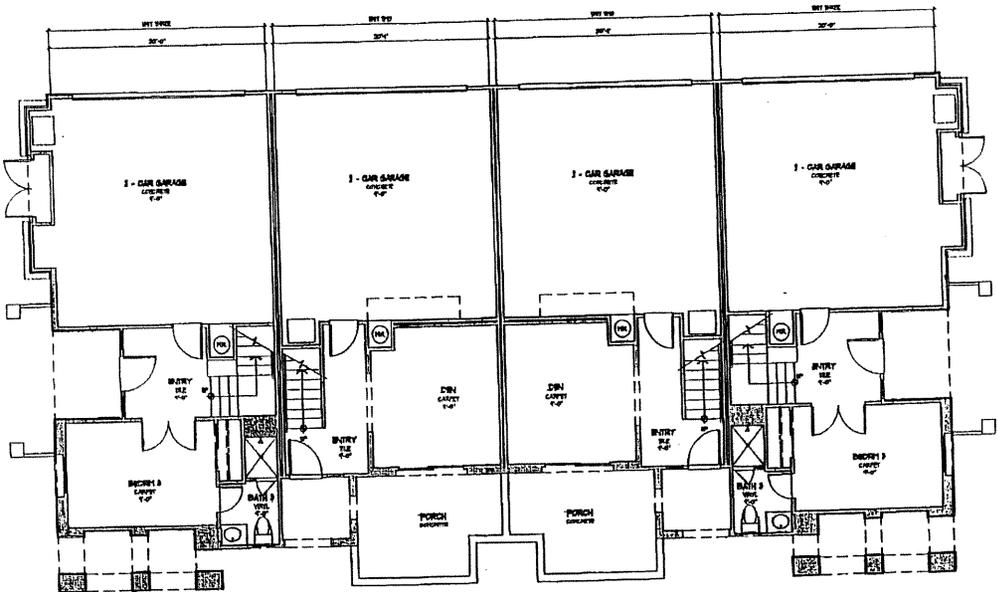
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REVISED 05/09/05



Revised: MAY 8, 2005
 JANUARY 25, 2005
 NOVEMBER 23, 2004
 OCTOBER 1, 2004

G.C. WALLACE OF CALIFORNIA, INC.
 Engineers/Planners/Surveyors
 1000 N. STREET, SUITE 1000, SACRAMENTO, CA 95811
 TEL: (916) 441-1111 FAX: (916) 441-1112

Exhibit 1H – Terraces – Fourplex – Floor Plans, Roof Plans, and Elevations



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

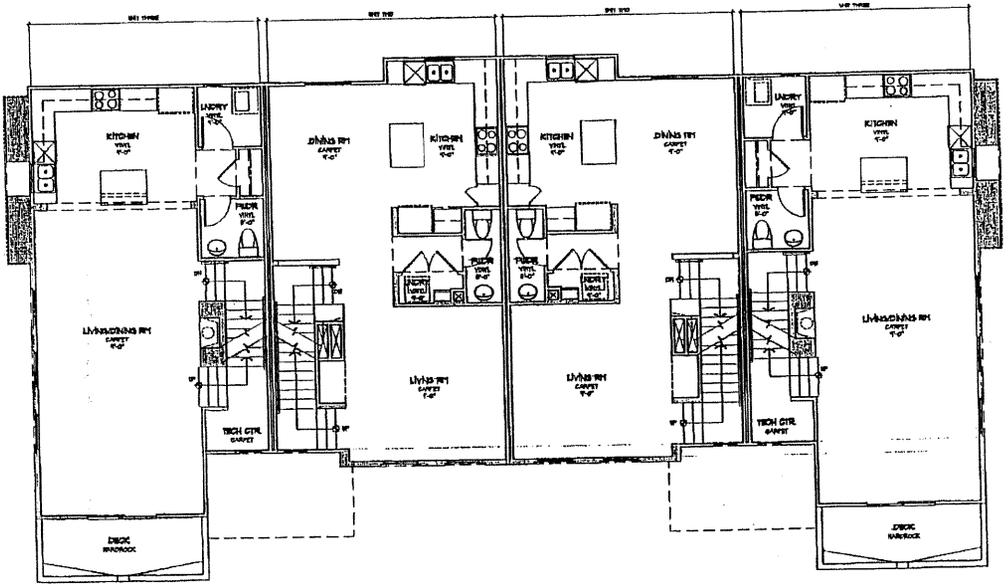
NATOMAS
SHEA HOMES
FOURPLEX - FIRST FLOOR



THE MCGRAW-HILL ASSOCIATES, INC.
ARCHITECTURE & PLANNING
SEPTEMBER 16, 2004

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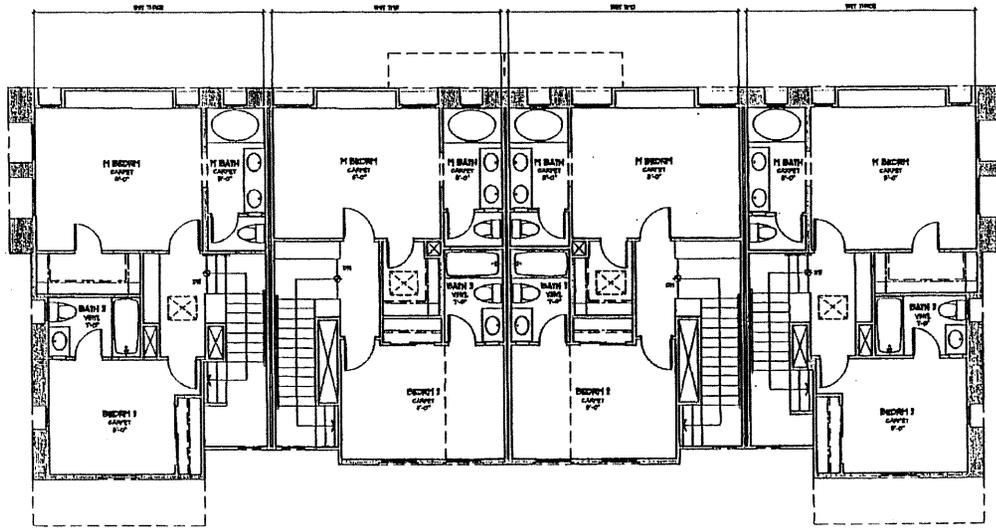
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NATOMAS
SHEA HOMES
FOURPLEX - SECOND FLOOR



THE MACKLEY ASSOC., INC.
ARCHITECTURE & PLANNING
SEPTEMBER 16, 2004

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10-06-04



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

NATOMAS
SHEA HOMES
FOURPLEX - THIRD FLOOR

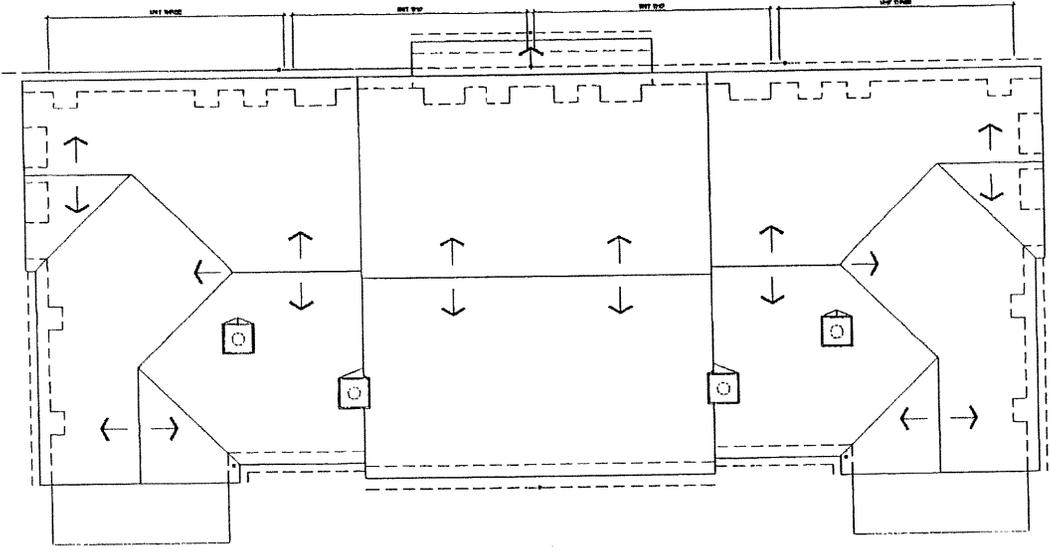


THE HAGINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

SEPTEMBER 16, 2004

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10-06-04



ROOF PLAN - A
SCALE: 1/4" = 1'-0"

NATOMAS
SHEA HOMES
FOURPLEX - ROOF PLAN A



SEPTEMBER 16, 2004

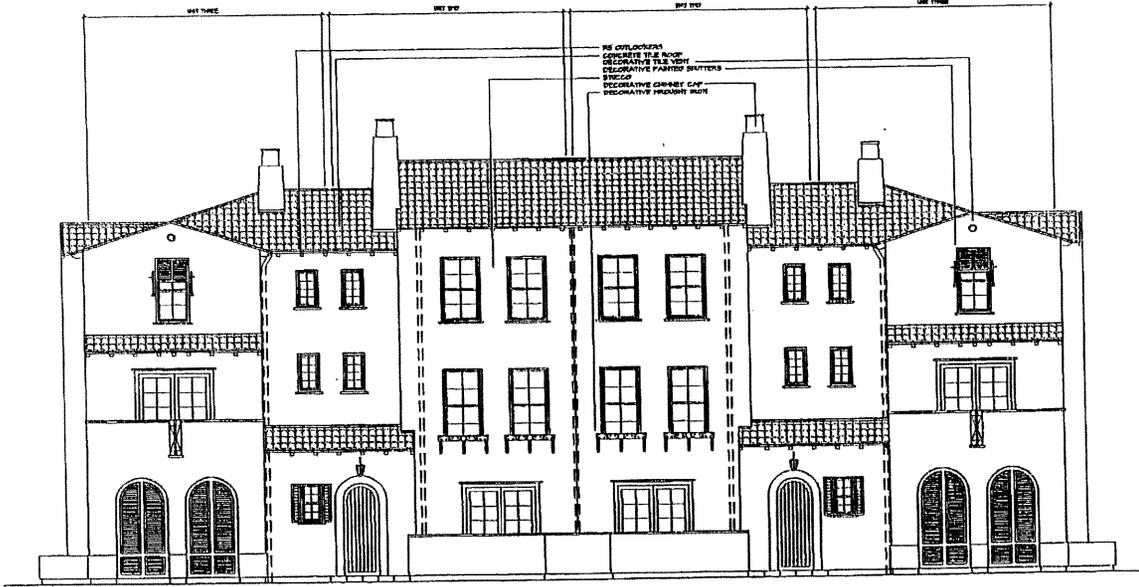
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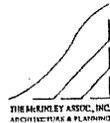
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10-06-04



FRONT ELEVATION - A
SCALE: 1/8" = 1'-0"

NATOMAS
SHEA HOMES
FOURPLEX - FRONT ELEVATION A



THE MENDENHALL ASSOC., INC.
ARCHITECTURE & PLANNING
SEPTEMBER 16, 2004

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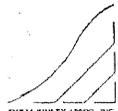
JUNE 9, 2005

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LEFT & RIGHT SIDE ELEVATION A
SCALE: 1/4" = 1'-0"

TERRACES AT COMMERCE STATION
 SHEA HOMES
 FOURPLEX - SIDE ELEVATIONS A



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

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REVISED 11/23/04

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10-06-04



FRONT ELEVATION - A
SCALE: 3/4" = 1'-0"

NATOMAS
SHEA HOMES
FOURPLEX - REAR ELEVATION A



THE MOYNIHAN ASSOC., INC.
ARCHITECTURE & PLANNING
SEPTEMBER 16, 2004

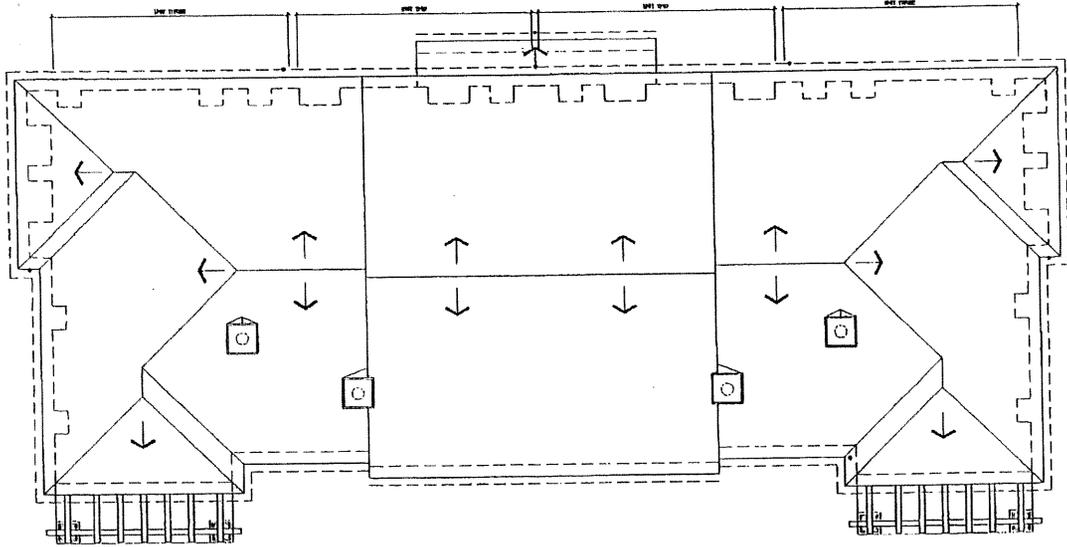
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ROOF PLAN - B
SCALE: 1/4" = 1'-0"

NATOMAS
SHEA HOMES
FOURPLEX - ROOF PLAN B



THE AGENCY ASSOC., DC
ARCHITECTURE & PLANNING

SEPTEMBER 16, 2004

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JUNE 9, 2005

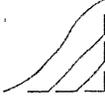
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10-06-04



FRONT ELEVATION - B
SCALE: 1/4" = 1'-0"

NATOMAS
SHEA HOMES
FOURPLEX - FRONT ELEVATION B



THE PARKER BY ASSOC, INC.
ARCHITECTURE & PLANNING

SEPTEMBER 16, 2004



LEFT & RIGHT SIDE ELEVATION B
SCALE: 1/4" = 1'-0"

TERRACES AT COMMERCE STATION
 SHEA HOMES
 FOURPLEX - SIDE ELEVATIONS B

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 REVISED 11/23/04

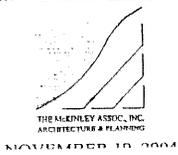
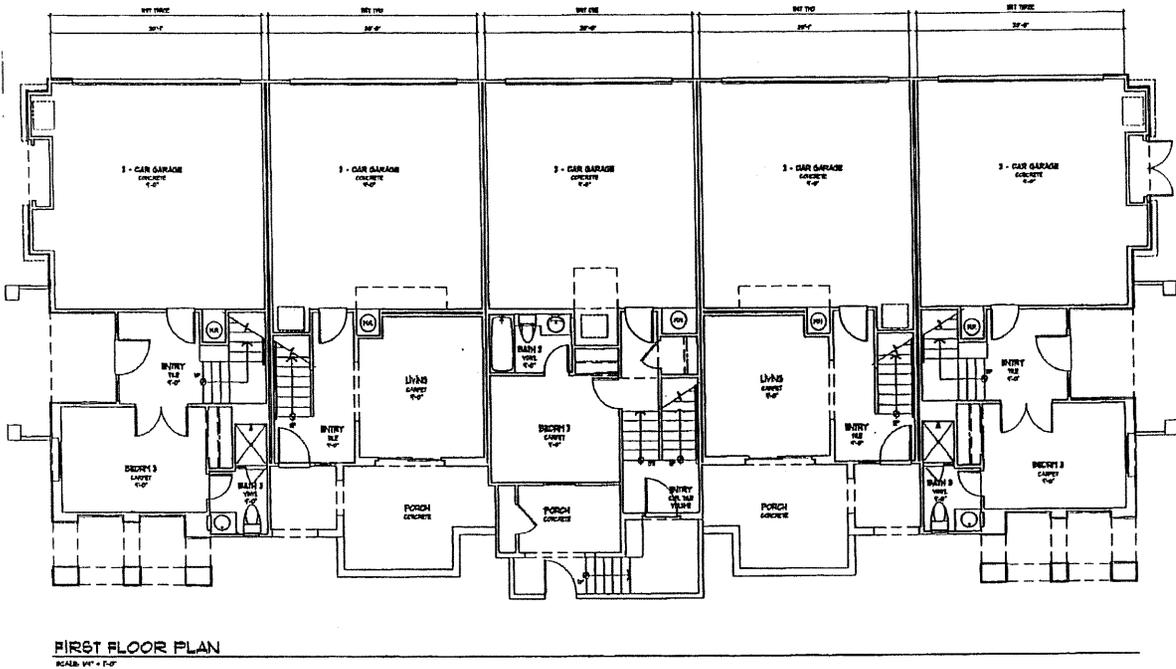


Exhibit 11 – Terraces – Fiveplex – Floor Plans, Roof Plans, and Elevations



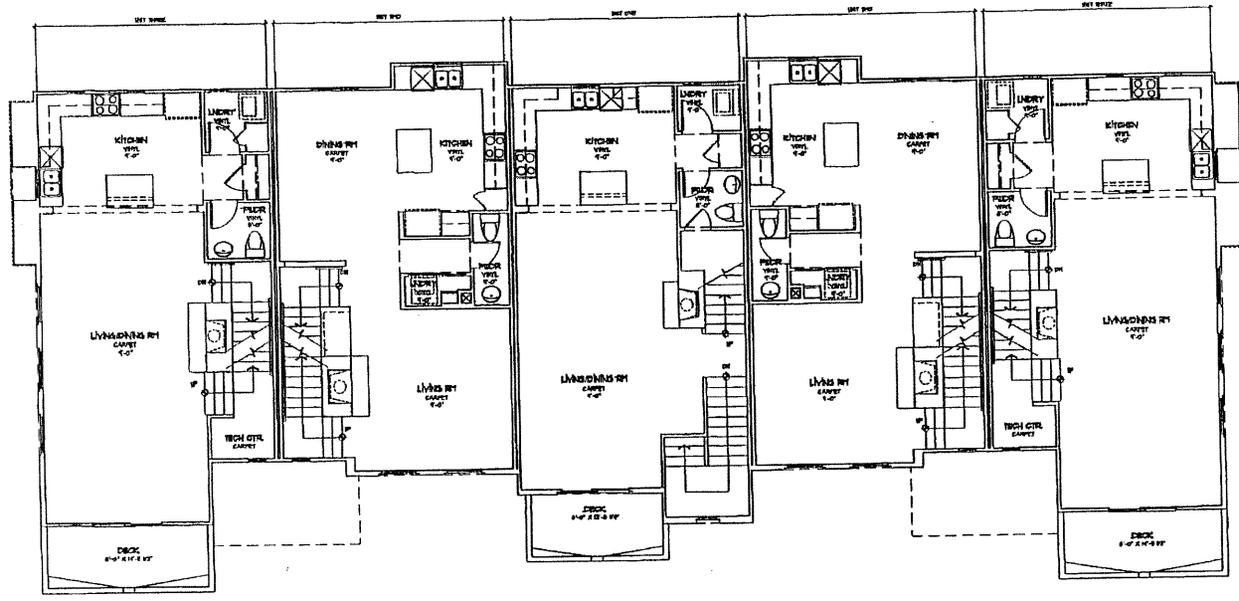
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10-06-01

NATOMAS
SHEA HOMES
FIVEPLEX - FIRST FLOOR



THE MARSHALL ASSOC., INC.
ARCHITECTURE & PLANNING
SEPTEMBER 16, 2004

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10-06-04



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

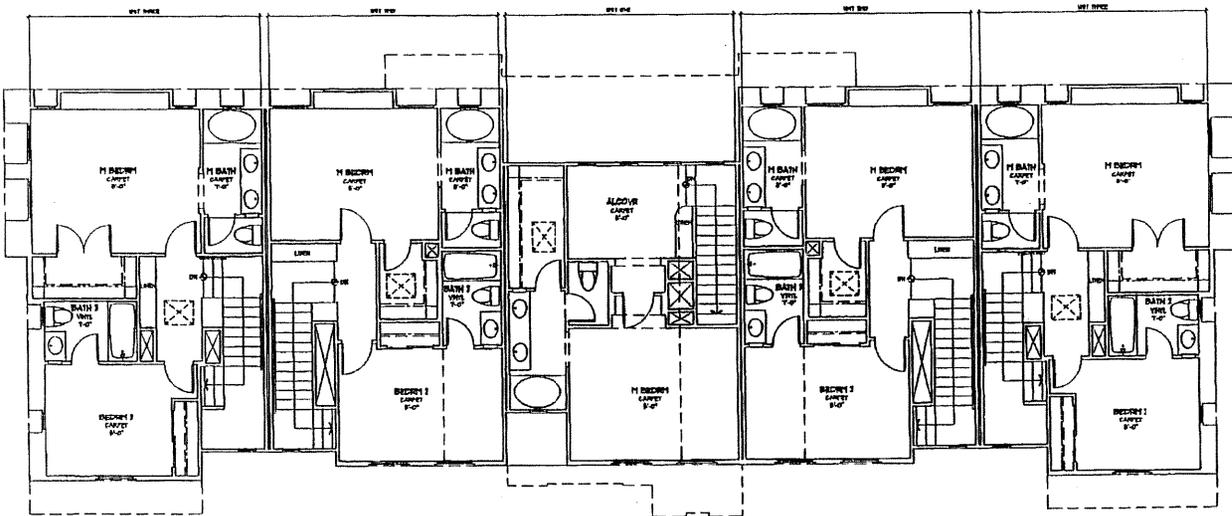
NATOMAS
SHEA HOMES
FIVE - SECOND FLOOR



SEPTEMBER 16, 2004

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10-06-04



THIRD FLOOR PLAN
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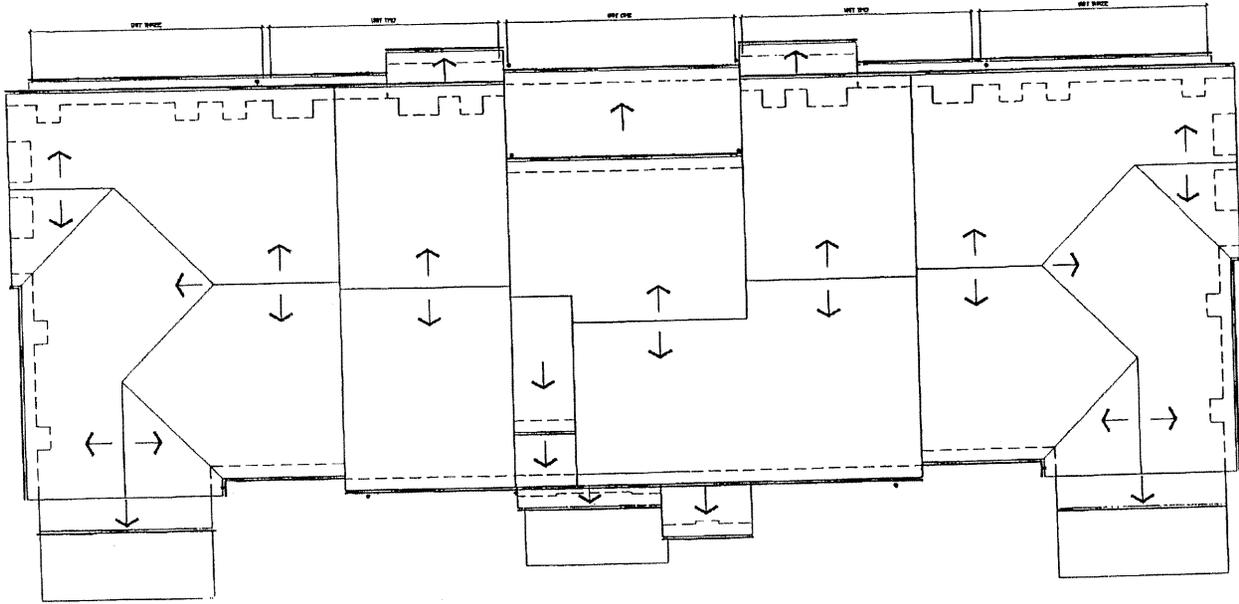
NATOMAS
SHEA HOMES
FIVEPLEX - THIRD FLOOR



THE SARGENT ASSOC., INC.
ARCHITECTURAL PLANNING
SEPTEMBER 16, 2004

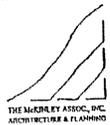
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10-06-04



ROOF PLAN - A
SCALE 1/4" = 1'-0"

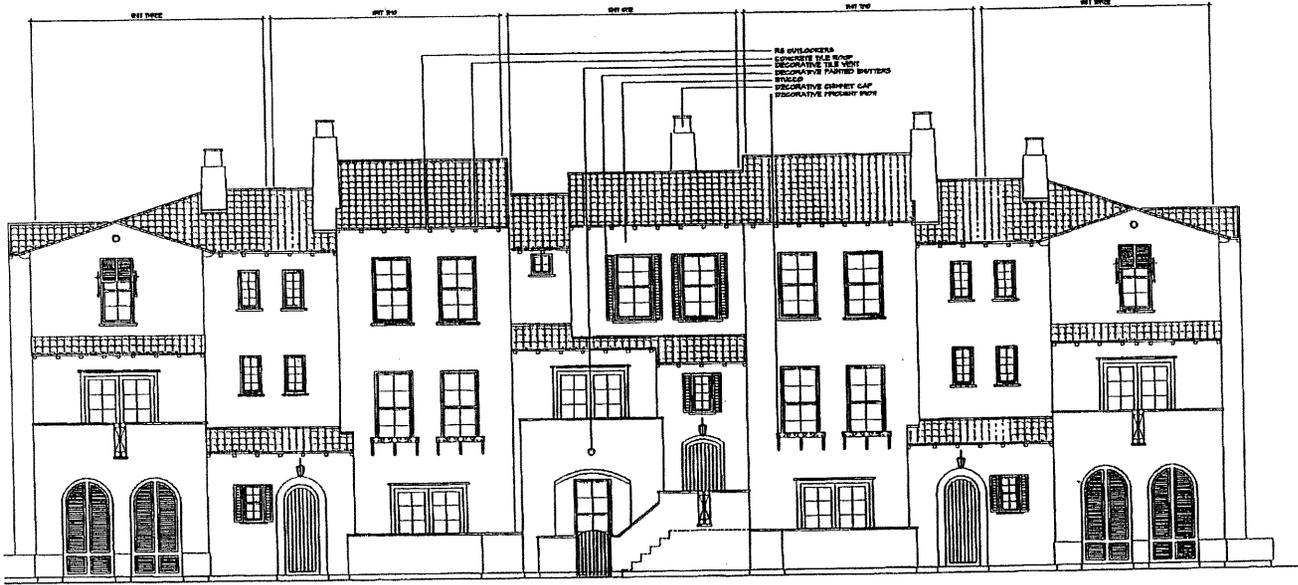
NATOMAS
SHEA HOMES
FIVEPLEX - ROOF PLAN A



SEPTEMBER 16, 2004

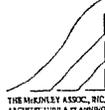
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10-06-04



FRONT ELEVATION - A
SCALE: 1/4" = 1'-0"

NATOMAS
SHEA HOMES
FIVEPLEX - FRONT ELEVATION A



SEPTEMBER 16, 2004

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JUNE 9, 2005

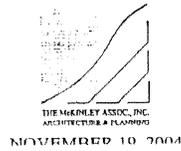
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LEFT & RIGHT SIDE ELEVATION A
SCALE: 1/4" = 1'-0"

TERRACES AT COMMERCE STATION
SHEA HOMES
FIVEPLEX - SIDE ELEVATIONS A

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REVISED 11/23/04

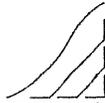


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10-06-04



REAR ELEVATION - A
SCALE: 1/4" = 1'-0"

NATOMAS
SHEA HOMES
FIVEPLEX - REAR ELEVATION A

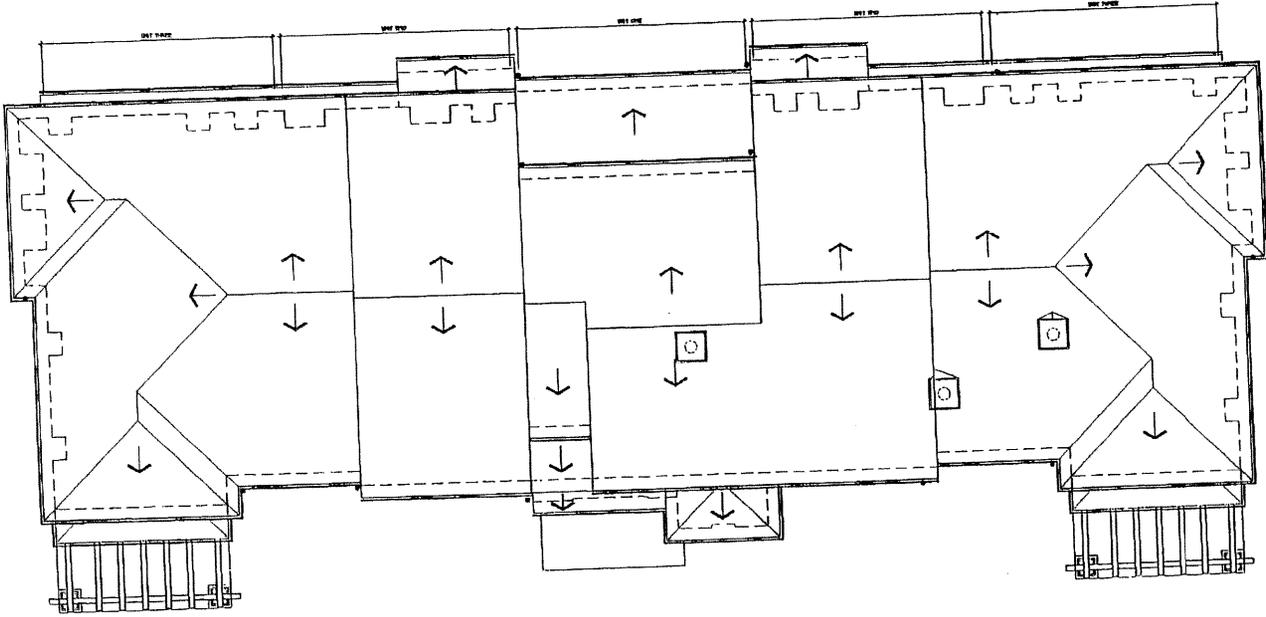


THE MCHENRY ASSOC., INC.
ARCHITECTURE & PLANNING

SEPTEMBER 16, 2004

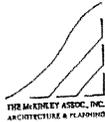
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10-06-04



ROOF PLAN - B
SCALE 1/4" = 1'-0"

NATOMAS
SHEA HOMES
FIVEPLEX - ROOF PLAN B



THE MARKET ASSOC., INC.
ARCHITECTURE & PLANNING
SEPTEMBER 16, 2004

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FRONT ELEVATION - B
SCALE: 1/4" = 1'-0"

NATOMAS
SHEA HOMES
FIVEPLEX - FRONT ELEVATION B



SEPTEMBER 16, 2004



LEFT & RIGHT SIDE ELEVATION B
SCALE: 1/4" = 1'-0"

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REVISED 11/23/04

TERRACES AT COMMERCE STATION
SHEA HOMES
FIVEPLEX - SIDE ELEVATIONS B



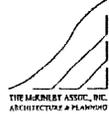
P04-196

10-06-04



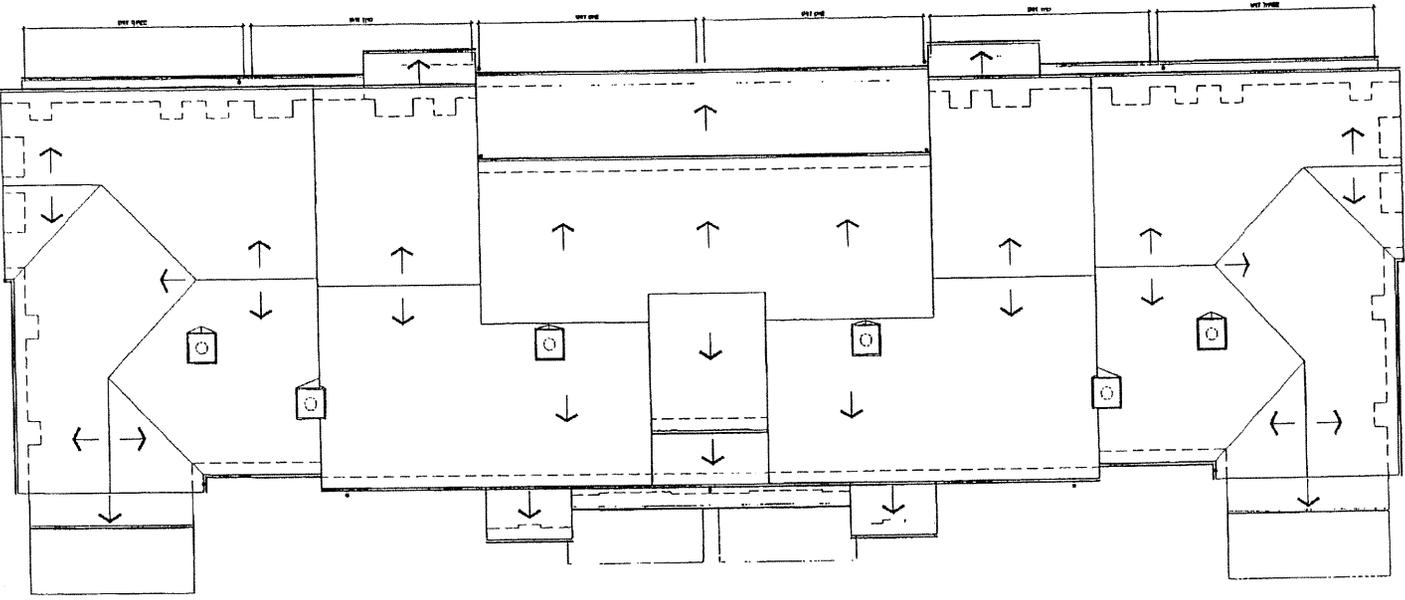
REAR ELEVATION - B
SCALE: 1/4" = 1'-0"

NATOMAS
SHEA HOMES
FIVEPLEX - REAR ELEVATION B



THE ALIGNMENT ASSOC., INC.
ARCHITECTURE & PLANNING
SEPTEMBER 16, 2004

Exhibit 1J - Terraces - Sixplex - Roof Plan and Elevations



ROOF PLAN - A

NATOMAS
SHEA HOMES
SIXPLEX - ROOF PLAN A



SEPTEMBER 16, 2004

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40-90-01



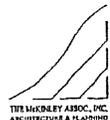
FRONT ELEVATION - A

SCALE 3/4" = 1'-0"

P04-196

10-06-04

NATOMAS
SHEA HOMES
SIXPLEX - FRONT ELEVATION A



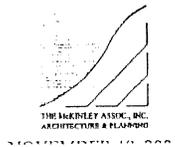
TERAMENET ASSOC., INC.
ARCHITECTURE & PLANNING
SEPTEMBER 16, 2004



LEFT & RIGHT SIDE ELEVATION A
SCALE: 1/4" = 1'-0"

TERRACES AT COMMERCE STATION
SHEA HOMES
SIXPLEX - SIDE ELEVATIONS A

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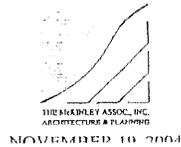


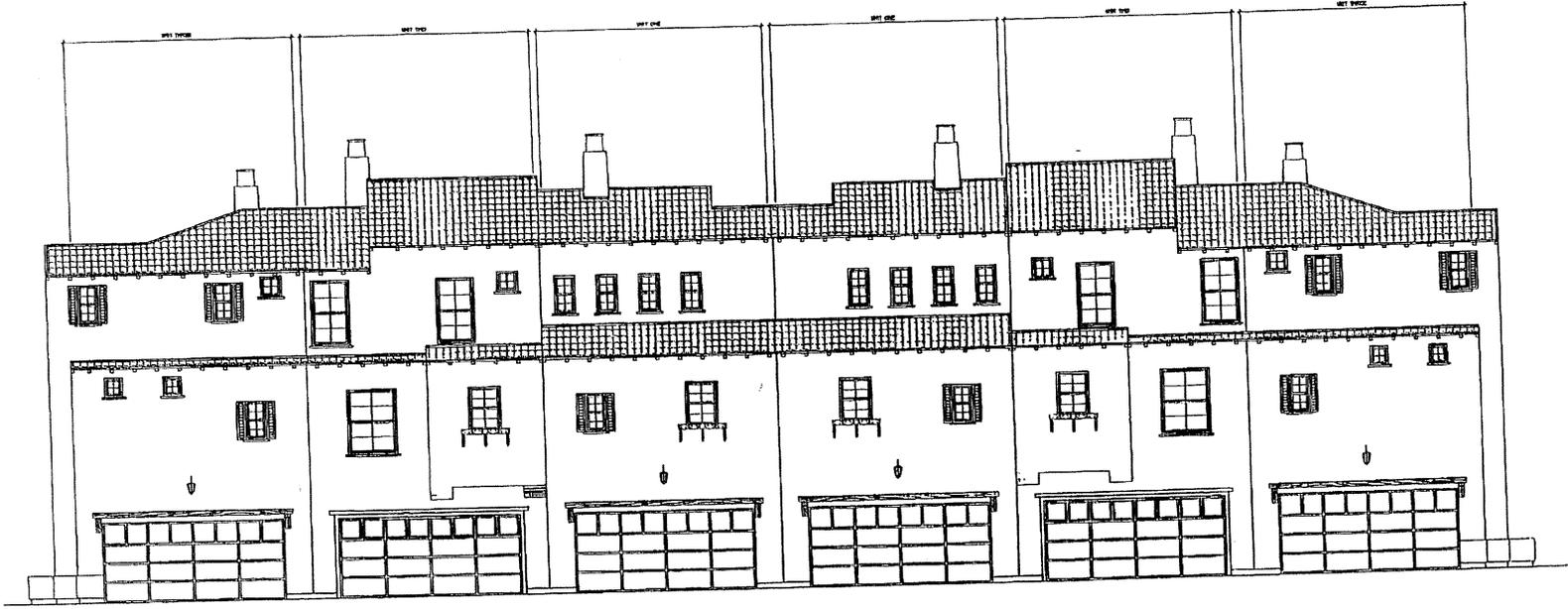


LEFT & RIGHT SIDE ELEVATION B
SCALE: 1/4" = 1'-0"

TERRACES AT COMMERCE STATION
SHEA HOMES
SIXPLEX - SIDE ELEVATIONS B

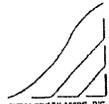
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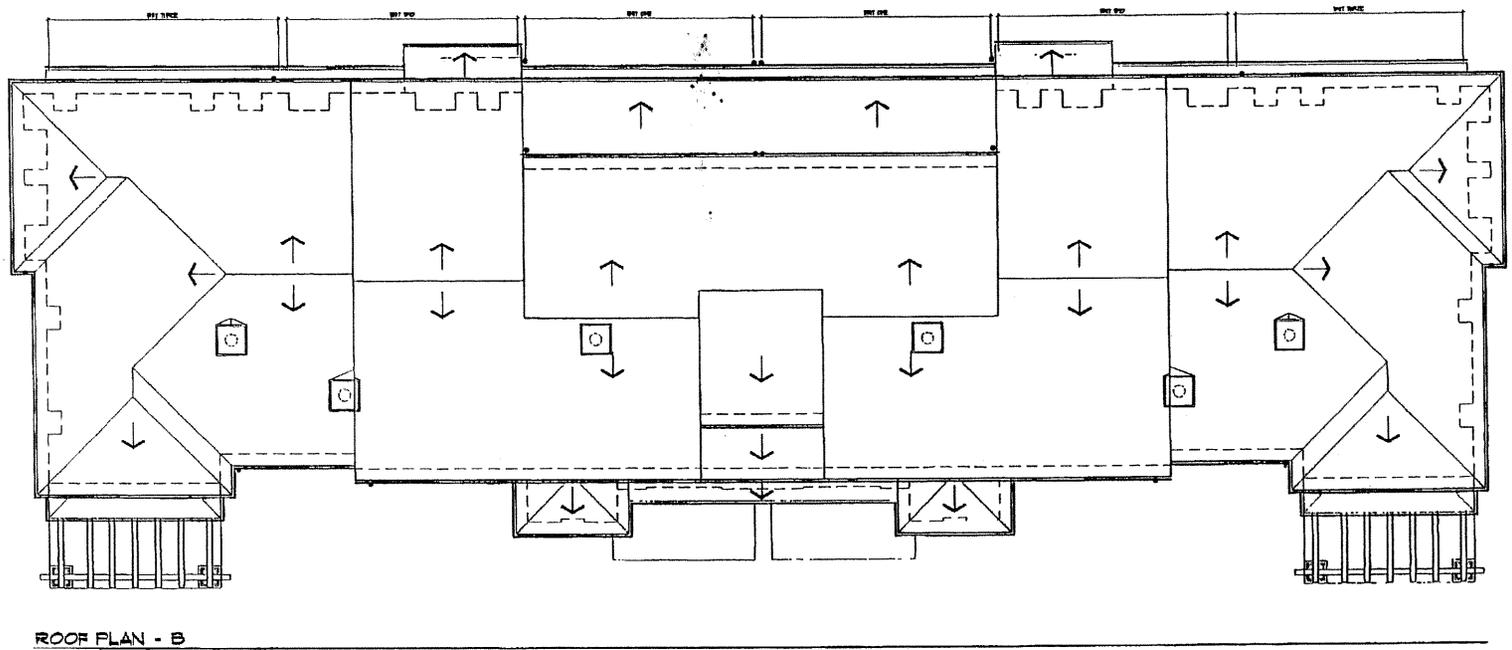
NATOMAS
SHEA HOMES
SIXPLEX - REAR ELEVATION A



THE MAZUREK ASSOC., INC.
ARCHITECTURE & PLANNING

SEPTEMBER 16, 2004

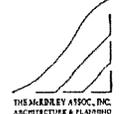
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ROOF PLAN - B

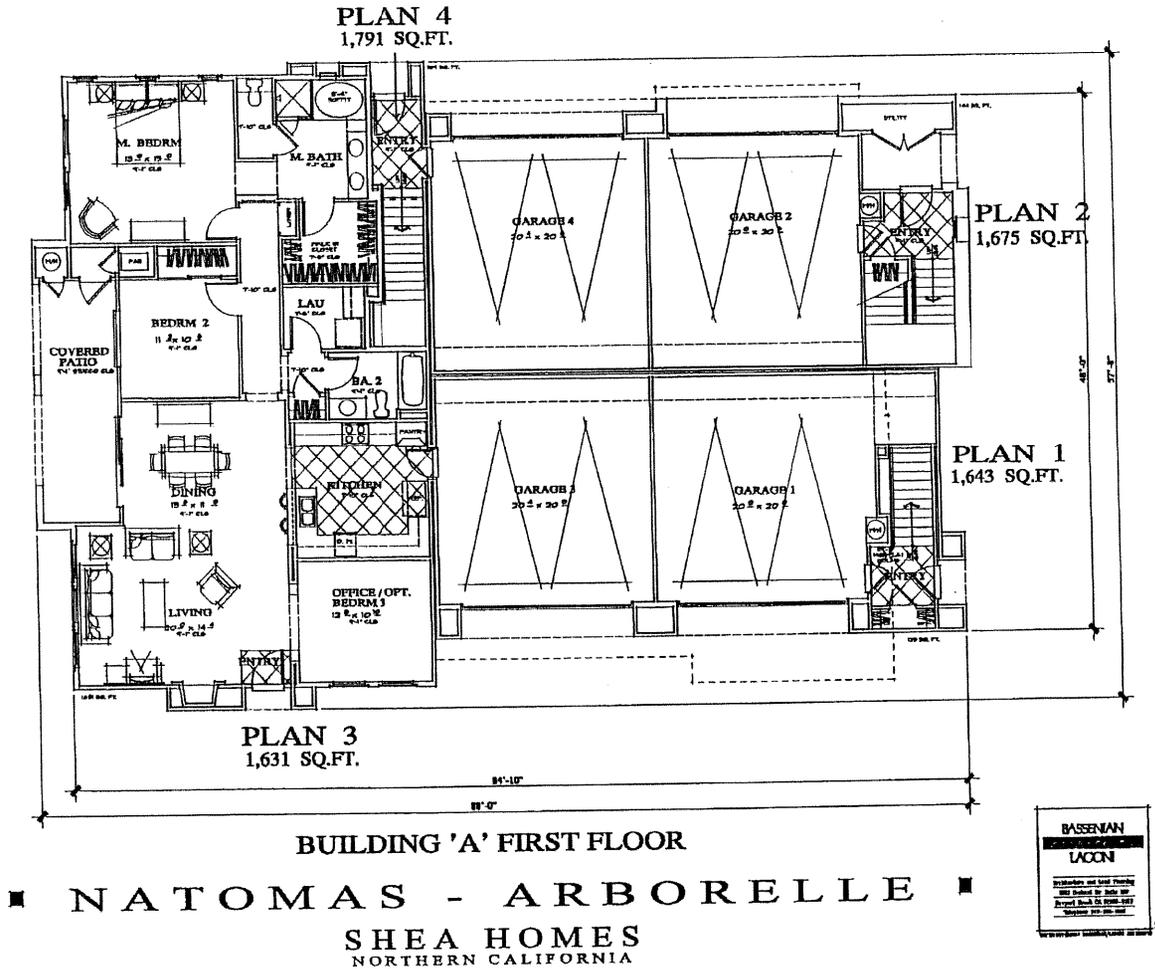
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10-06-04

NATOMAS
SHEA HOMES
SIXPLEX - ROOF PLAN B



SEPTEMBER 16, 2004

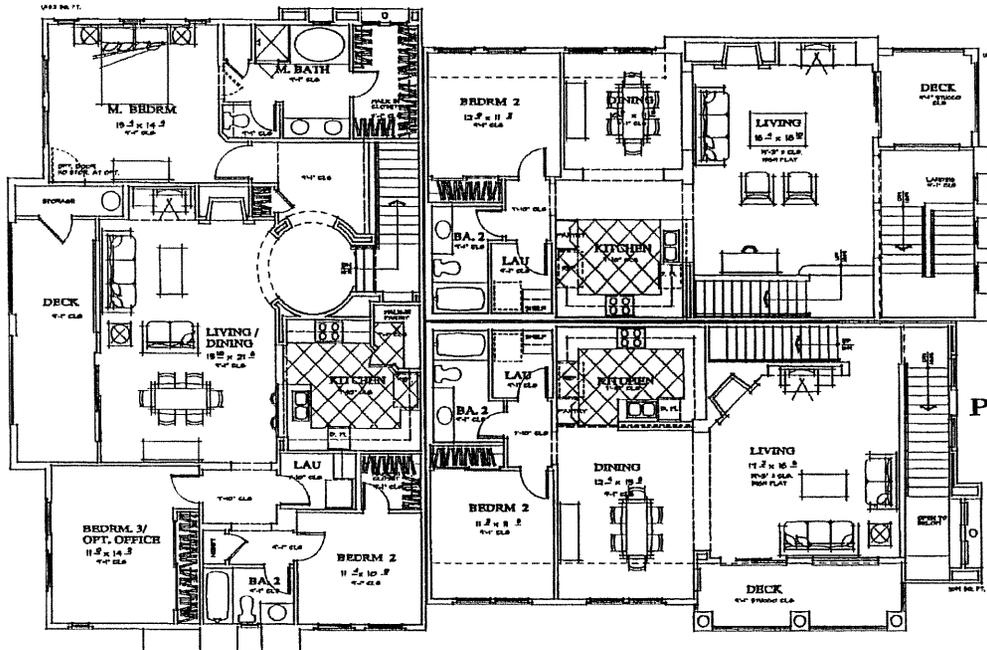
Exhibit 1K - Arborelle - Building A - Floor Plans and Elevations



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PLAN 4



PLAN 2

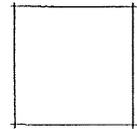
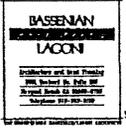
PLAN 1

P04-196
10-06-04

BUILDING 'A' SECOND FLOOR

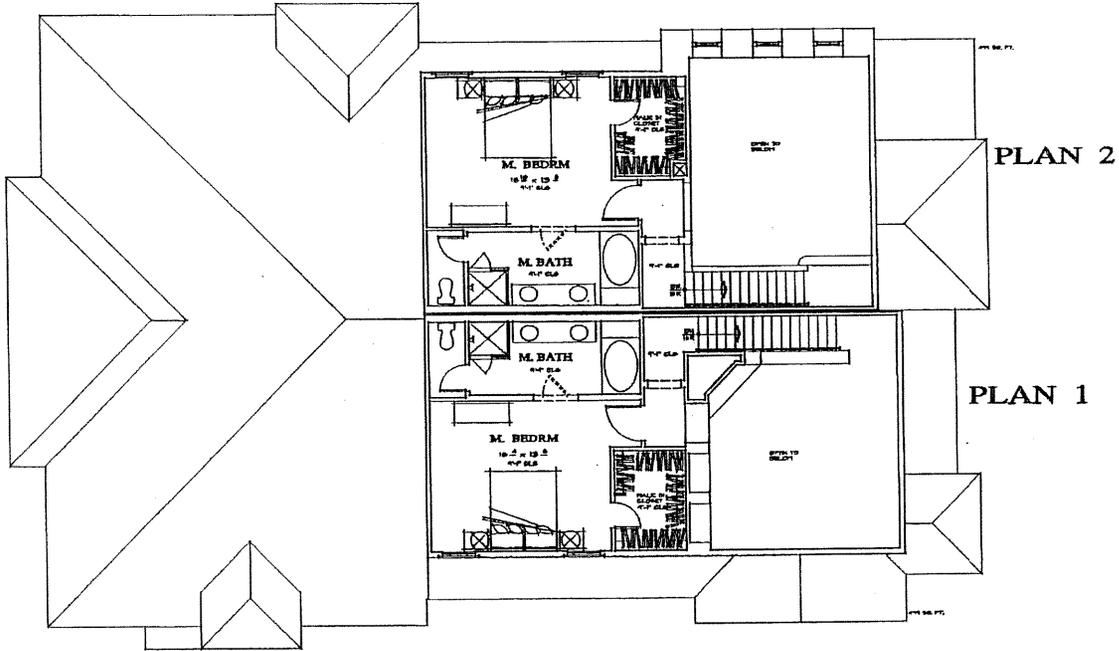
■ NATOMAS - ARBORELLE ■

SHEA HOMES
NORTHERN CALIFORNIA



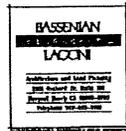
P04-196

10-06-04



BUILDING 'A' THIRD FLOOR

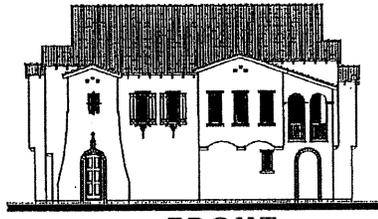
■ NATOMAS - ARBORELLE ■
 SHEA HOMES
 NORTHERN CALIFORNIA



P04-196
10-06-04



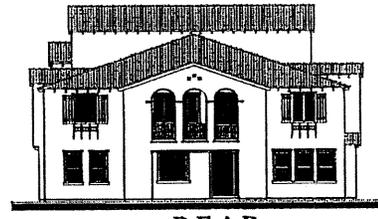
LEFT



FRONT



RIGHT



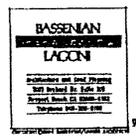
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BUILDING 'A' SPANISH ELEVATIONS

■ NATOMAS - ARBORELLE ■

SHEA HOMES
NORTHERN CALIFORNIA



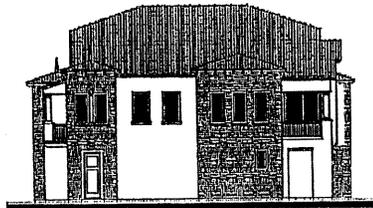
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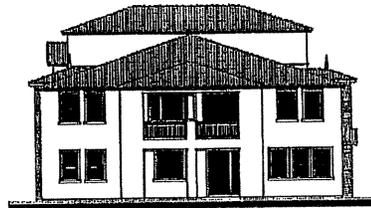
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FRONT



RIGHT

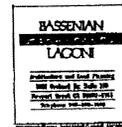


REAR

BUILDING 'A' TUSCAN ELEVATIONS

■ NATOMAS - ARBORELLE ■

SHEA HOMES
NORTHERN CALIFORNIA



P-17-04

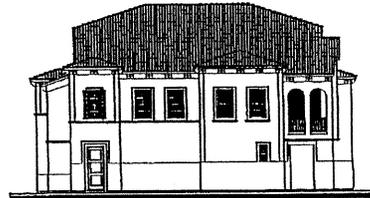
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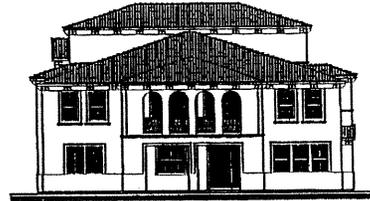
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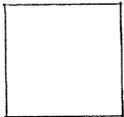
FRONT



RIGHT



REAR



BUILDING 'A' ITALIAN ELEVATIONS

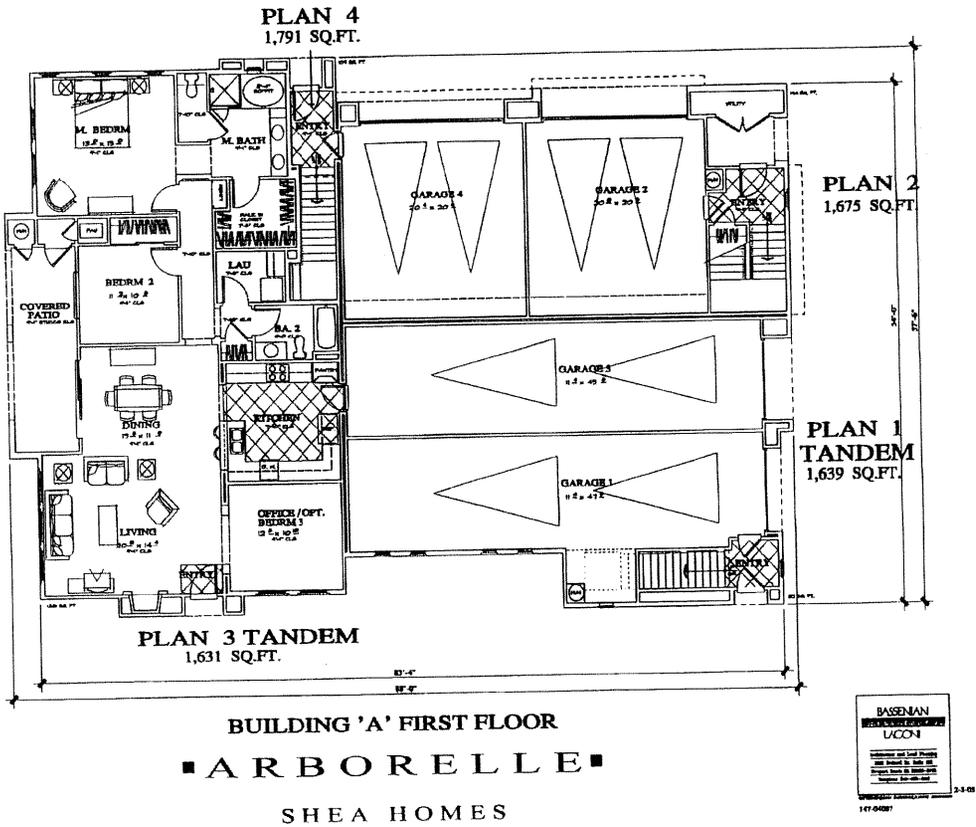
■ ARBORELLE ■

SHEA HOMES



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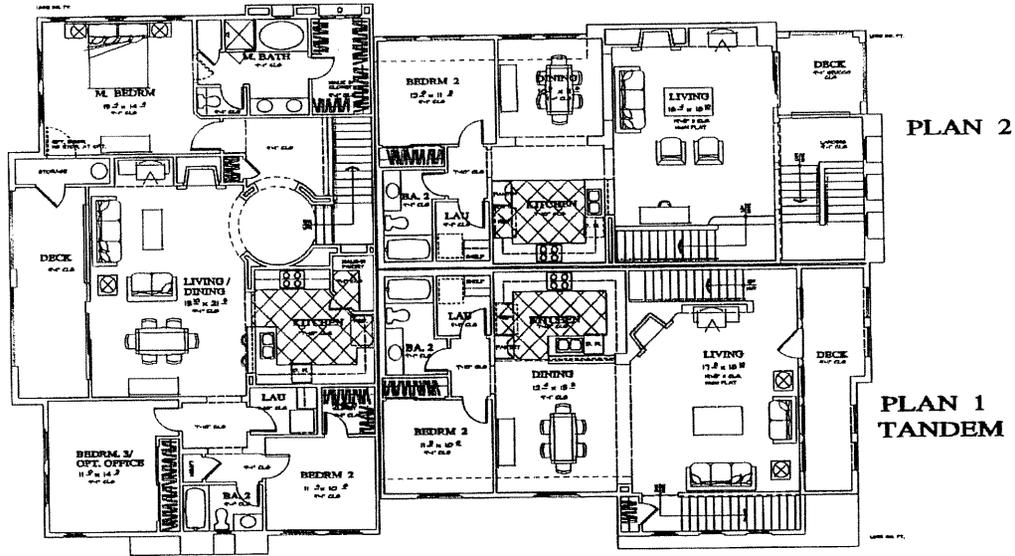
Exhibit 1L - Arborelle - Building A - Floor Plans and Elevations (w/ Tandem Garage)



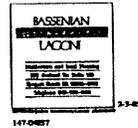
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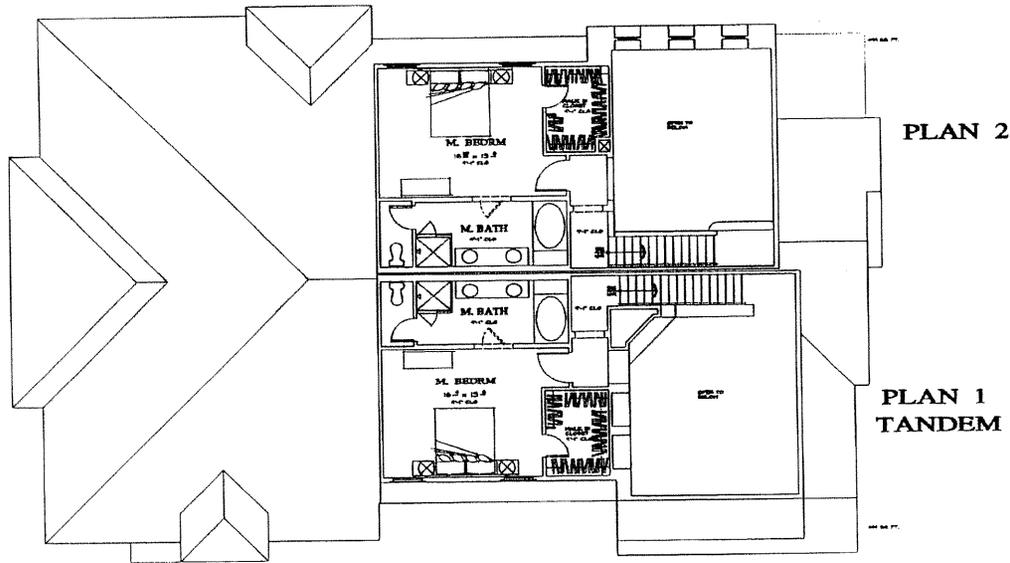
PLAN 4



BUILDING 'A' SECOND FLOOR
 ■ ARBORELLE ■
 SHEA HOMES



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 RECEIVED 05/16/05



BUILDING 'A' THIRD FLOOR
ARBORELLE
 SHEA HOMES

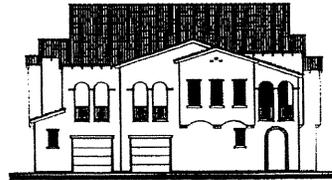


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RECEIVED 05/16/05



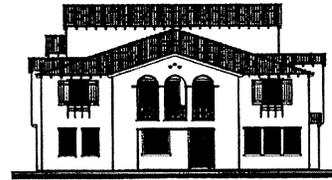
LEFT



FRONT



RIGHT



REAR



BUILDING 'A' SPANISH ELEVATIONS
W/ TANDEM GARAGES

■ ARBORELLE ■

SHEA HOMES

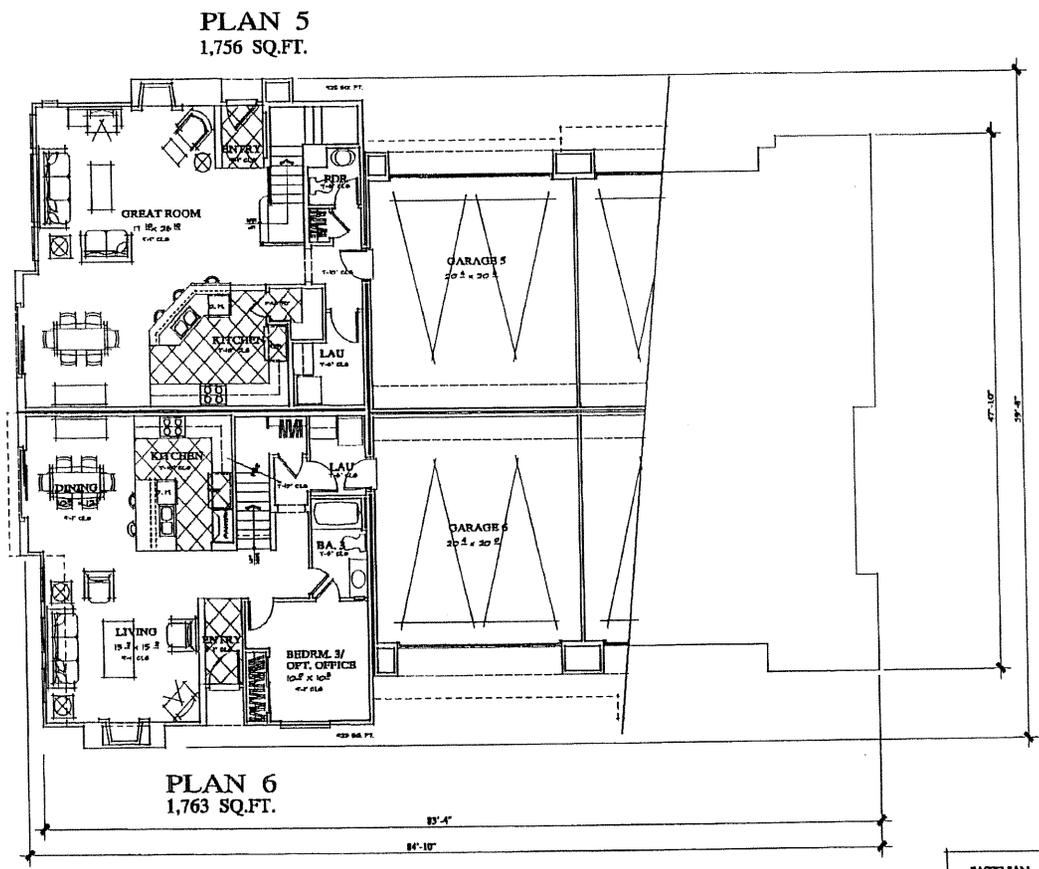


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Exhibit 1M - Arborelle - Building B - Floor Plans and Elevations

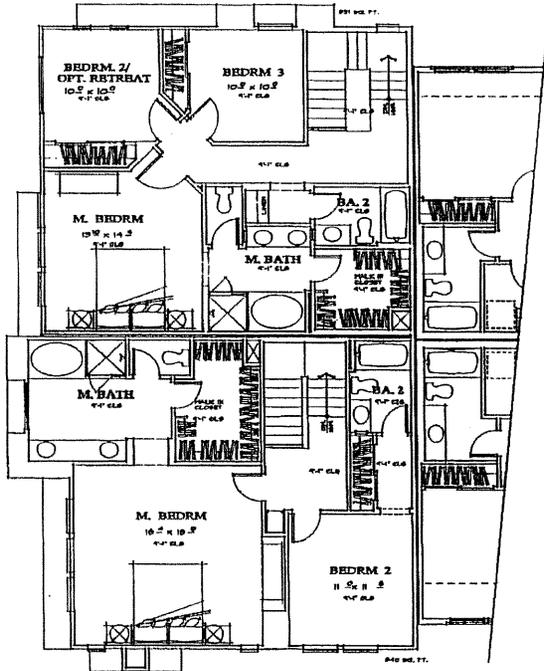


NATOMAS - ARBORELLE
SHEA HOMES
 NORTHERN CALIFORNIA

BASSEMAN
LACON
Architectural and Civil Engineers
 1000 Central Expressway, Suite 100
 Sunnyvale, CA 95050-2020
 Telephone 408-252-7000

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 10-06-04

PLAN 5



PLAN 6

BUILDING 'B' SECOND FLOOR

NATOMAS - ARBORELLE

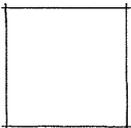
SHEA HOMES
NORTHERN CALIFORNIA



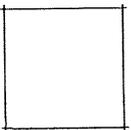
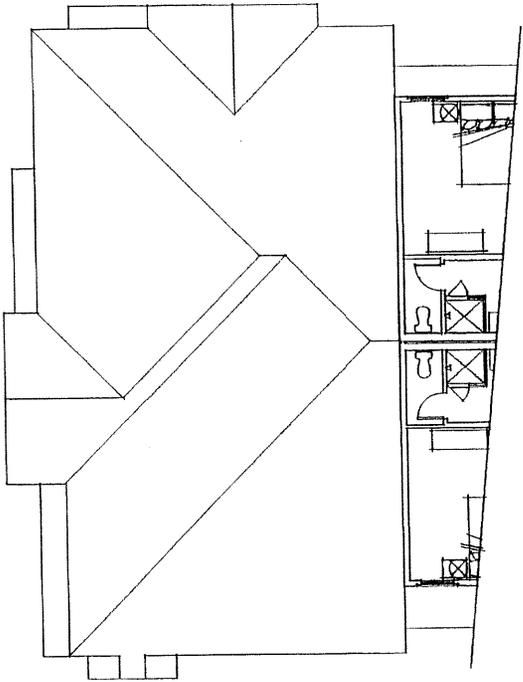
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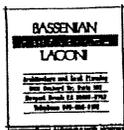
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BUILDING 'B' THIRD FLOOR

■ NATOMAS - ARBORELLE ■

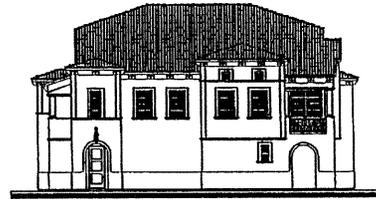
SHEA HOMES
NORTHERN CALIFORNIA



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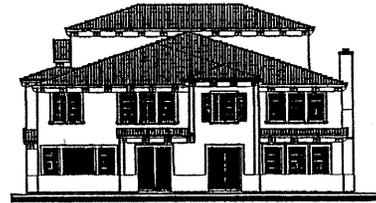
LEFT



FRONT



RIGHT



REAR



BUILDING 'B' ITALIAN ELEVATIONS

■ ARBORELLE ■

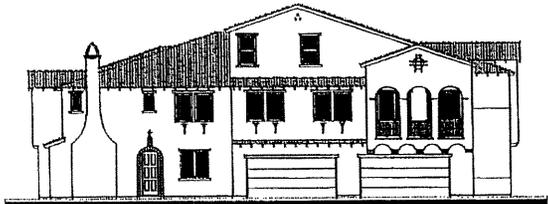
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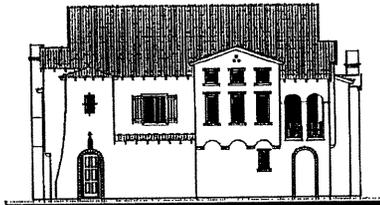
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10-06-04



LEFT



FRONT



RIGHT

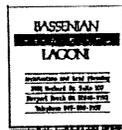


REAR

BUILDING 'B' SPANISH ELEVATIONS

■ NATOMAS - ARBORELLE ■

SHEA HOMES
NORTHERN CALIFORNIA



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JUNE 9, 2005

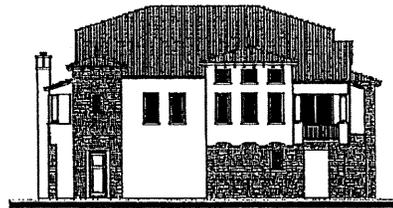
ITEM # 5
PAGE 114

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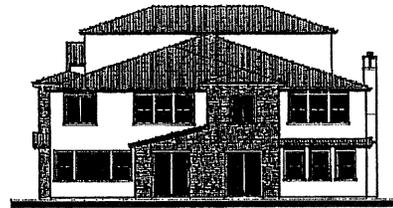
LEFT



FRONT



RIGHT

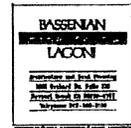


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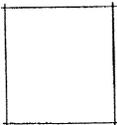
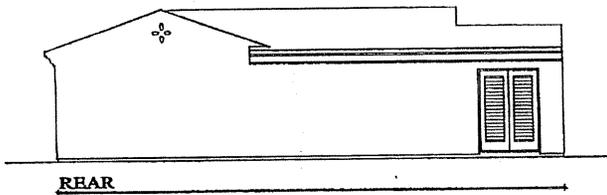
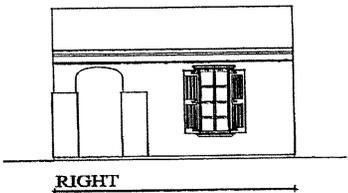
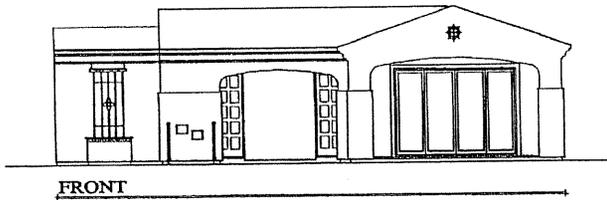
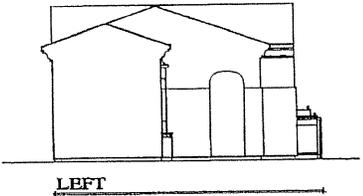
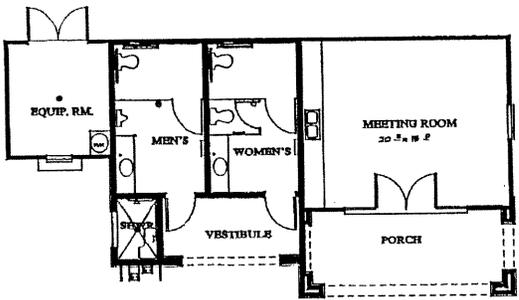
BUILDING 'B' TUSCAN ELEVATIONS

■ NATOMAS - ARBORELLE ■

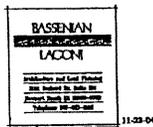
SHEA HOMES
NORTHERN CALIFORNIA



P-17-04



POOL BUILDING
 ■ NATOMAS - ARBORELLE ■
 SHEA HOMES
 NORTHERN CALIFORNIA



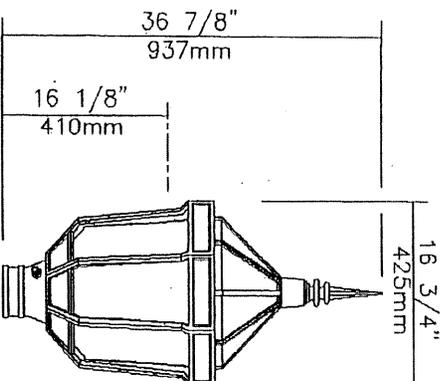
P04-196
 REVISED 11/23/04

Exhibit 10 – Lighting Examples

LUMITEC

640, Curé-Balvin
Boisbriand (Québec)
Canada, J7G 2A7

Specification



"NONATO BEGONJ"



QTY	60	Luminaire	Z42G-100HPS-3-AC-120-SFZ4-HS-PH7
-----	----	-----------	----------------------------------

Description of Components:

Finial: Decorative cast 356 aluminum, mechanically assembled.

Hood: In an octogonal tapered shape, this hood is made of an one-piece cast 356 aluminum mechanically assembled to the luminaire.

Guard: In a octogonal tapered shape, this guard is a two-pieces cast 356 aluminum mechanically assembled to the fitter.

Globe: (AC), Made of one-piece seamless injected-molded clear acrylic having a prismatic exterior surface. The globe is mechanically assembled on the access-mechanism.

Lamp: 100 watts high pressure sodium (not included), ED 23 1/2 bulb, mogul base.

Optical System: I.E.S type III (asymmetrical). Optical system using the luminaire globe as refractor, complete with an (HS) house side shield.

Ballast: High power factor of 90%. Primary voltage 120 volts. Lamp starting capacity -40F(-40C) degrees. Assembled on a unitized removable tray with quick disconnect plug.

Access-Mechanism: Rotomatic, die-cast A380 aluminum quarter-turn mechanism with constant-pressure spring-loaded points. The mechanism shall offer toolfree access to the inside of the luminaire. An embedded memory-retentive gasket shall ensure weatherproofing. A red key on the unit shall indicate point of engagement.

Fitter: (SFZ4), Cast 356 aluminum c/w 4 set screws 3/8-16 UNC. Slip-fits on a 4" (102mm) outside diameter x 4" (102mm) long tenon.

Luminaire Options: (PH7), Button-type photocell.

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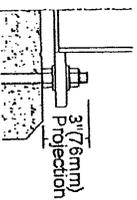
07-14-2004
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Specification



640, Curé-Bovin
Boisbrant (Québec)
Canada, J7G 2A7

Base & Bolts Information

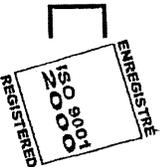
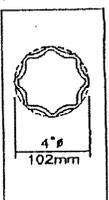
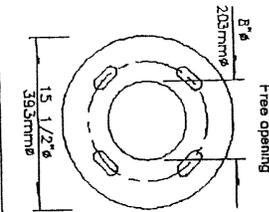


Comes with 4 steel anchor bolts, 3/4" X 1 7/8" + 3" Fully Galvanized, 8 nuts and 8 washers. Important: Do not obstruct space between anchor plate and concrete base.

Anchor Plate

-B.C.: 12 1/2" 318mm

-Material: Cast Aluminum



Qty 60 Pole R80A-15-TBC1

Description of Components:

Pole Shaft: Shall be made from a 4" (102mm) 8 fluted round extruded 6061-T6 aluminum tubing, having a 0.167" (4.2mm) wall thickness, welded to the pole base.

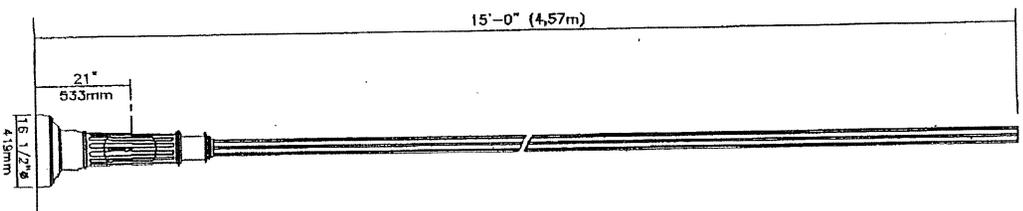
Joint Cover: One-piece round joint cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.

Pole Base: Shall be made from a round fluted cast 356 aluminum base having a 0.375" (9.5mm) wall thickness, complete with a cast-in anchor plate.

Maintenance Opening: The pole shall have a 4" x 9" (102mm x 229mm) maintenance opening centered 21" (533mm) from the bottom of the anchor plate, complete with a weatherproof cast 356 aluminum cover and a factory assembled copper ground lug.

Base Cover: Two piece round base cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.

"HOWARD BRAND"



SPEC20040728_144139_1036_1_1

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07-28-2004
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640, Curs-Bobin
Boisbriand (Québec)
Canada, J7G 2A7

Specification

Miscellaneous

Description of Components:

Wiring: Gauge (#14) TEW wires, 6" (152mm) minimum exceeding from luminaire.

Hardware: All exposed screws will be in stainless steel. All seals and sealing devices are made and/or lined with EPDM and/or silicone.

Finish: Color to be "NONATO BRONZ" Application of a polyester powder coat paint. (4 mils/100 microns). The chemical composition provide a highly durable UV and salt spray resistant finish in accordance to the ASTM-B117-73 standard and humidity proof in accordance to the ASTM-D2247-68 standard.

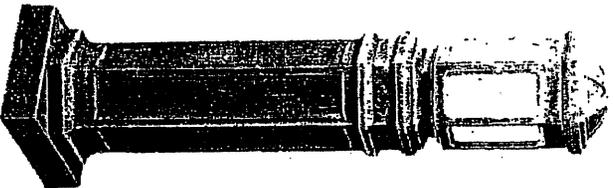
"NONATO" BRONZ

PROJECT NAME: _____

XTURE TYPE: _____

HADCO TB361 BOLLARD SPECIFICATION SHEET

For a classic design with modern illumination, the TB361 Bollard provides a certain charm that is unmatched by more contemporary styles. The TB361 offers a wide selection of optic and lamping options available in durable black, white, green, verde or bronze finishes.



model TB361

SPECIFICATIONS

HOUSING: Housing constructed of cast aluminum with removable cast top for easy relamping.

OPTICAL ASSEMBLY: Acrylic opal, clear and refractive lenses are available as well as louvers.

ELECTRICAL ASSEMBLY: All electrical components are mounted on a modular ballast assembly which is installed into the bollard head using a keyslotted ballast bracket and quick disconnect wire connectors. All HID ballasts are regulated with power factors better than 90% (HPF). Ballasts shall provide ± 5% lamp power regulation with ± 10% input voltage regulation. Medium base porcelain socket will include nickel-plated screw shell center contact, 4kv pulse rated. HID ballast is core and coil HPF available in 120/208/240/277/347 volt. A 28 watt fluorescent ballast is core and coil 120 volt and socket is GX24-3. A 32 watt and 42 watt fluorescent ballast

is electronic HPF in 120/208/240/ 277 volt and sockets are GX24-3 and GX24-4.

WARNING:

Some local interpretations of the National Electrical Code, Section 210-6, only permit the use of 120 volt fixtures when they are mounted below 8 feet. Check with local authorities before specifying alternate voltages.

MOUNTING ASSEMBLY:

Mounting plate is attached directly to four 1/2" dia. galvanized steel anchor rods. Bollard housing is mounted directly to the plate with (4) external screws. Contact factory for latest mounting template. Modular ballast assembly is installed into bollard head using a keyslotted ballast bracket and quick disconnect wire connectors.

FINISH: Thermoset polyester powder-coat, laboratory tested for superior weatherability and fade resistance in accordance with ASTM B-117-64 and ANSI/ASTM G53-77 specifications.

WARRANTY:

Three year limited warranty.

CERTIFICATIONS: UL Listed for wet locations (120, 208, 240, 277), cUL Listed for wet locations (120, 277, and 347V only).

WEIGHT: 34 lbs.

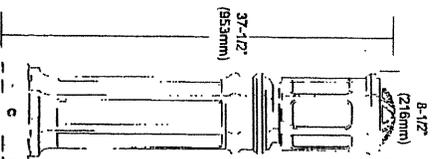
P04-196
REVISED 11/23/04

PROJECT NAME: _____

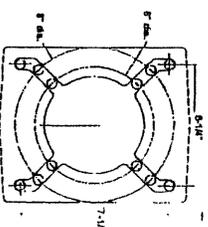
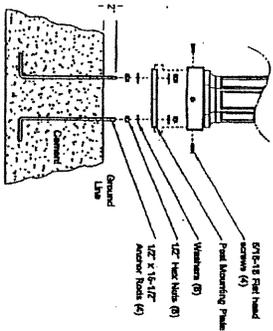
FIXTURE TYPE: _____

DIMENSIONS & MOUNTING DETAILS

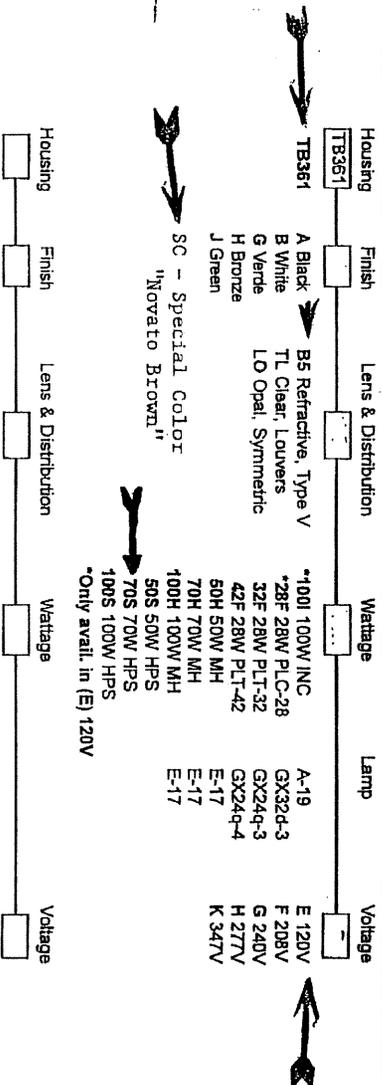
MAX. WEIGHT: 34 lbs.



Mounting Template



ORDERING LOGIC



PROJECT NOTES

TB361-SC-B5-70 HPS-E

APPROVAL

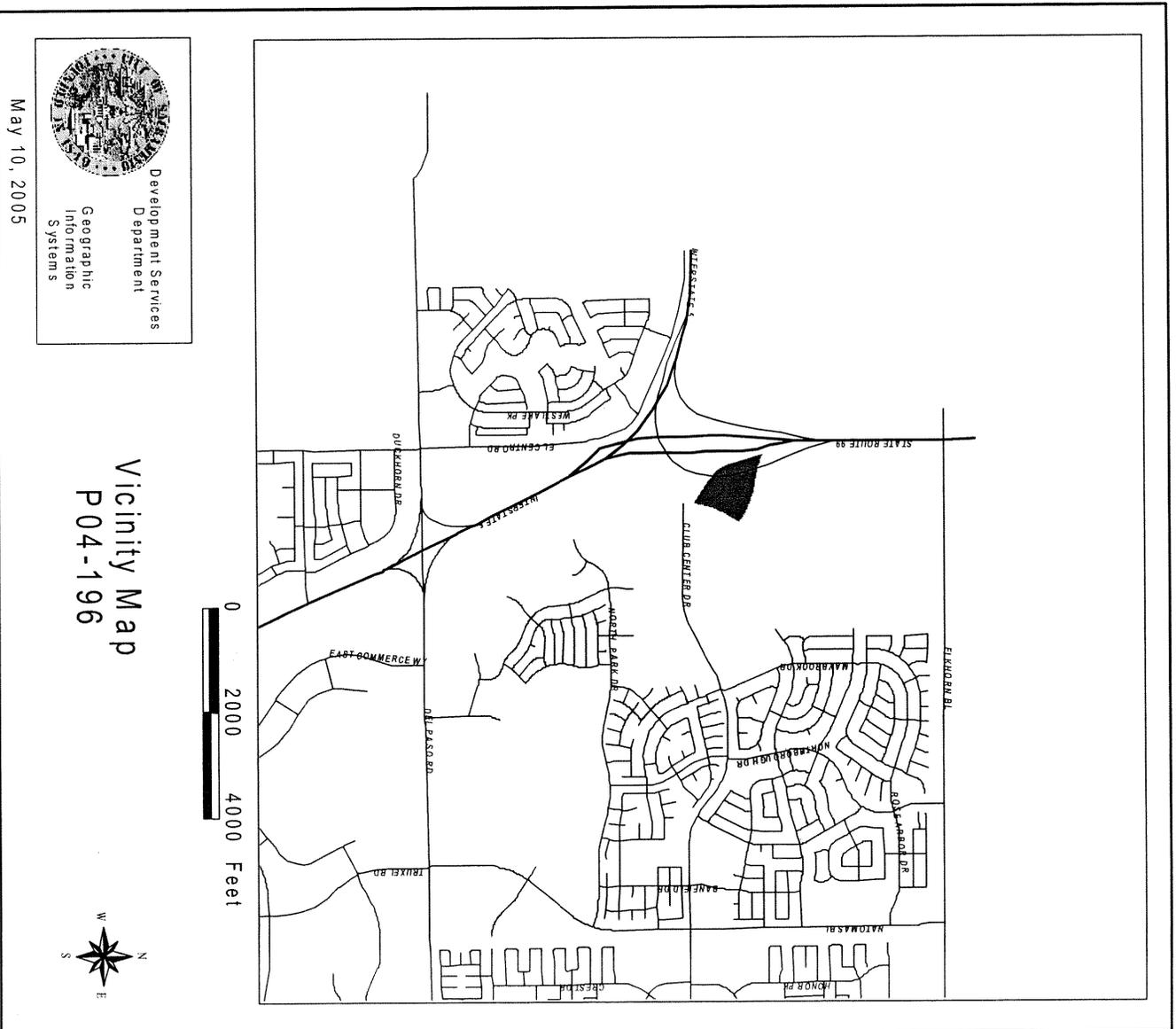
P04-196

REVISED 11/23/04



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Attachment 3 - Vicinity Map



Attachment 4 - Land Use & Zoning Map



May 10, 2005

Land Use & Zoning
P04-196



Appendix - Exhibit C

**Sacramento City Code Title 17 ZONING,
Division V, Special Districts**

**Chapter 17.180
Planned Unit Developments (PUDS)
Regulations and Maps**

Chapter 17.180 PLANNED UNIT DEVELOPMENTS (PUDS) REGULATIONS AND MAPS

17.180.010 Purpose.

The purpose of this chapter is to provide for greater flexibility in the design of integrated developments than otherwise possible through strict application of zoning regulations. It is the intent of this chapter to encourage the design of well-planned facilities which offer a variety of housing or other land uses through creative and imaginative planning, among them the following types of developments:

- A. Residential. Residential subdivision developments which may include a variety of housing types and site plans, accessible open “green spaces,” or common recreational areas, an attractive and well-oriented community meeting place or recreational facility, and other features of substantial benefit to a viable and balanced community.
- B. Residential-Business Development. Mixed residential-business developments combining among other things, apartments, convenience shopping facilities, motel-hotel combinations, offices, commercial recreation facilities, or other compatible uses grouped in a well-designed and coordinated site development.
- C. Industrial Development. Well-designed and controlled groupings of research, service, or light industrial uses within an area containing visual and operational amenities and features, such as selective occupancies, setbacks, landscaping, and bulk and building material controls. (Ord. 99-015 § 5-4-A)

17.180.020 General provisions.

- A. General Criteria. In administering the provisions of this chapter, the extent to which the proposed planned unit development (PUD) generally promotes the purpose of this chapter shall be taken into consideration. It is intended that this chapter be utilized for large acreage developments capable of achieving the distinct environmental characteristics intended by the PUD criteria set forth in this chapter.
 - 1. It is not intended to encourage or permit a property owner to increase the development potential of his or her property merely by increasing the density of his or her project, contrary to the regulations imposed by the zoning applicable to the property.
 - 2. It is not intended that this chapter shall be used solely to create a development potential for small or difficult parcels of property created or remaining as a result of subdividing, freeway construction, or other contributing factors.
 - 3. It is not intended to allow the provisions of this chapter to be used to create incompatible uses within a general neighborhood, notwithstanding the quality of the particular planned unit development proposed.

B. Issuance of Building Permits. No building permit shall be issued for any building or structure within the boundaries of a PUD until the plans submitted for the building permit have been reviewed by the planning director to determine that the plans conform to the schematic plan and development guidelines adopted for the PUD and the planning director plan review approved for the project. No building or structure within a PUD may be occupied until an inspection of the project has been made by the planning director to see that all conditions of the plan review have been complied with.

C. Authority to Adopt Rules. Without limiting in any way the general and implied authority of the planning commission to adopt rules and statements of policy and guidance for the administration of other provisions of this title, the planning commission may by resolution adopt such rules and regulations not inconsistent with the provisions of this section as it deems necessary or desirable to carry out the intent of this chapter. (Ord. 2005-051 § 3: Ord. 99-015 § 5-4-B)

17.180.030 Planning director plan review required for development within a PUD.

To ensure consistency with the adopted schematic plan and development guidelines for a PUD, a development project within a PUD shall be subject to a planning director’s plan review under Chapter 17.220, unless the proposed project otherwise requires a special permit. (Ord. 2005-051 § 4: Ord. 99-015 § 5-4-C)

17.180.040 PUD designation.

The PUD designation appearing on the official zoning map indicates that the property so classified is subject to the requirements and restrictions set forth in this chapter in addition to the indicated land use zone (underlying zone).

A. Criteria. The PUD designation may be applied to all areas of the city for which the council determines that the purpose and general criteria of this chapter are met or that, due to the mixture of conditions or the relation of the property to adjacent land uses and its community, development in accordance with the requirements and restrictions of this chapter is necessary in order to properly evaluate the interrelationships of land uses, buildings, structures, and other features of the area and to provide design and other controls as may be necessary to insure that the development of the area will be consistent with the general plan and all applicable specific plans, will not be injurious to the public welfare, nor to other property in the vicinity of the development and will be in harmony with the general purposes and intent of this title.

B. Application—Procedure—Notice—Fees. Planned unit development (PUD) designation shall be adopted or removed in accordance with the provisions pertaining to rezoning set forth in Chapter 17.208 of this title. An application for a PUD designation shall be subject to a filing and investigation fee as established in the fee and charge report.

C. Areas in Single Ownership. The planning commission, the city council, or the property owners may initiate the PUD designation of any single parcel of property or to any contiguous parcels of property which are owned by the same person or persons.

D. Property in Multiple Ownership. The PUD designation of property that is not all in the same ownership may only be initiated by a petition submitted on behalf of the owners of all of the property within the area.

Sacramento City Code, Title 17 ZONING, Division V, Special Districts

E. Effect of PUD Designation. A PUD designation constitutes an overlay zone. However, approval of a PUD designation does not establish an underlying zone or enlarge the uses provided by a zoning classification. (Ord. 2005-051 § 5: Ord. 99-015 § 5-4-D)

17.180.050 PUD schematic plan and development guidelines.

No development within a PUD shall be approved until the city council has approved, by resolution, a schematic plan and development guidelines for the entire area.

A. Contents of the Schematic Plan and Development Guidelines.

1. The schematic plan and development guidelines shall contain the development standards applicable to development within the PUD and shall include specific details, elements, conditions and restrictions as the council may deem warranted to carry out the purpose of this chapter, including conditions and restrictions related to size, timing and sequence of development.
2. In approving a schematic plan and development guidelines for a PUD, the city council may modify zoning regulations relating to height, setback and area requirements, and other provisions of this title otherwise applicable to the property; provided that the following standards shall be applied:
 - a. Design Standards. The schematic plan and development guidelines provide overall standards of open space, circulation, off-street parking and other conditions in such a way as to form a harmonious, integrated project of such quality to justify exceptions to the normal regulations of this title.
 - b. Sign Program. In order to preserve the design and character of the PUD, the schematic plan and development guidelines adopted for the PUD may specify a sign program that allows for signage that otherwise would be prohibited under Chapter 15.148 of this code (Signs) or that prohibits signage that otherwise would be allowed under this title.
 - c. Density Standards. The density standards of the zone in which the property is located shall apply to residential uses except that the schematic plan and development guidelines may authorize a greater density if the proposed design will result in a development project that provides greater open spaces and other desirable features not a regular requirement of the zone.
 - d. Uses. Except as provided in this subsection, property within a PUD may be used only for the uses that are permitted in the underlying zone in which it is located and that are authorized by the schematic plan and development guidelines adopted for the property.
 - i. Accessory Uses. Accessory uses as defined in this paragraph that are primarily for the convenience of the occupants of the development and that either have their principal access located within the building or which are oriented internal to the overall development, may be allowed as part of a planned unit development, provided that such uses are authorized by the development guidelines adopted for the property; and provided further that the square footage devoted to such accessory uses may not exceed ten (10) percent of the total square footage of the planned unit development. For purposes of this provision, accessory uses are the uses allowed in the limited commercial (C-1) zone under this title.

- ii. Child Care Centers. Child care centers to serve primarily the occupants of a planned unit development are a permitted accessory use, subject to a special permit, provided that such use is authorized by the development guidelines adopted for the property. In office or business park PUDs for which maximum building square footage limits have been established, the square footage of the building devoted to a child care center shall not be included when calculating the building square footage for the PUD.
 - iii. OB-PUD Support Commercial Uses. Support commercial uses as defined in this paragraph may be allowed, subject to a special permit, as part of an office building (OB) planned unit development, provided that such uses are authorized by the development guidelines adopted for the property; and provided further that not more than twenty (20) percent of the total square footage of the planned unit development may be devoted to such uses. For purposes of this provision, support commercial uses are the following: hotels, motels, print shops, and the uses allowed in the limited commercial (C-1) zone under this title, provided that drive-through or drive-up windows or facilities shall not be allowed.
- B. Notice and Hearing for Adoption of Schematic Plan and/or Development Guidelines. The planning commission and city council shall each hold a hearing on the adoption of a schematic plan and/or guidelines. The procedural requirements for a schematic plan and/or guidelines adoption hearing shall be governed by the provisions of Chapter 17.200 of this title to the extent that the provisions of Chapter 17.200 of this title do not conflict with this section, and notice of the hearing shall be provided in the same manner and to the same extent as required for rezoning of property pursuant to Chapter 17.208 of this title.
- C. Fees for Adoption of Schematic Plan. A schematic plan and/or guidelines for a PUD shall be filed with the planning commission and shall be subject to a filing and investigation fee as established in the fee and charge report.
- D. Amendment of a PUD Schematic Plan and/or Guidelines. An amendment to the PUD schematic plan and/or guidelines may be initiated by the city council, the planning commission, or by the owner of any parcel of property within the planned unit development. An application for such amendment to the PUD schematic plan and/or guidelines shall be filed with the planning commission and shall be subject to a filing and investigation fee as established in the fee and charge report.
- 1. Determination by Planning Commission.
 - a. The planning commission may grant the amendment of a PUD schematic plan and/or guidelines provided that the proposed amendments to the PUD schematic plan and/or guidelines do not change the intensity of land uses by more than ten (10) percent.
 - b. The procedural requirements for the hearing and appeal of a PUD schematic plan amendment and/or development guidelines amendment under this subsection 17.180.050(D)(1) shall be governed by the provisions of Chapter 17.200 of this title as they apply to the city planning commission to the extent that Chapter 17.200 provisions do not conflict with this chapter, and notice of the hearing shall be provided in the same manner and to the same extent as required for rezoning of property pursuant to Chapter 17.208 of this title. An amendment to a schematic plan and/or guidelines under this subsection (D)(1) of this section shall be subject to city council call-up review under Section 17.200.040.

2. Determination by the City Council. If the conditions in subsection (D)(1)(a) of this section are not met, the planning commission and the city council shall hold a hearing on the amendment to the PUD schematic plan and/or guidelines. The procedural requirements for a schematic plan amendment or PUD guidelines amendment hearing shall be governed by the provisions of Chapter 17.200 of this title to the extent that Chapter 17.200 provisions do not conflict with this chapter, and notice of the hearing shall be provided in the same manner and to the same extent as required for rezoning of property pursuant to Chapter 17.208 of this title. If the PUD schematic plan or PUD guidelines amendment is approved or conditionally approved by the planning commission, the planning director shall immediately make a written report of such approval to the city council. (Ord. 2005-051 § 6; Ord. 99-015 § 5-4-E)

17.180.060 Preliminary review.

Prior to submission of an application for a PUD designation, adoption of a schematic plan and/or guidelines, or other entitlement for development within a PUD, preliminary plans shall be submitted to the planning director for preliminary review. The required preliminary review may be waived by the planning director at his or her discretion. The contents and process for preliminary review are set forth in Section 17.196.050 of this title. (Ord. 2005-051 § 7; Ord. 2003-018 § 3; Ord. 99-015 § 5-4-F)

17.180.070 Map of designated PUD's.

The maps attached to the ordinance codified in this chapter are on file in the planning division and delineate the designated PUD's in the city. (Ord. 99-015 § 5-4-G)

**Attachment 9: Resolution for the Development Project
RESOLUTION NO. 2008-**

Adopted by the Sacramento City Council
May 20, 2008

**RESOLUTION TO APPROVE THE DEVELOPMENT PROJECT
IN THE COMMERCE STATION PUD LOCATED NORTHWEST INTERSECTION OF
DEL PASO ROAD AND EAST COMMERCE WAY (P06-018)**

BACKGROUND

- A.** On April 17, 2008, the Planning Commission conducted a public hearing on, and forwarded to the City Council its recommendation for approval of the Commerce Station PUD Project, and
- B.** On May 20, 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code sections 16.24.0907, 17.204.020(C), 17.208.020(C) 17.180.050(D), 17.220.035, and 17.200.010(C)(2)(a), (b), and (c)(publication, posting, and mail 500'), and received and considered evidence concerning the Commerce Station PUD Project.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

Section 1 Based on the verbal and documentary evidence received at the hearing on the Commerce Station Project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2 The City Council approves the Project entitlements based on the following Findings of Fact:

- A. Tentative Master Parcel Map** to subdivide ten (10) parcels totaling 180.5± acres into seventy-three (73) parcels for residential, park, open space, commercial, office, and mixed-use **is approved** based on the following Findings of Fact:
 - 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:
 - a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all