REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

PUBLIC HEARING
June 27, 2006

Honorable Members of the
Sacramento City Council

Subject: Natomas Place (P05-129)

Location/Council District: Southeast Corner of Del Paso Road and Gateway Park Boulevard; APN: 225-0060-025, -026, and -027 (District 1)

Recommendation:

1) Approve the Resolution approving the Mitigated Negative Declaration and Mitigation Monitoring Plan, 2) Approve the Ordinance approving the Development Agreement, 3) Approve the Resolution adopting the Inclusionary Housing Plan, 4) Approve the Resolution amending the General Plan land use designations, 5) Approve the Resolution amending the North Natomas Community Plan land use designations, 6) Approve the Ordinance amending the districts established by the Zoning Ordinance (Sacramento City Code, Title 17), and 7) Approve the Resolution establishing the Natomas Place Planned Unit Development (PUD).

Contact: Greg Bitter, Senior Planner, 808-7816

Presenters: Greg Bitter, Senior Planner, 808-7816

Department: Development Services

Division: Planning

Organization No: 4875

Summary:

The applicant is requesting entitlements to develop 144.6± acres, known as Natomas Place. Natomas Place will be the last residential Planned Unit Development to receive first stage entitlements in the North Natomas Community Plan area. The proposed project will result in 638 detached single family dwelling units, 120 multi-family condominium units and 136 multi-family apartment units. The proposal also includes a 8.5 acre employment center lot, a 13.9 acre light industrial lot, one (1) neighborhood park lot, one (1) recreation center lot, twelve

(12) private alley/street lots, fifteen (15) landscape corridor lots, and one (1) detention basin lot. The property is currently in the Manufacturing-Industrial Park Planned Unit Development (MIP-PUD) zone. A rezone is required to develop the project as proposed. The rezone will result in a proposal more consistent with the existing and proposed General Plan and North Natomas Community Plan land use designations for the project site.

The original proposal for this site included an elementary school site located between the park site and Blackrock Road, which was consistent with the North Natomas Community Plan Land Use Map. The Natomas Unified School District (NUSD) Board has since determined this elementary school site is no longer needed (see Attachment T on page 53 of this report). The applicant has subsequently provided single-family residential development at this location and increased the size of the park.

Committee/Commission Action:

On May 11, 2006, the Planning Commission unanimously approved (six ayes and zero noes), with amended mitigation measures and additional conditions, the Natomas Place project and forwarded the recommendation to the City Council for approval of the Development Agreement, Inclusionary Housing Plan, General Plan Amendment, North Natomas Community Plan Amendment, Rezone, and PUD Establishment. At the same meeting, the Planning Commission approved the Mitigated Negative Declaration, Mitigation Monitoring Plan, Tentative Master Parcel Map, Tentative Subdivision Map, Subdivision Modification, and Special Permits for this project.

The Planning Commission amended one mitigation measure reducing the sound wall along Del Paso Road from nine (9) feet to six (6) feet and added two conditions related to the review of the streetscape plan, and to work with Utilities to look into providing public amenities at the proposed detention basin.

Background Information:

On May 5, 1987, the City Council approved various entitlements for the Capitol Gateway Unit II (P87-017). A Rezone of 2,979.4± acres from Agricultural (A) zone to Standard Single Family (R-1-PUD), Alternative Single Family (R-1A-PUD), Multi-Family (R-2B-PUD), Limited Commercial (C-1-PUD), Highway Commercial (HC-PUD), Manufacturing Research and Development (MRD-20-PUD and MRD-50-PUD), Manufacturing Industrial Park (MIP-PUD), and Sports Complex (SPX-PUD) zones was approved by the City Council. A Planned Unit Development designation for 3,617.78± acres was also approved by the City Council (no PUD Schematic Plan or Guidelines were included). Several Development Agreements and various other requests for entitlements were also approved by the City Council. An appeal of the Environmental Coordinator's decision to prepare a Negative Declaration for this project was denied by the City

Council at the same hearing. These entitlements resulted in this site being zoned MIP-PUD, but the proposed project site (P05-129) was just a small portion of this overall project (P87-017). Since then a revised North Natomas Community Plan was adopted in 1994; however, these zoning designations have remained in effect since that time.

In the past several years, other applications have been made on this site, but all have been withdrawn prior to completion.

The Natomas Place Planned Unit Development contains single family residential, multi-family residential, employment center, and light industrial development. The residential portion of the project results in densities of 9 units per net acre for the 45' x 102' lots, 10 units per net acre for the 47' x 85' lots, 14 units per net acre for the alley-loaded lots, 12 units per net acre for the cluster lots, 16 units per net acre for the condominium site, and 23 units per net acre for the apartment site. The employment center and light industrial sites along the eastern boundary of the project provide an appropriate land use transition from the existing industrial uses in the unincorporated County land to the east of the project site.

Financial Considerations:

The proposed change in land uses from Neighborhood Convenience Commercial and Employment Center to Industrial and Residential would result in a significant negative impact to the fee revenues of the North Natomas Financing Plan. While the project would result in a reduction of fee revenues, there would not be a resulting reduction in public facilities and infrastructure needs. Because of these factors, the applicants have agreed to a condition on the project that would ensure no impact to the North Natomas Financing Plan. The condition will require the payment of fees equal to the fees for the current land use designations.

Environmental Considerations:

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address Air Quality, Transportation/ Circulation, Biological Resources, Noise, and Cultural Resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (see pages 59 through 75 of this report).

The Mitigated Negative Declaration was available for public review during the period of Wednesday, March 29, 2006 through Thursday, April 27, 2006. During

the public review and comment period, two comment letters (see pages 54-55 of this report) were received by Environmental Staff. A comment letter from the California Public Utilities Commission, dated April 21, 2006, addressed safety measures with relation to traffic circulation and pedestrian access and crossing railroad right-of-ways. The proposed project is located approximately a mile away from the nearest railroad crossing at Main Avenue and Steelhead Creek/North East Main Drain Canal, which is now an overhead separated crossing. The proposed project will not impact railroad right-of-way safety. The April 26, 2006 comment letter from the Governor's Office of Emergency Services refers to a question in the Environmental Checklist Form Example included in the CEQA guidelines (Appendix G) as follows:

> Would the project:
>
> i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
>
> This question is addressed in the City of Sacramento Initial Study question 4. B on page 14 of the Pardee at Natomas Initial Study/Mitigated Negative Declaration.

Policy Considerations:

The project is consistent with the following General Plan goals: to develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources, promotes infill development, and provide adequate housing sites and opportunities for all households; to approve development in the City's new growth areas that promotes efficient growth patterns and public service extensions, and is compatible with adjacent developments; and to allow industrial development only in those areas where potential impacts can be expanded to be minimized. The project is also consistent with the North Natomas Community Plan policies to accommodate projected growth while enhancing the existing attractive features of the community, provide adequate housing opportunities to attract new residents and employment centers, and increase the supply of decent and safe and affordable housing.

The main policy considerations related to this project include the loss of an elementary school site and the reconfiguration of North Natomas Community Plan land uses.

The original proposal for this site included an elementary school site located between the park site and Blackrock Road, which is consistent with the existing North Natomas Community Plan Land Use Map. The NUSD Board has since determined this elementary school site is no longer needed (see Attachment T on

page 53 of this report). The applicant has subsequently provided single-family residential development at this location and increased the size of the park.

Overall, the amendments to the North Natomas Community Plan Land Use Map are more of a reconfiguration of land uses and do not significantly modify the Community Plan land uses. Changes to the North Natomas Community Plan Land Use Map are shown below in Table 1.

Table 1
Existing and Proposed Community Plan Designations

Designation	Existing		Proposed		Difference	
	acres	Units	Acres	units	acres	Units
Low Density Residential (3-10 du/na)	51.6	296	52.0	298	+0.4	+3
Medium Density Residential (7-21 du/na)	41.7	425	44.6	455	+2.9	+30
High Density Residential (11-29 du/na)	0.0	0	6.9	132	+6.9	+132
Employment Center (40 employees per net acre)	31.3	151	0.0	0	-31.3	-151
Employment Center (50 employees per net acre)	0.0	0	8.5	41	+8.5	+41
Neighborhood Convenience Commercial	2.0	N/A	0.0	N/A	-2.0	N/A
General Public Facilities	10.0	N/A	0.0	N/A	-10.0	N/A
Parks/Open Space	8.0	N/A	18.7	N/A	+10.7	N/A
Light Industrial	0.0	N/A	13.9	N/A	+13.9	N/A
TOTAL	**144.6**	**872**	**144.6**	**926**	**0.0**	**+55**

* The number of units is calculated by multiplying the net acreage by the maximum number of units allowed in that North Natomas Community Plan (NNCP) land use designation. The net acreage is calculated by using the gross to net factor formula in the NNCP (p. 12). This formula is as follows: Gross Acres – Major Roads Acreage x Gross to Net (Minor Road) Factor = Net Acres.

The applicant is requesting a reduction in the amount of Employment Center designated land acreage (from 31.3 acres to 8.5 acres, but is proposing to

increase the density of the proposed Employment Center designated land from 40 employees per net acre to 50 employees per net acre and is proposing to add 13.9 acres of Light Industrial designated land at the eastern property line. Employment Center designated land allows for primary uses, industrial uses, support retail uses, and residential uses. Taking into consideration the proposed light industrial parcel to the south of the employment center parcel, there will be a loss of approximately 8.9 acres of mixed use designated land, with 8.5 proposed acres at a higher employment center density. Staff believes the proposal provides appropriate adjacent uses to the existing light industrial park to the east, the residential developments north of Del Paso Road, and the residential and employment center uses west of Gateway Park Boulevard. If the property were to be built out consistent with the existing land use designations, there would be employment center, medium density residential, and low density residential uses adjacent to the existing industrial uses to the east.

Smart Growth Principles: City Council adopted a set of Smart Growth Principles in December 2001 in order to encourage development patterns that are sustainable and balanced in terms of economic objectives, social goals, and use of environmental/ natural resources.

Strategic Plan Implementation: The recommended action conforms with the City of Sacramento Strategic Plan, specifically by adhering to policies that provide a mix of land uses, create a range of housing opportunities and choices with a diversity of affordable housing near employment centers, foster a walkable community, and promote multi-modal transportation and land use patterns that support walking, cycling, and public transit.

Emerging Small Business Development (ESBD):

No goods or services are being purchased under this report.

Respectfully Submitted by: _____
David Kwong
Planning Manager

Approved by: _____
William Thomas
Director of Development Services

Recommendation Approved:

for RAY KERRIDGE
City Manager

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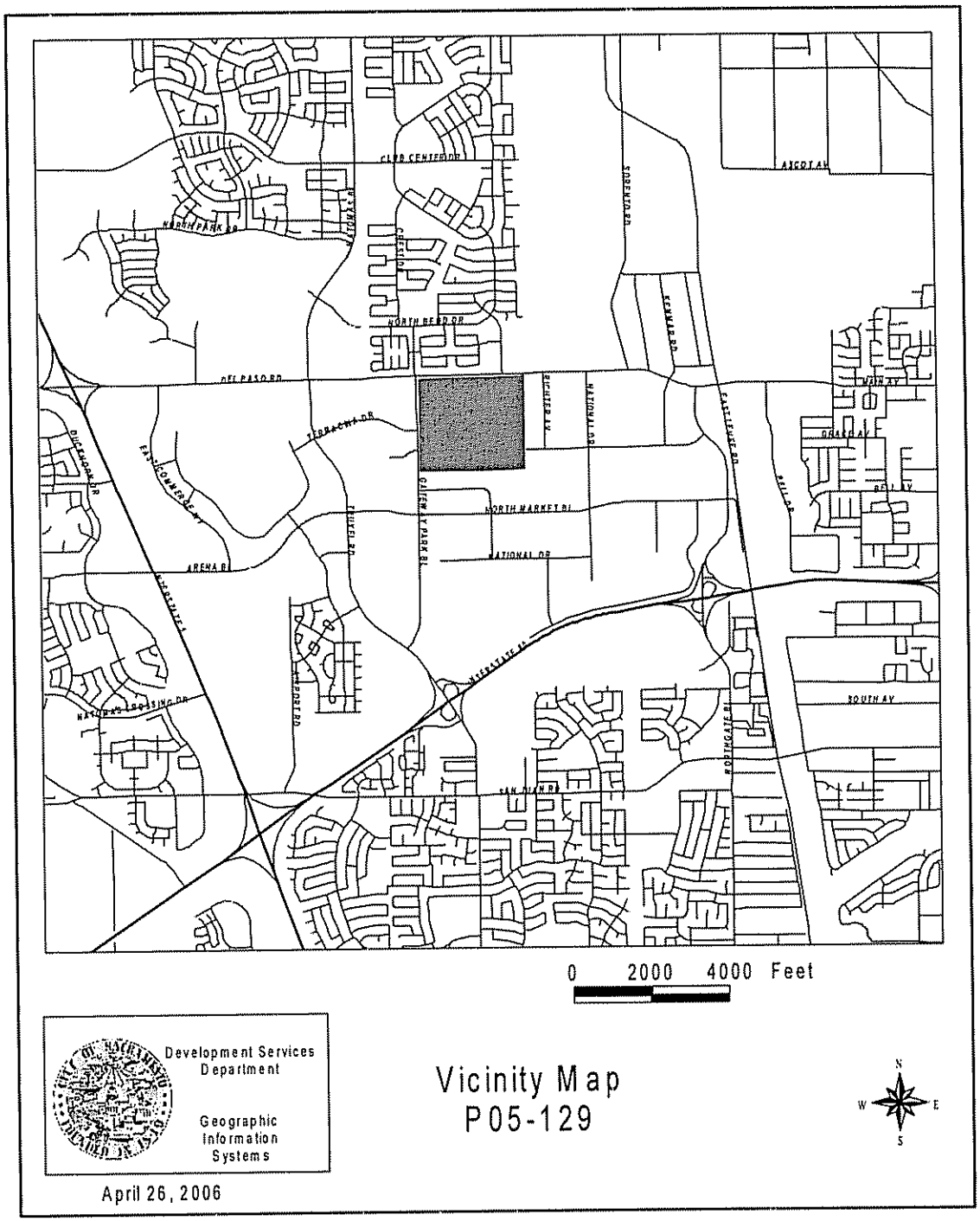
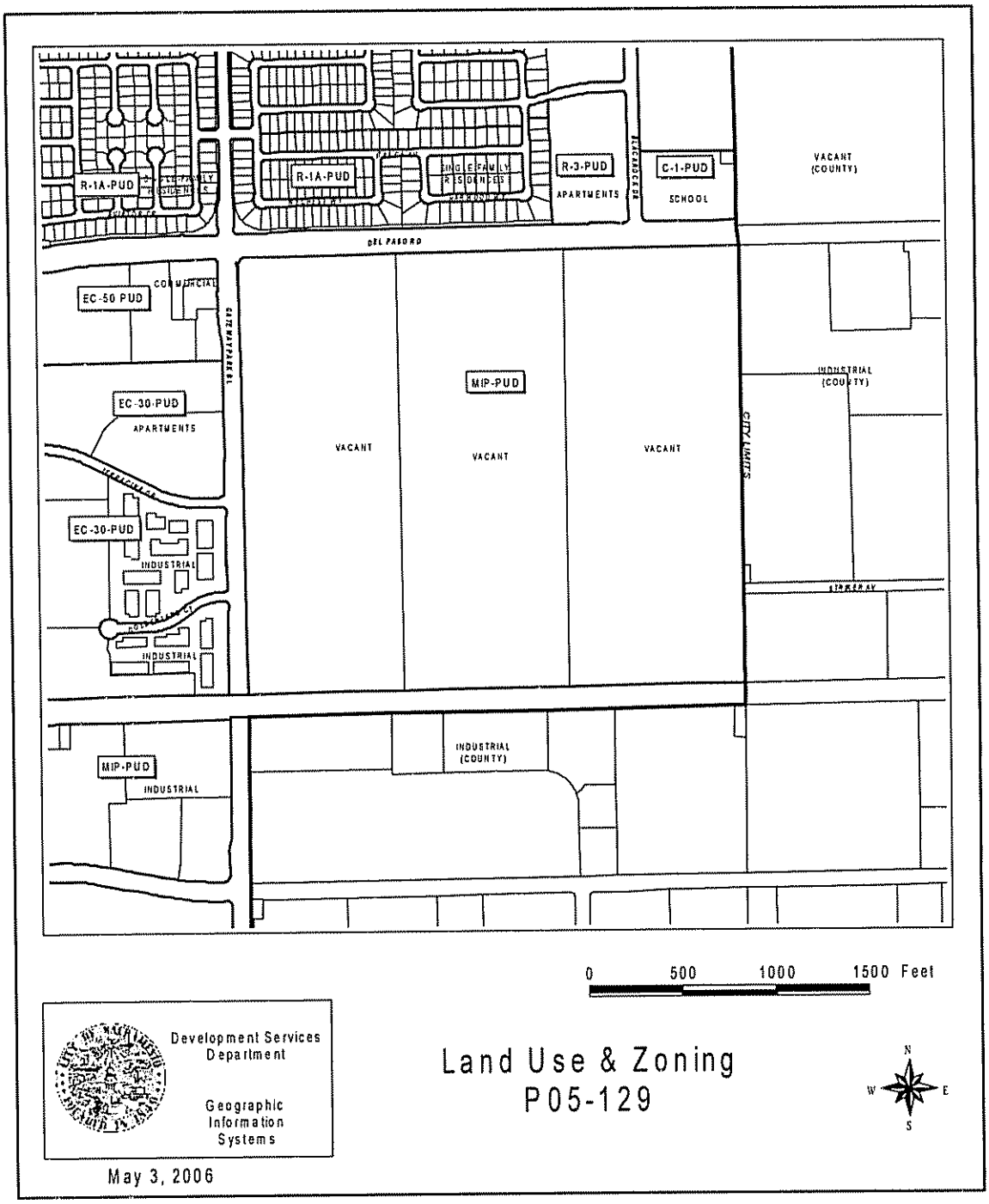
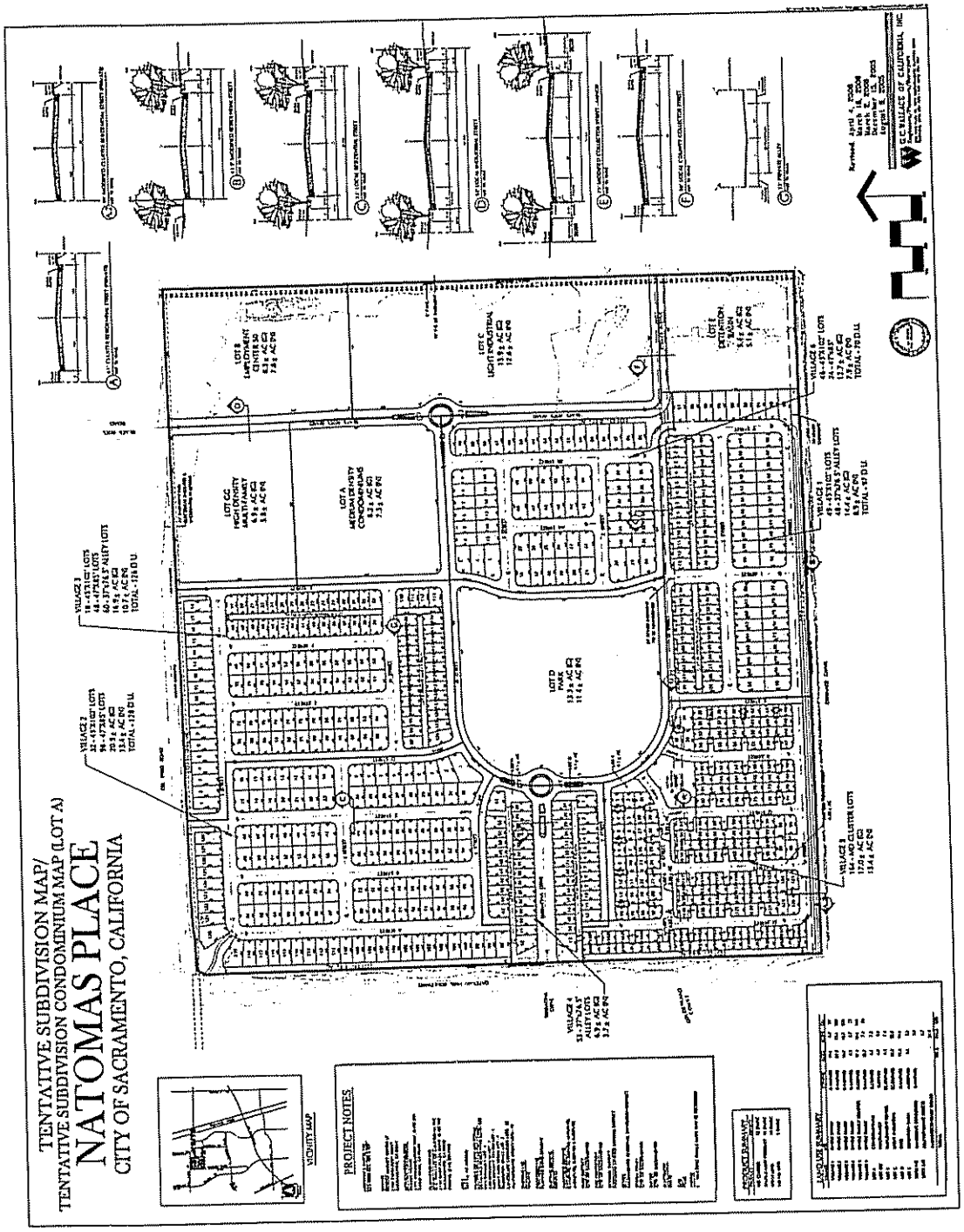
Attachment A - Vicinity Map



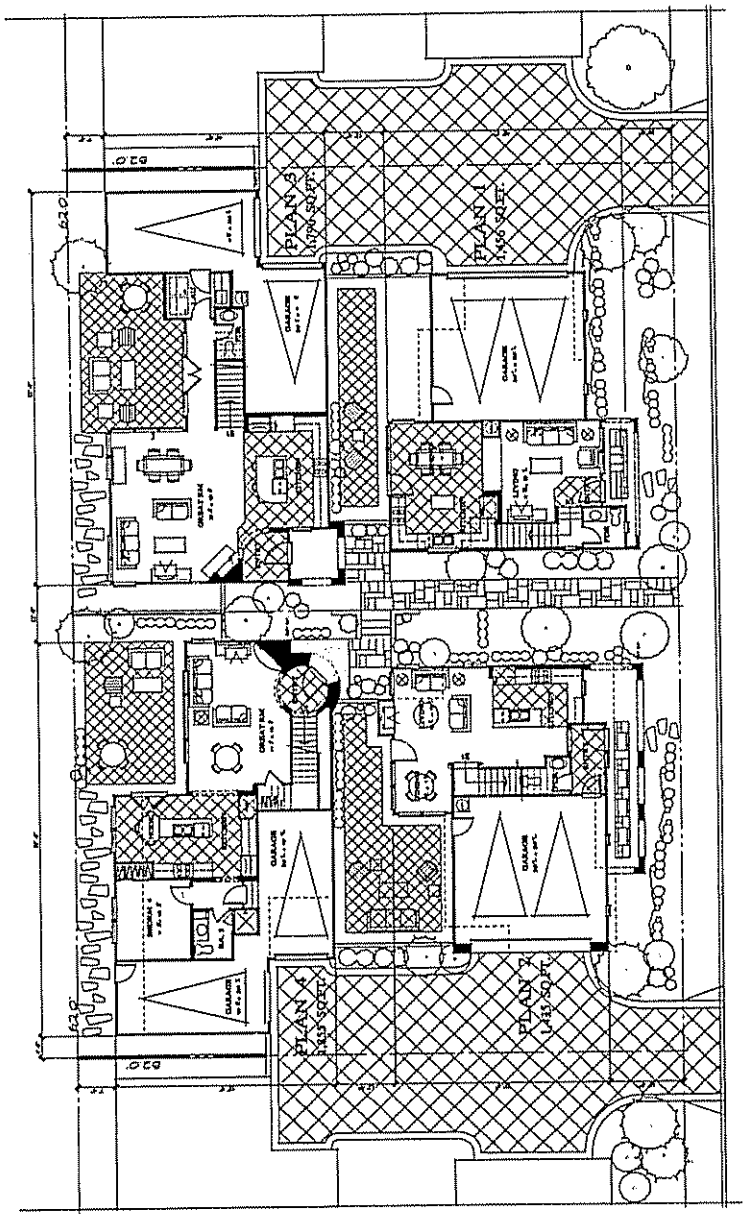
Attachment B - Land Use and Zoning Map



Attachment C - Tentative Subdivision Map Exhibit



Attachment D – Cluster Lot Layout Exhibits



NATOMAS GREEN COURT CLUSTER

SACRAMENTO, CALIFORNIA

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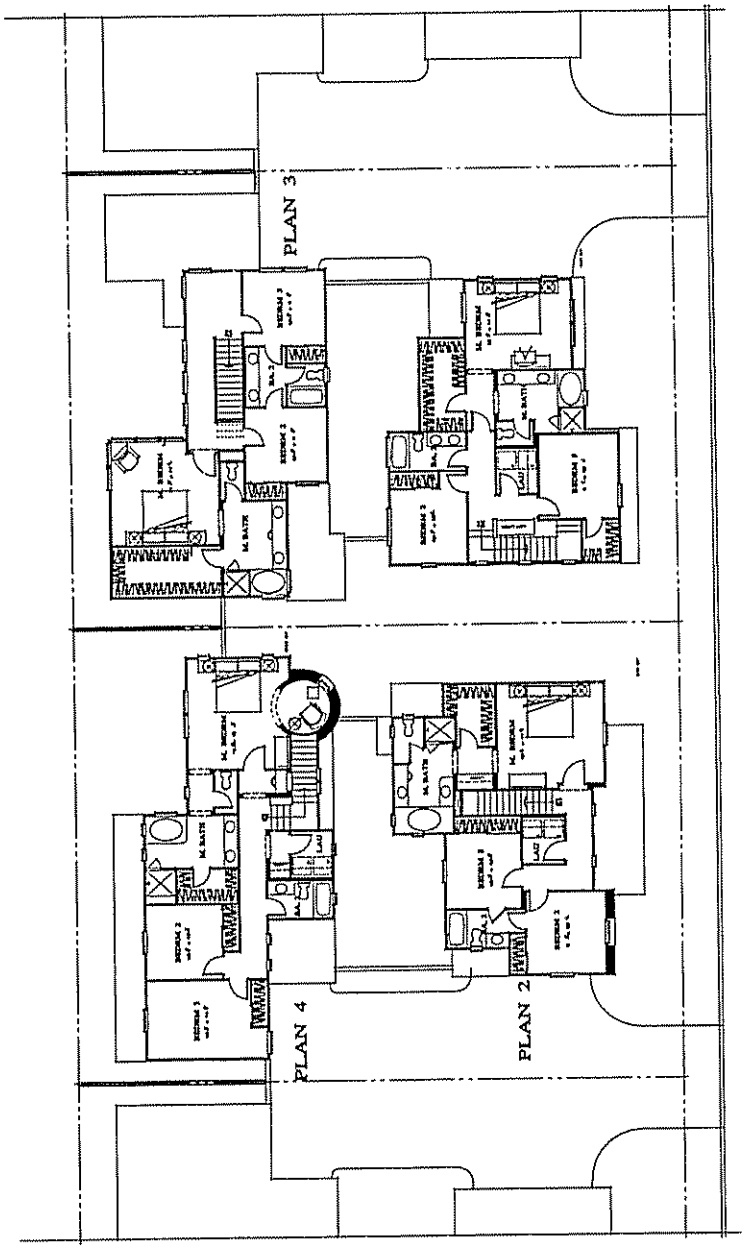

NATOMAS GREEN COURT CLUSTER

SACRAMENTO, CALIFORNIA

PardeeHomes

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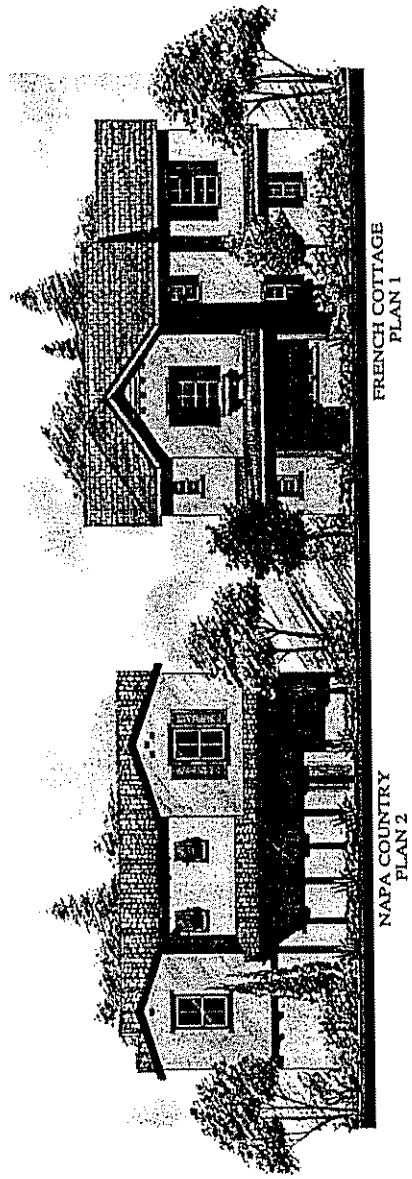
Attachment E – Cluster Product - Elevations



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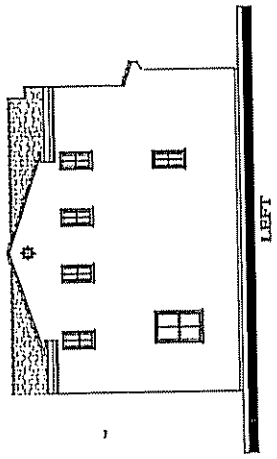
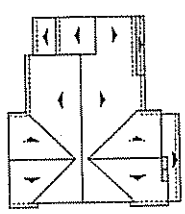
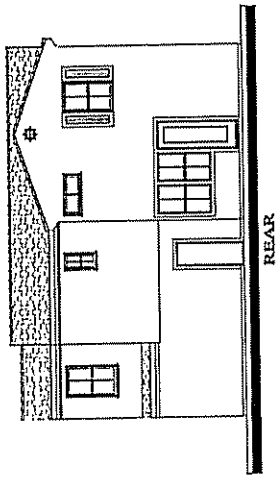
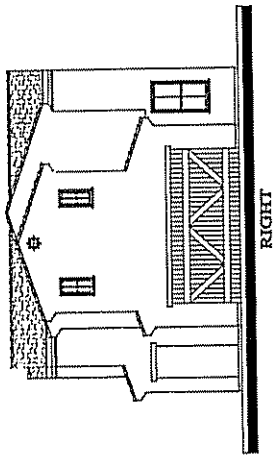




ROOF PLAN





(REFLECTS SPANISH ELEVATION)

PLAN 1

NATOMAS GREEN COURT CLUSTER

SACRAMENTO, CALIFORNIA

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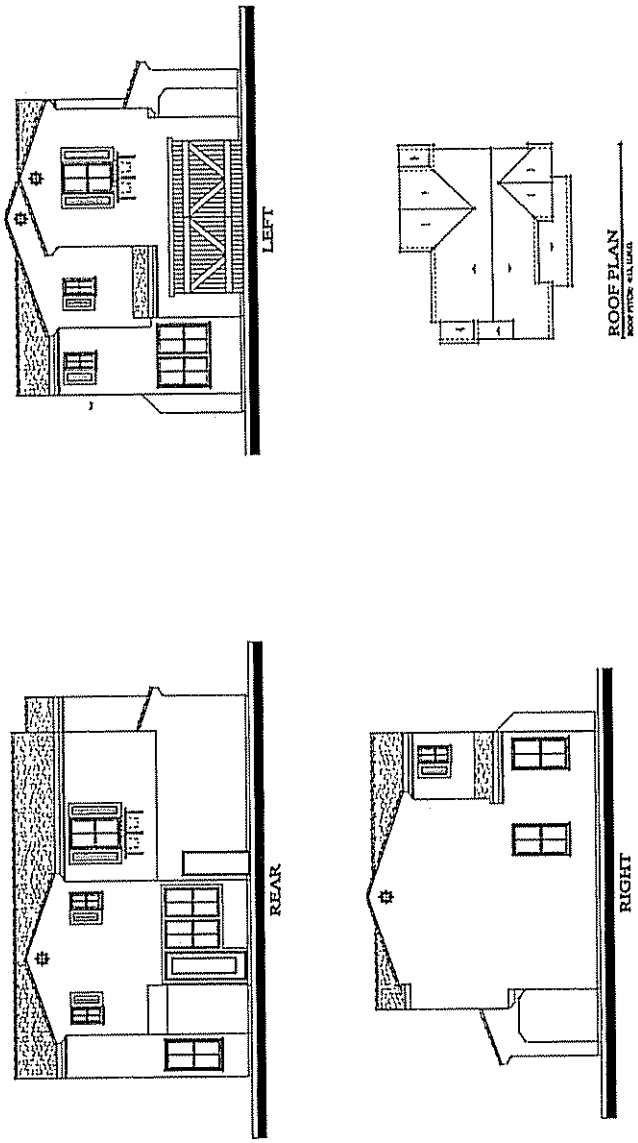

(REFLECTS SPANISH ELEVATION)

PLAN 2

NATOMAS GREEN COURT CLUSTER

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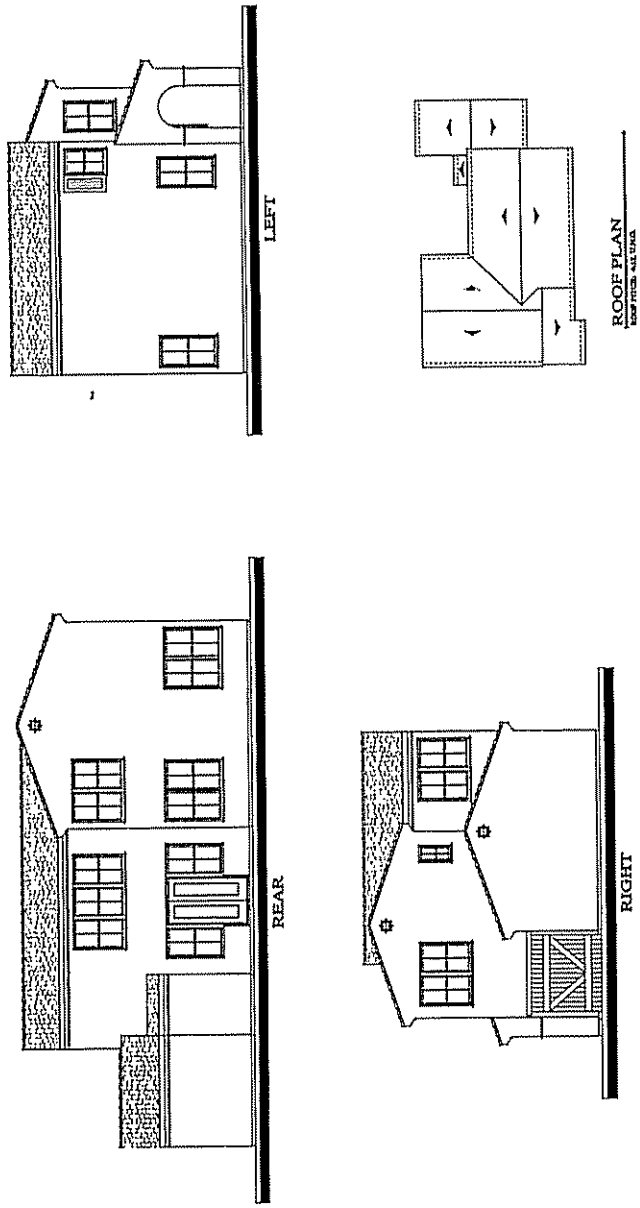

(REFLECTS SPANISH ELEVATION)

PLAN 3

NATOMAS GREEN COURT CLUSTER

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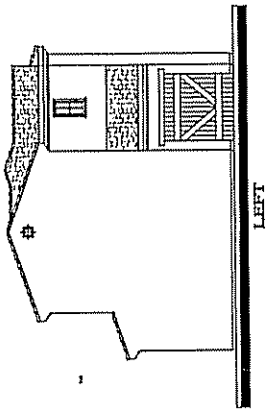

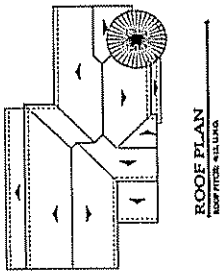

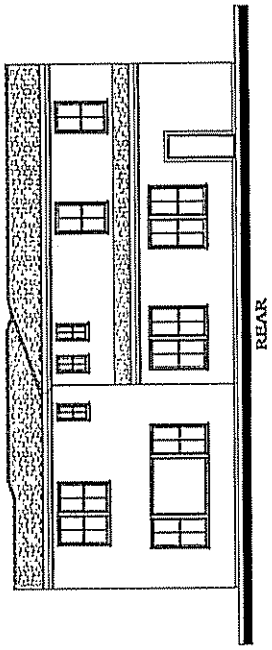

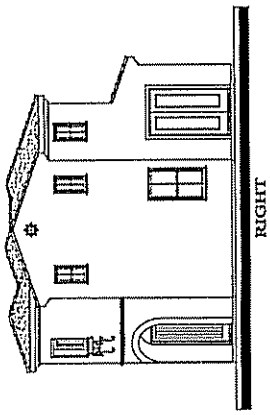

(REFLECTS SPANISH ELEVATION)

PLAN 4

NATOMAS GREEN COURT CLUSTER

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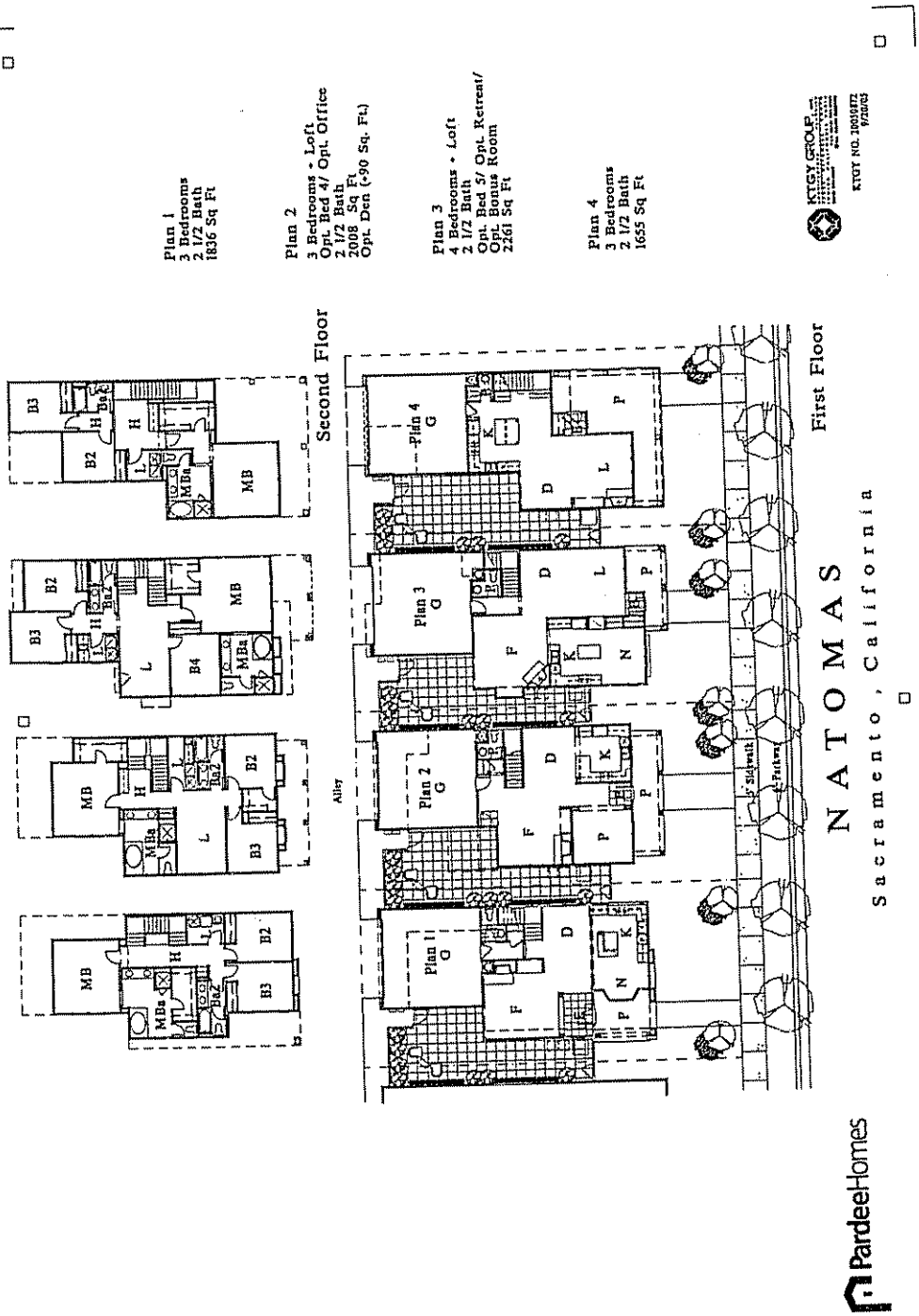
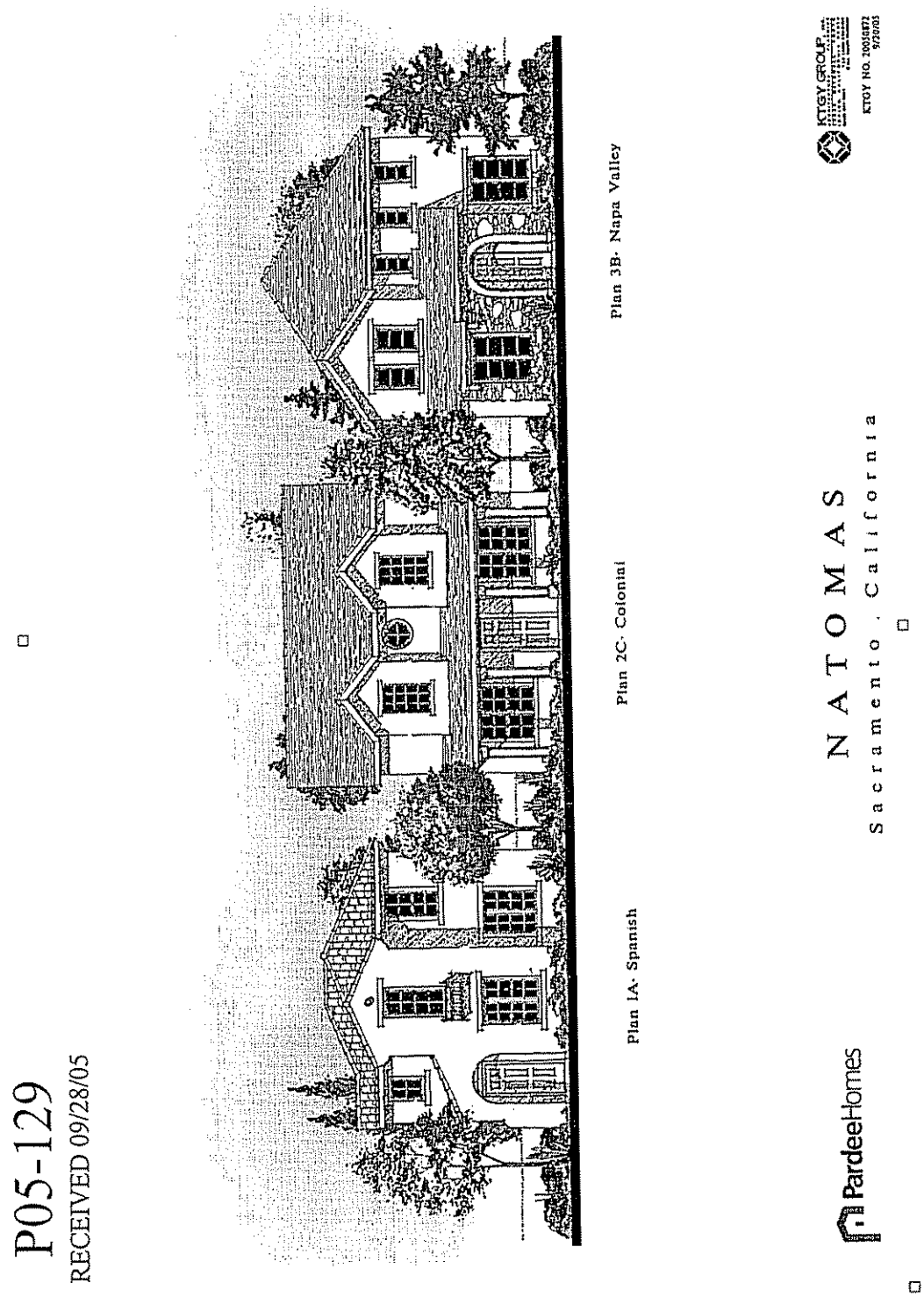
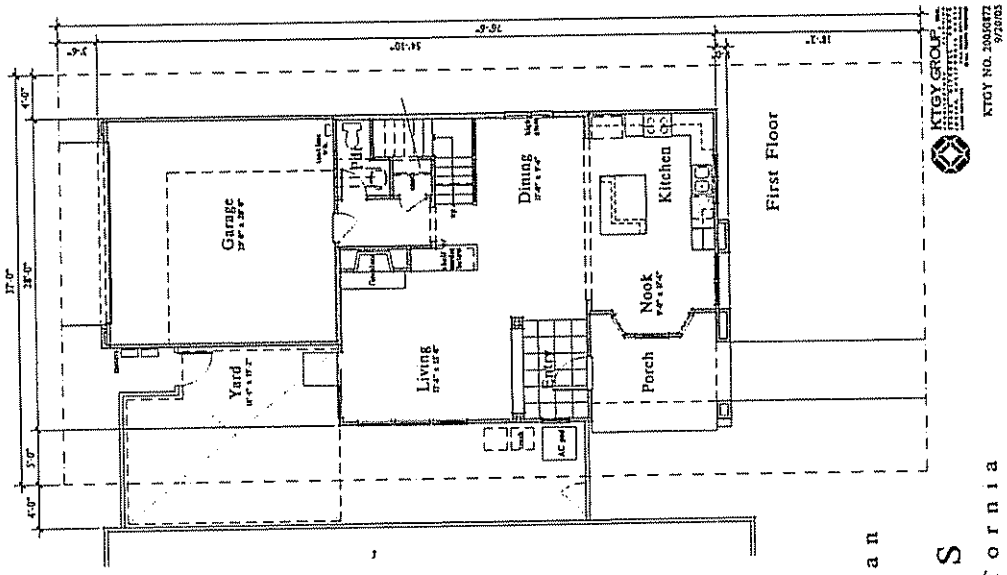
Exhibit F – Alley Product – Typical Lot Layout Exhibit



Attachment G – Alley Product – Street Scene



Attachment H – Alley Produce – Plan 1 Floor Plans

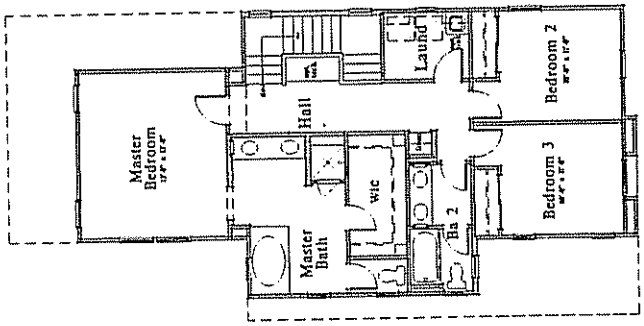


Floor Plan
3 Bedrooms
2 1/2 Bath
1836 Sq Ft

Plan 1 Floor Plan

NATOMAS

Sacramento, California



Second Floor

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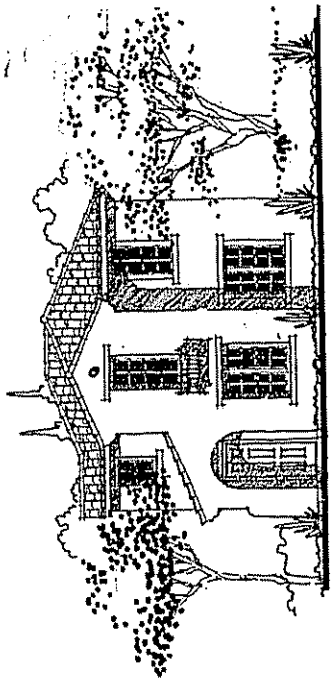
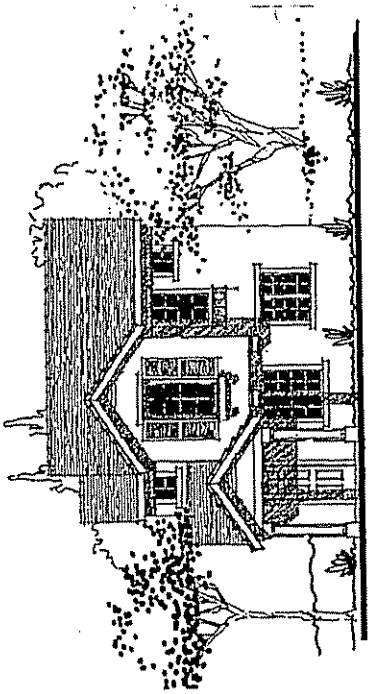
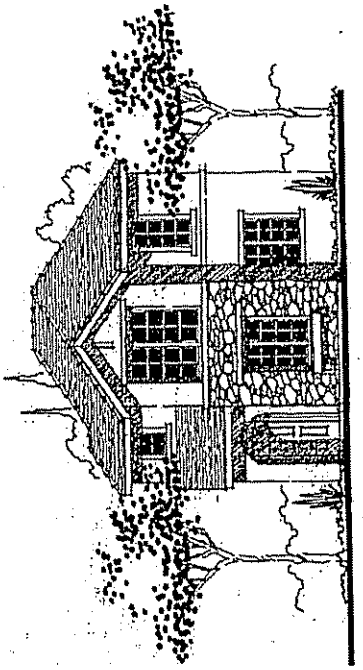


'A'-Spanish



'C' Colonial



'B' Napa Valley

Plan I Front Elevations

NATOMAS

Sacramento, California

KTGY GROUP

KTGY NO. 2003072
9/22/05

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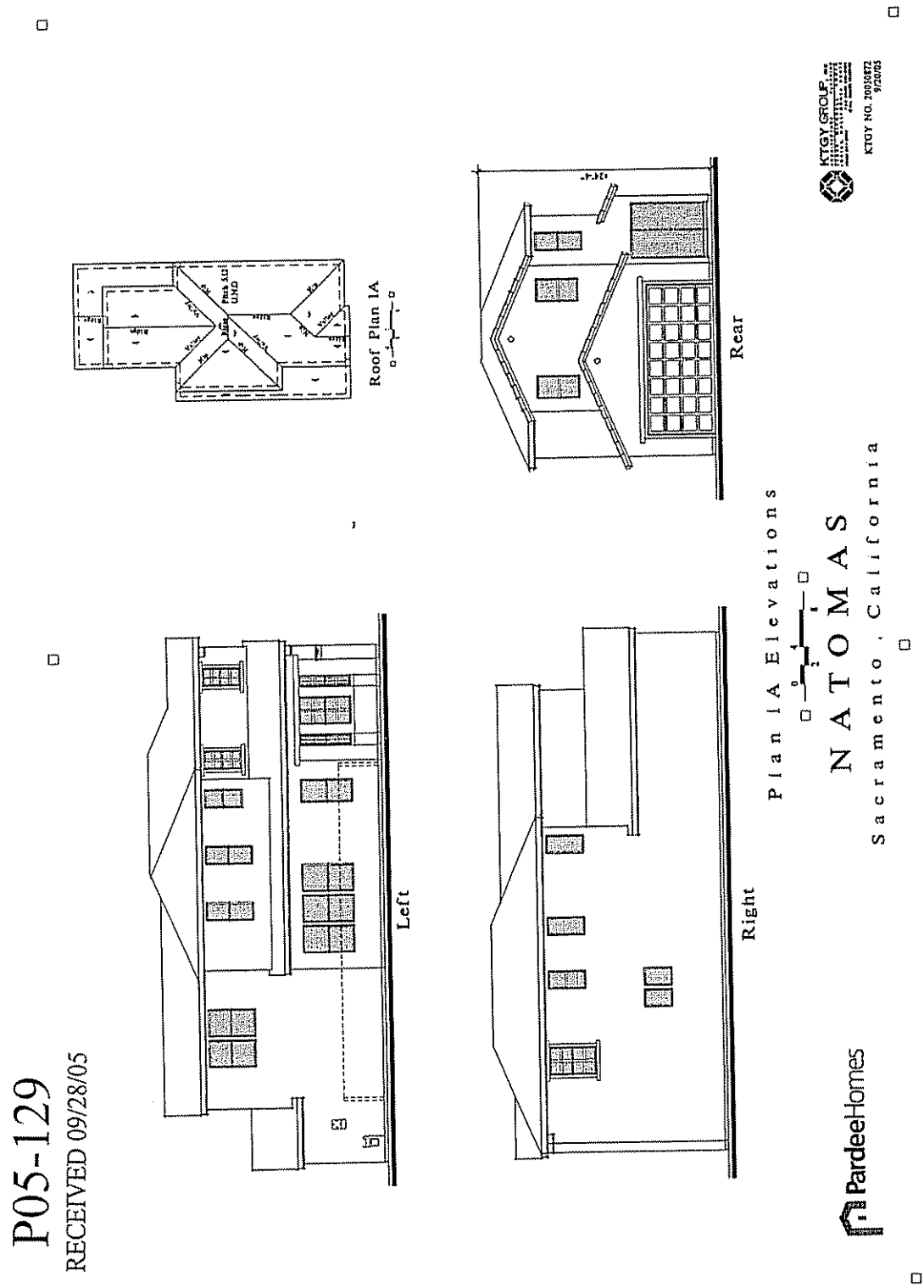
P05-129
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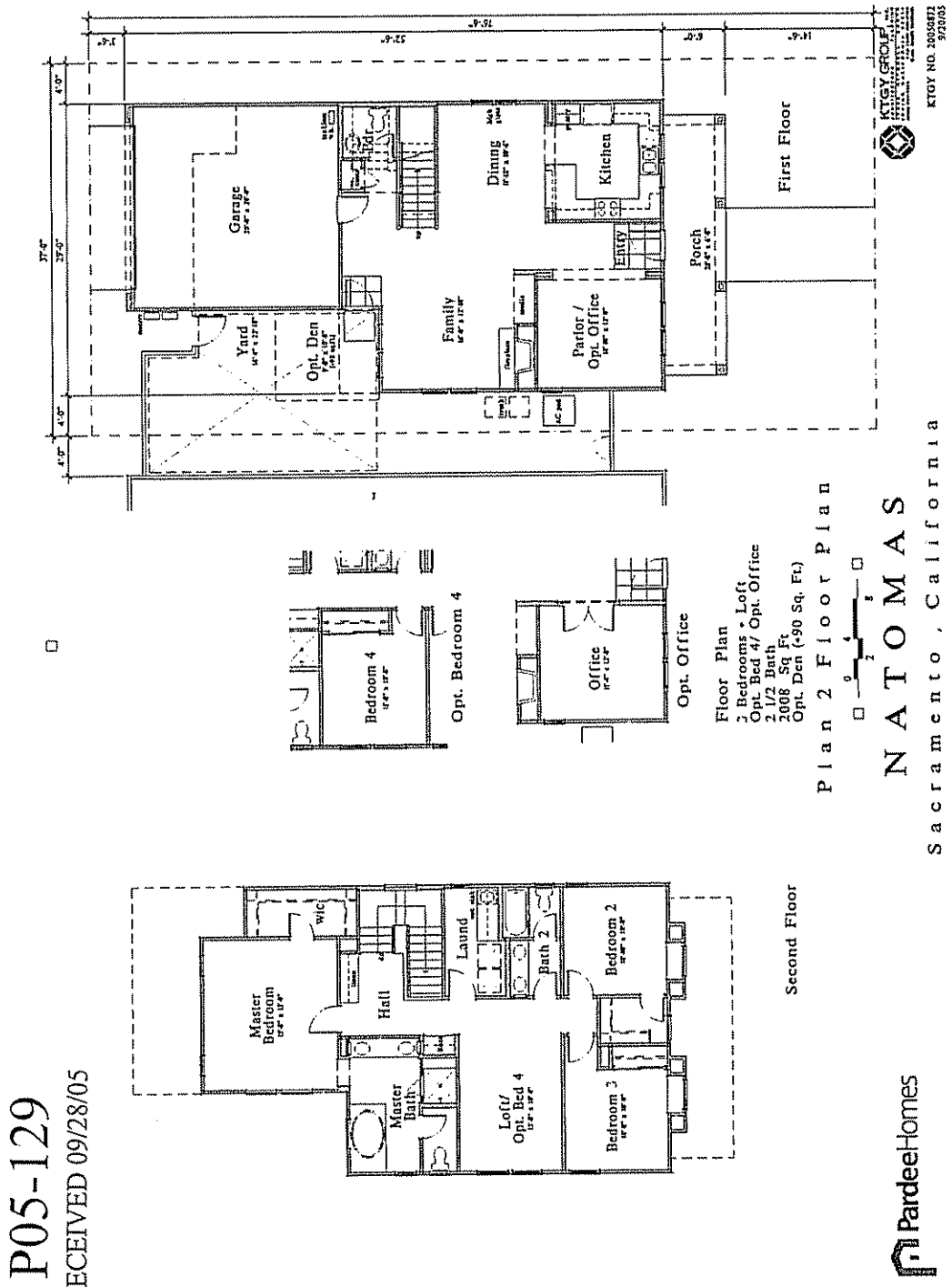
Roof Plan 1A
Rear
Left
Right
Plan 1A Elevations
NATOMAS
Sacramento, California
PardeeHomes
KTGY GROUP

Attachment I - Alley Product – Plan 2 Floor Plans and Elevations



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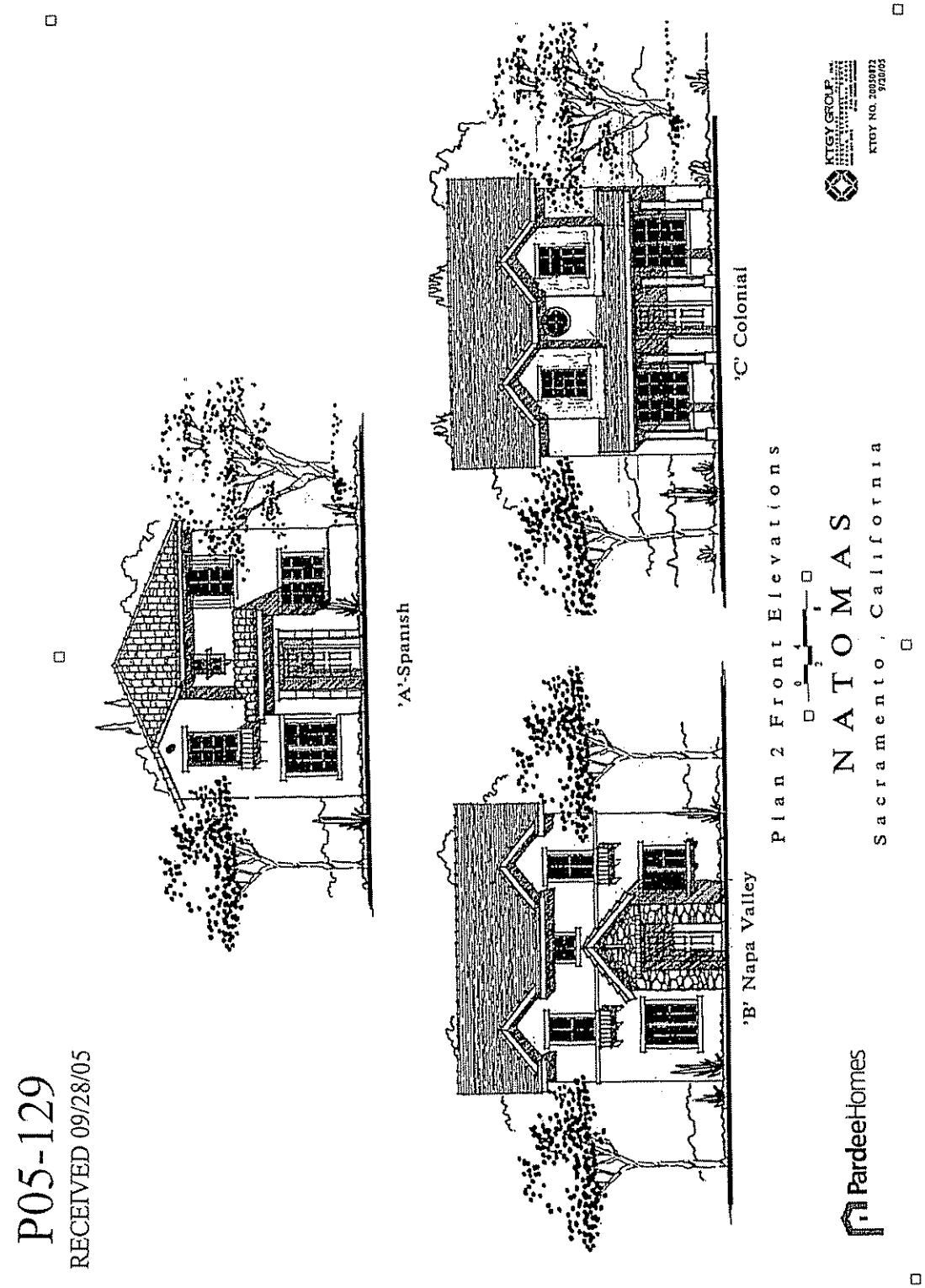
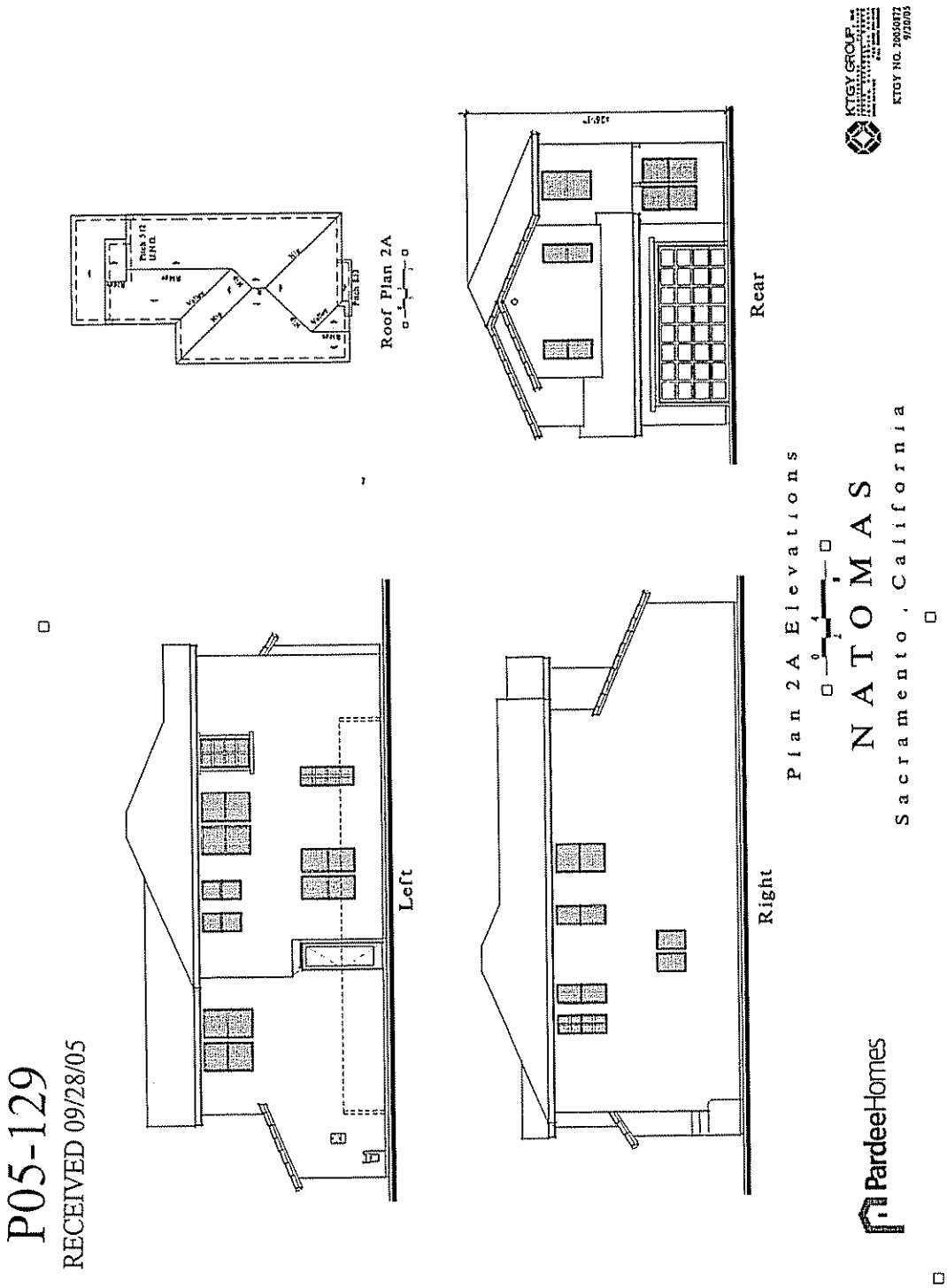
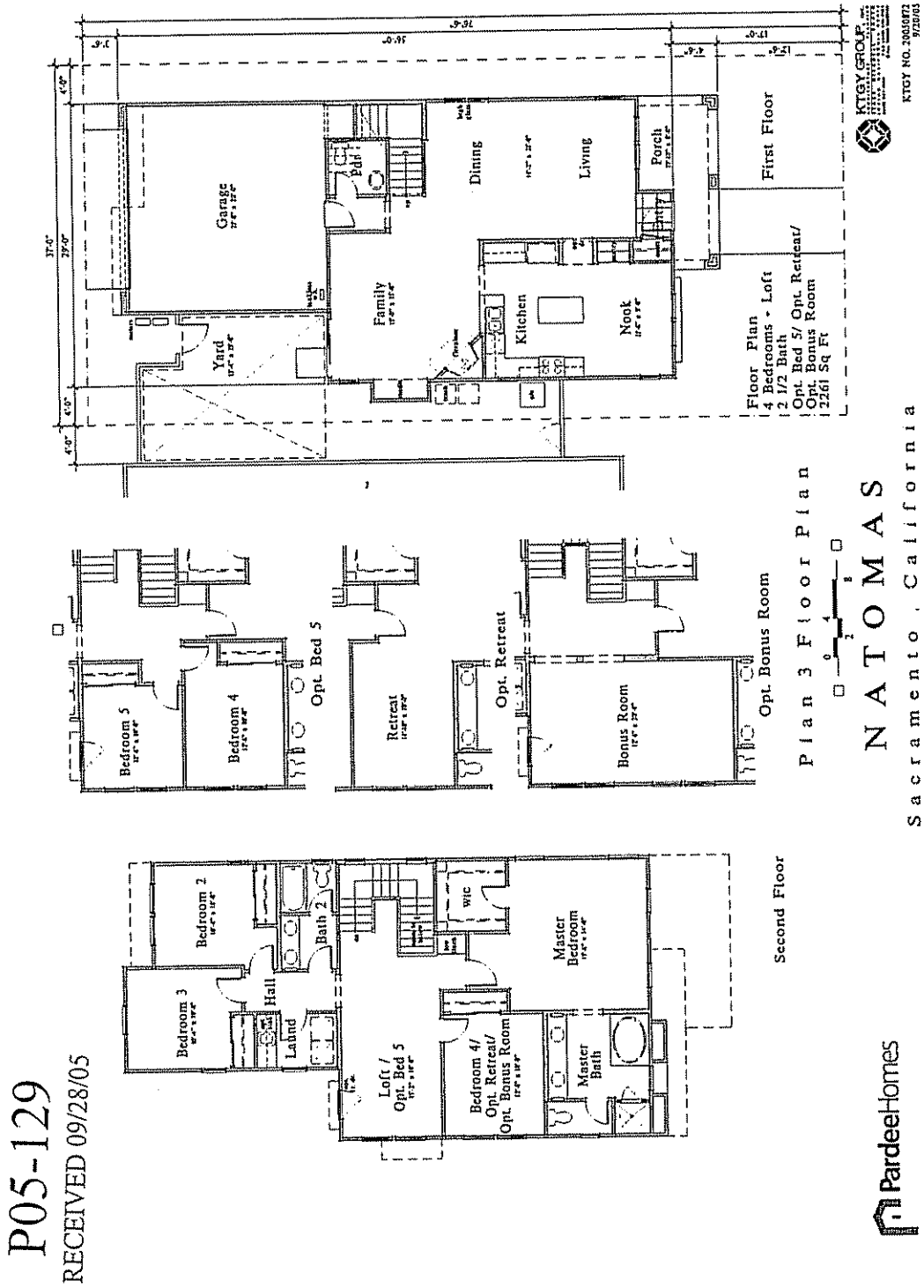
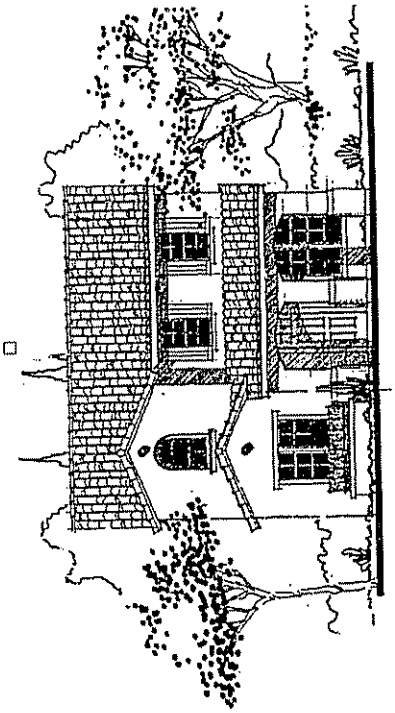

P05-129
RECEIVED 09/28/05
'A'-Spanish
'B' Napa Valley
'C' Colonial
Plan 2 Front Elevations
NATOMAS
Sacramento, California
PardeeHomes
KTGY GROUP


P05-129
RECEIVED 09/28/05
Left
Right
Roof Plan 2A
Rear
Plan 2A Elevations
NATOMAS
Sacramento, California
PardeeHomes
KTGY GROUP

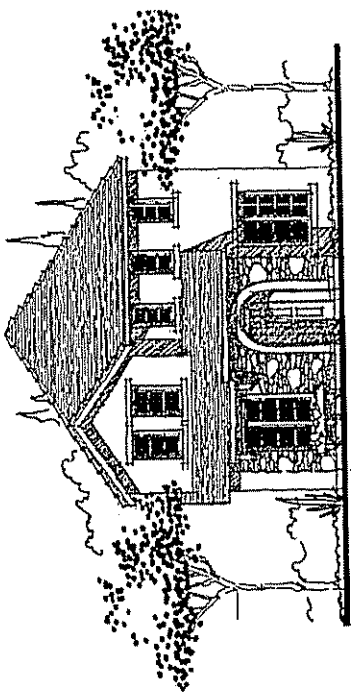
Attachment J – Alley Product – Plan 3 Floor Plans and Elevations



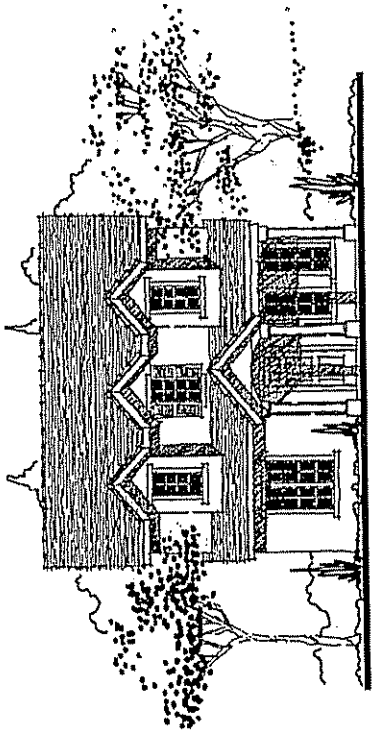
P05-129
RECEIVED 09/28/05



'A' Spanish



'B' Napa Valley



'C' Colonial

Plan 3 Front Elevations

NATOMAS

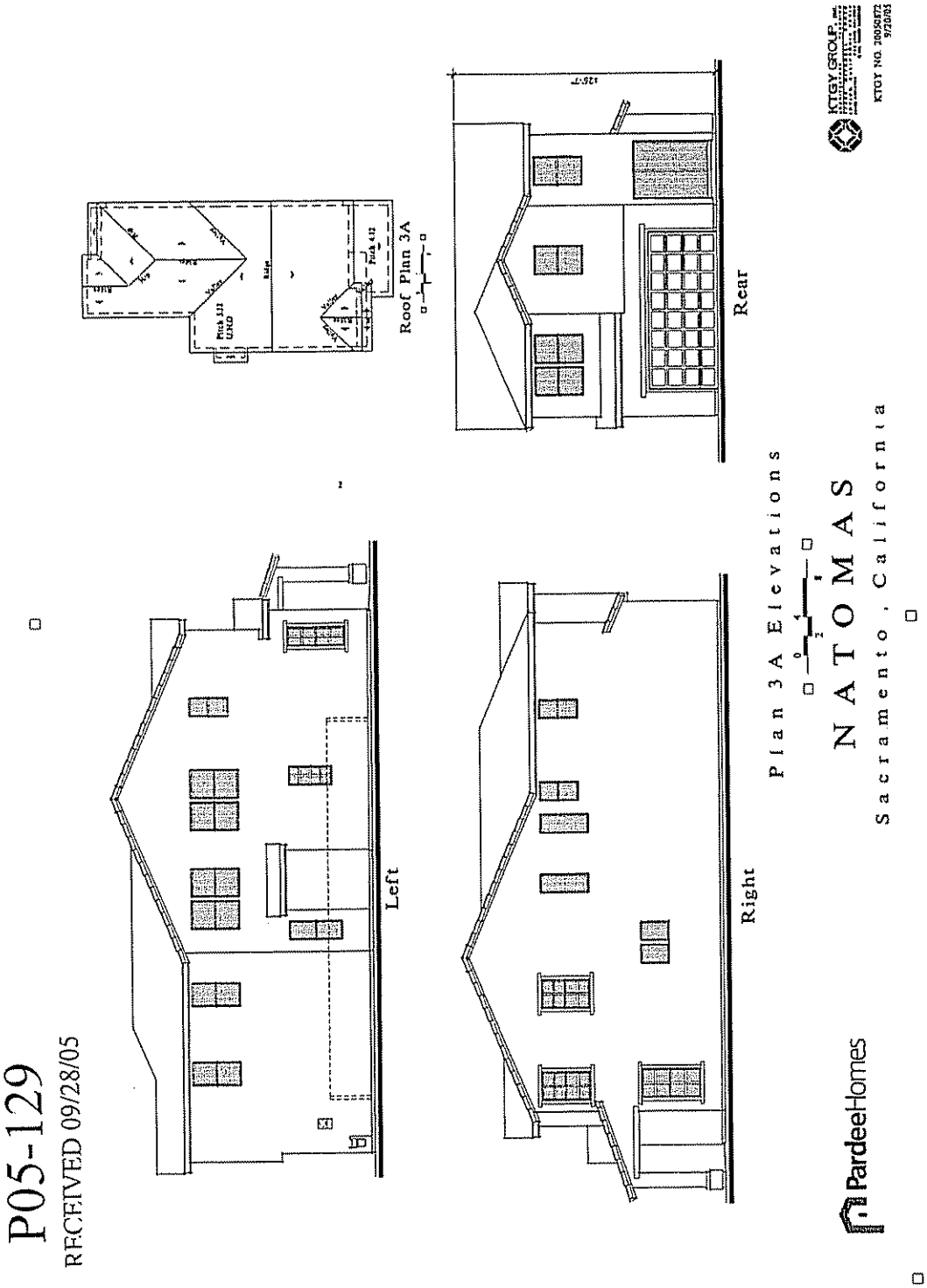
Sacramento, California

KTGY GROUP, INC.

KTGY No. 20050472
9/20/05

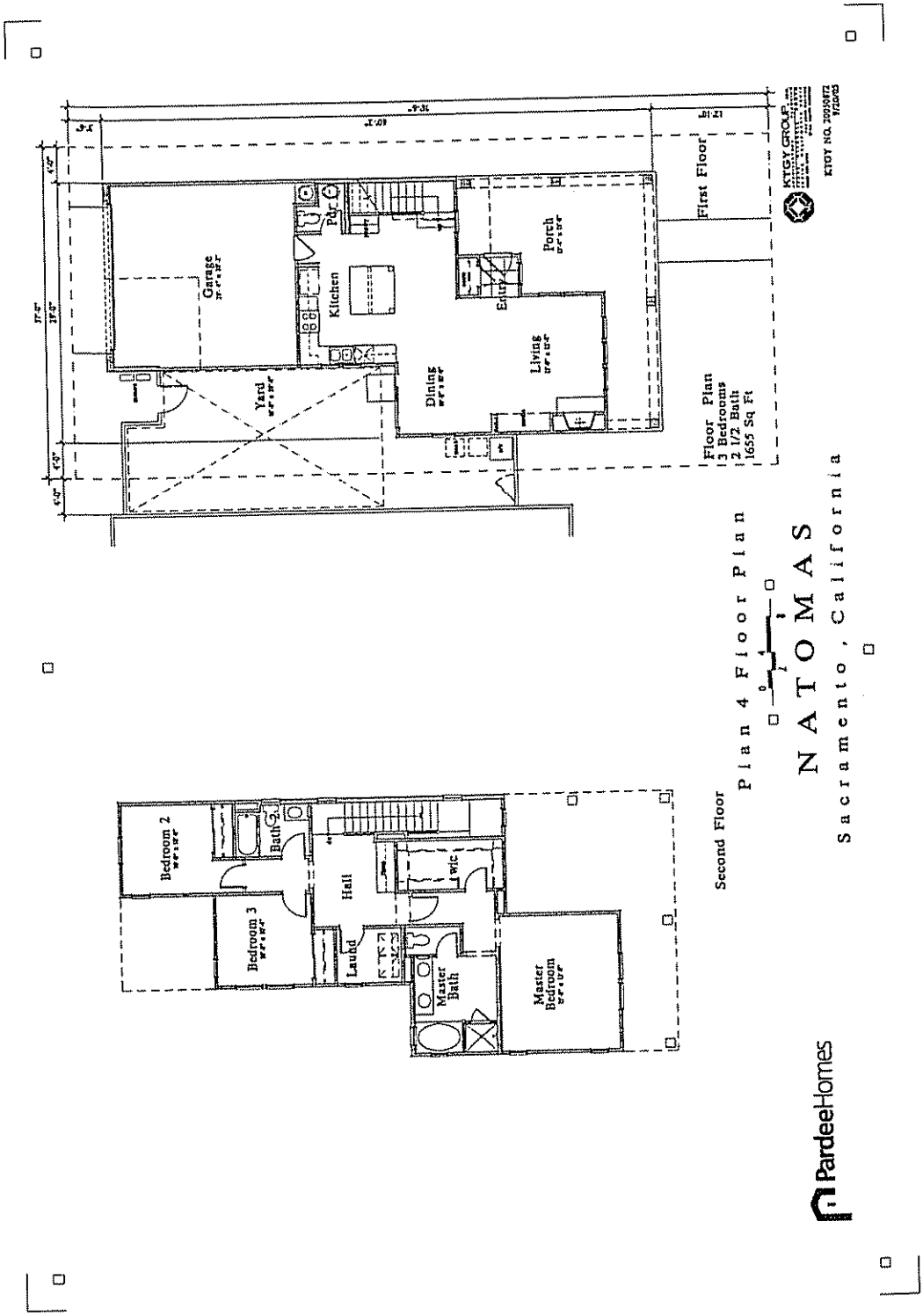
PardeeHomes

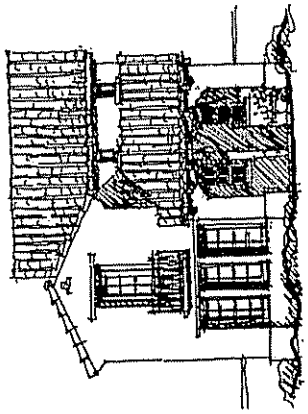
P05-129
RECEIVED 09/28/05



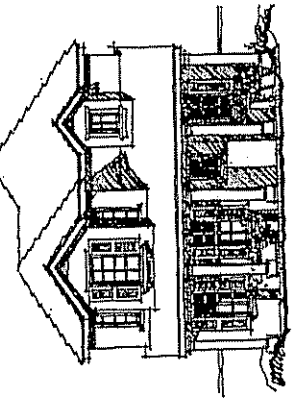
P05-129
RECEIVED 09/28/05

Attachment K – Alley Product – Plan 4 Floor Plans and Elevations

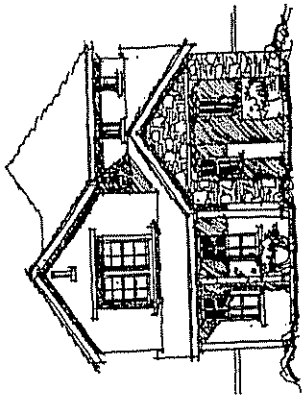




'A'-Spanish



'C' Colonial



'B' Napa Valley

Plan 4 Front Elevations

NATOMAS

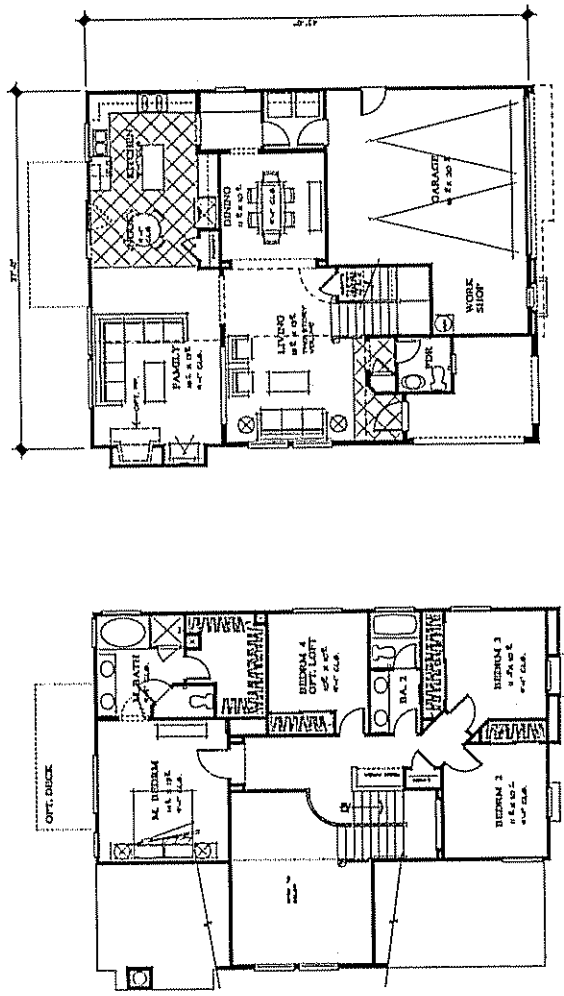
Sacramento, California

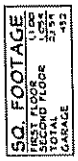
KTGY GROUP, INC.

KTGY NO. 2005072

PardeeHomes

Attachment L - 47' X 85' Product -- Plan 1 Floor Plans and Elevations





(REFLECTS SPANISH ECLECTIC)

PLAN 1 • 2,159 SQ. FT.

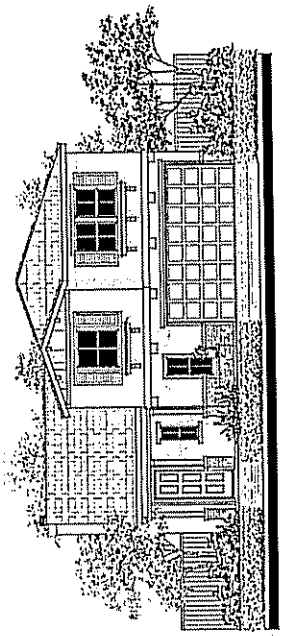
NATOMAS 47X85 LOTS

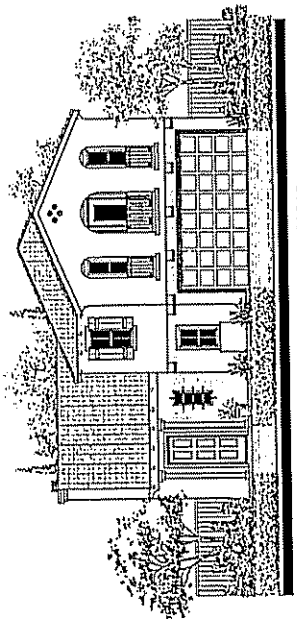
SACRAMENTO, CALIFORNIA

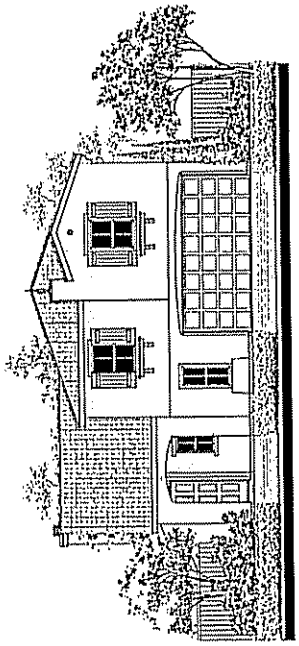
SCALE: 1/4"=1'-0"

P05-129
REVISED 12/16/05

PardeeHomes







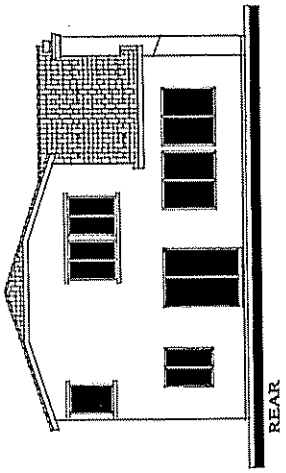
PLAN 1

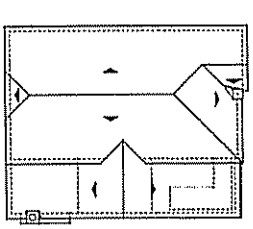
NATOMAS 47X85 LOTS

SACRAMENTO, CALIFORNIA

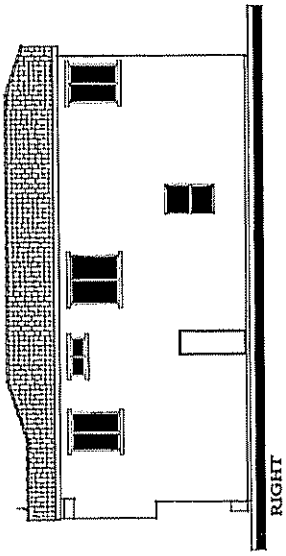
PardeeHomes

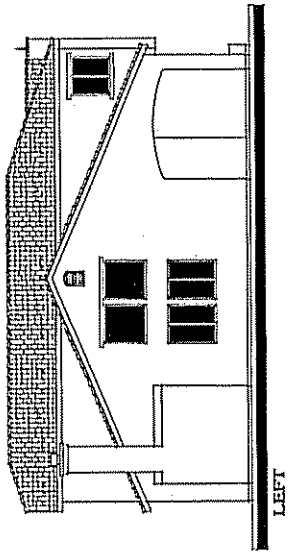
P05-129
REVISED 12/16/05





ROOF PLAN





(REFLECTS SPANISH ECLECTIC)

PLAN 1 ELEVATIONS

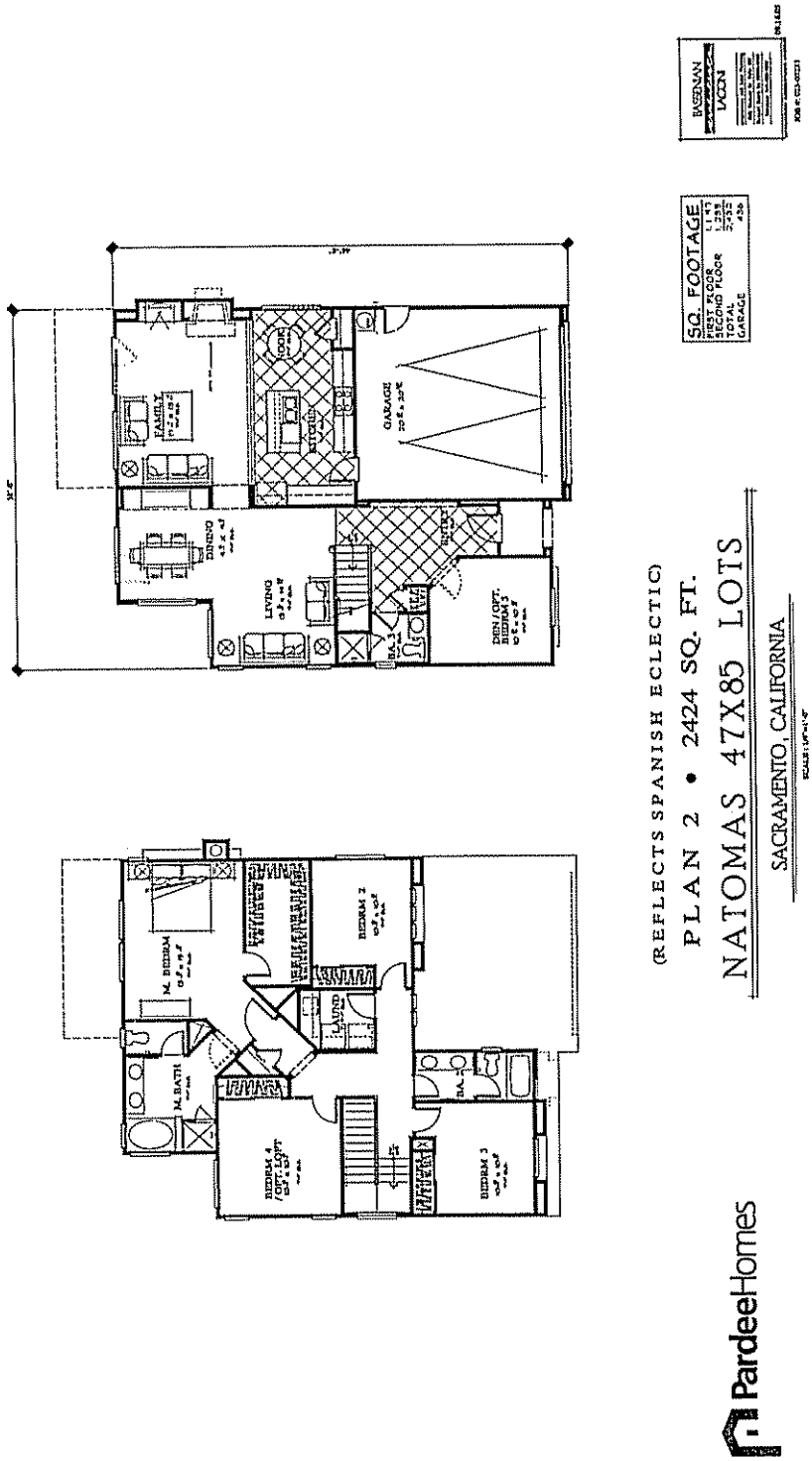
NATOMAS 47X85 LOTS

SACRAMENTO, CALIFORNIA

P05-129
REVISED 12/16/05

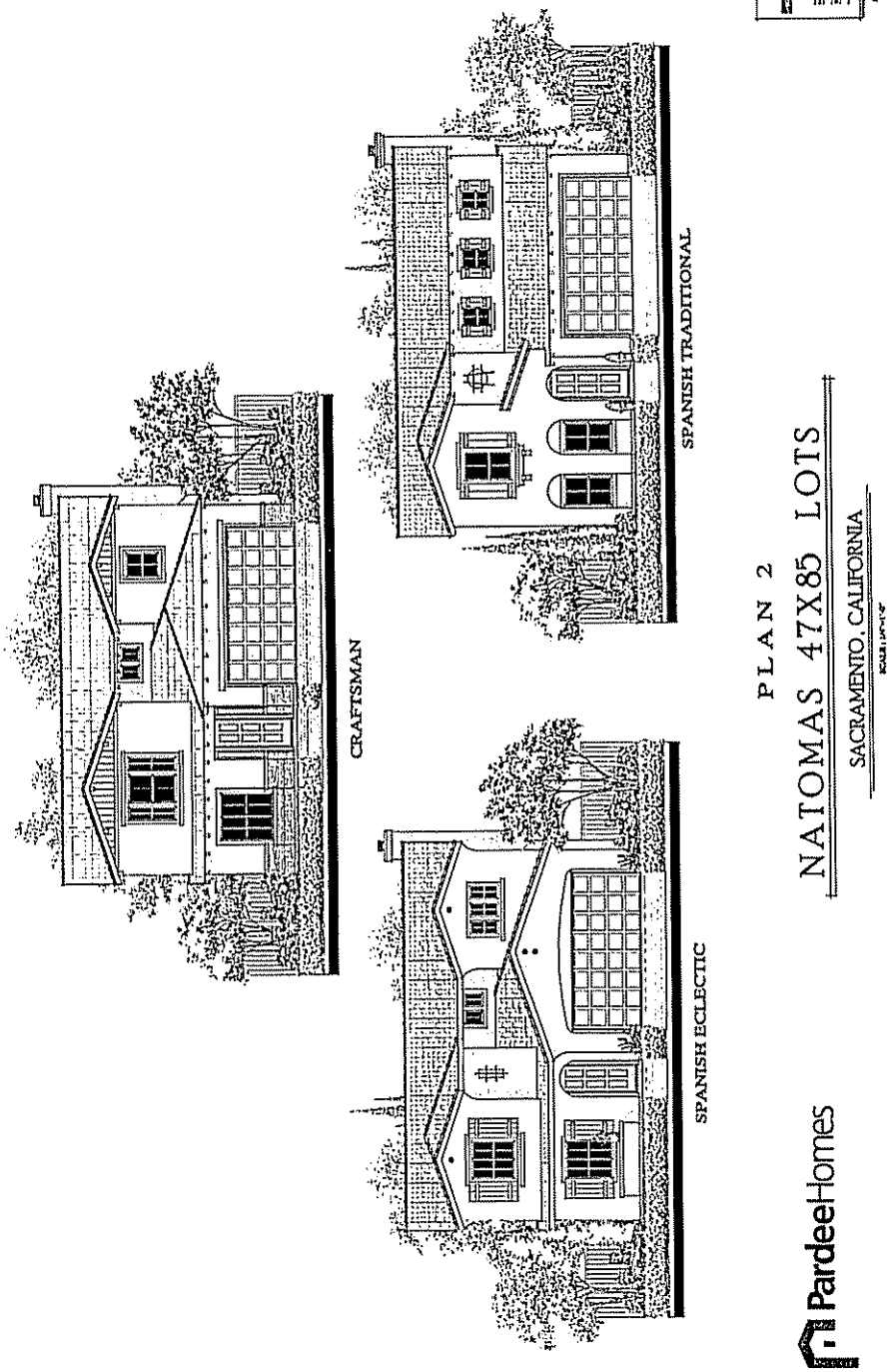
PardeeHomes

Attachment M - 47' X 85' Product – Plan 2 Floor Plans and Elevations

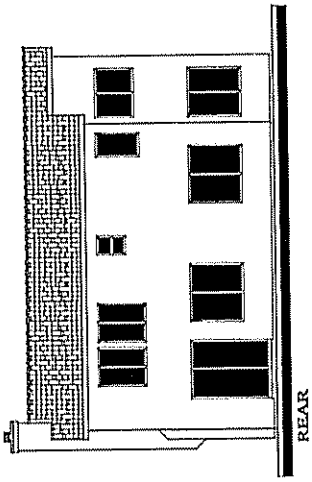


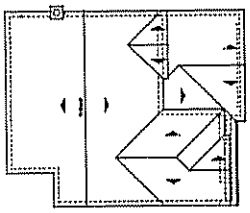
P05-129
REVISED 12/16/05

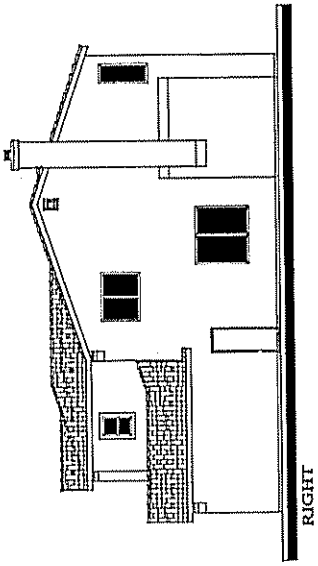
PardeeHomes



P05-129
REVISED 12/16/05







(REFLECTS SPANISH ECLECTIC)

PLAN 2 ELEVATIONS

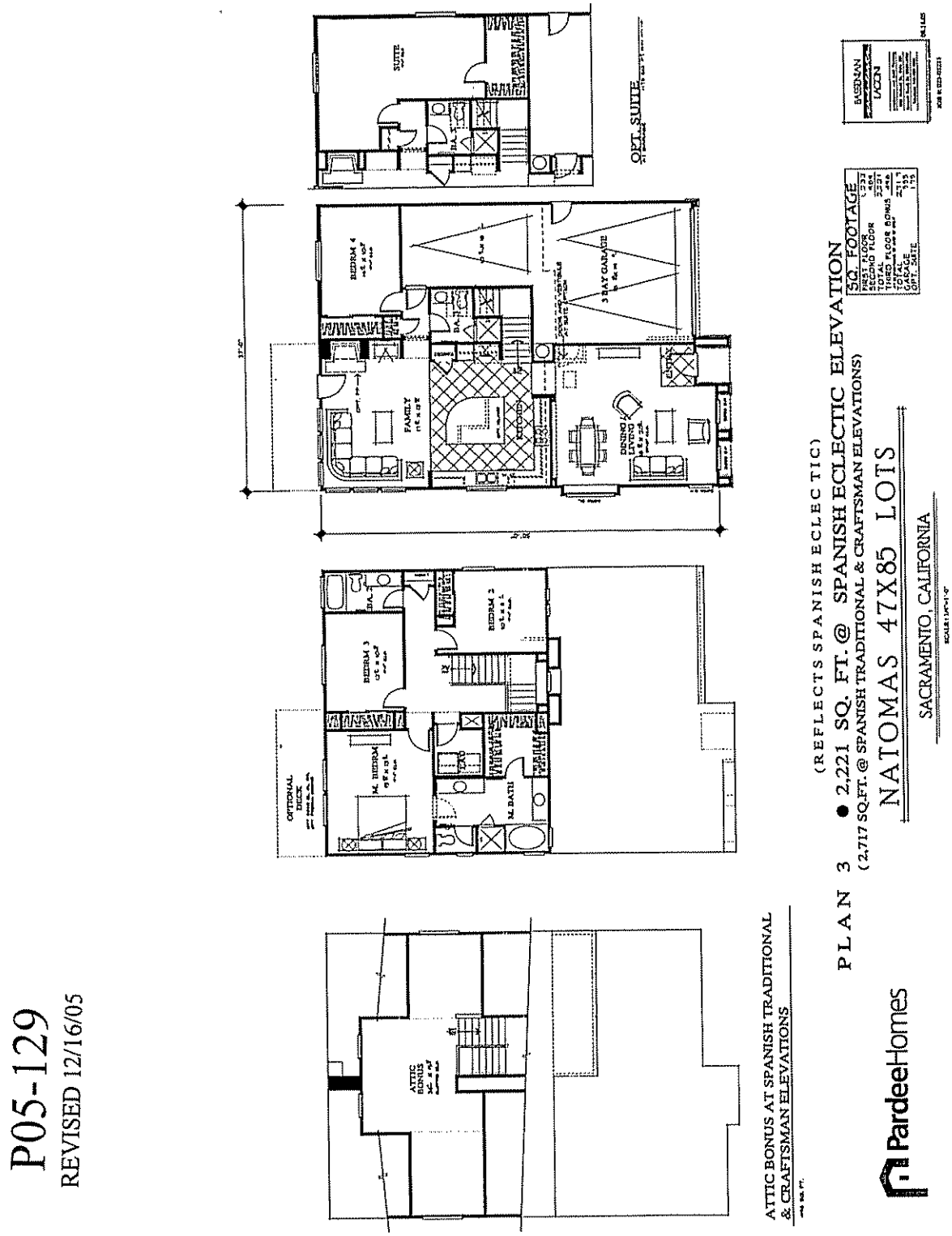
NATOMAS 47X85 LOTS

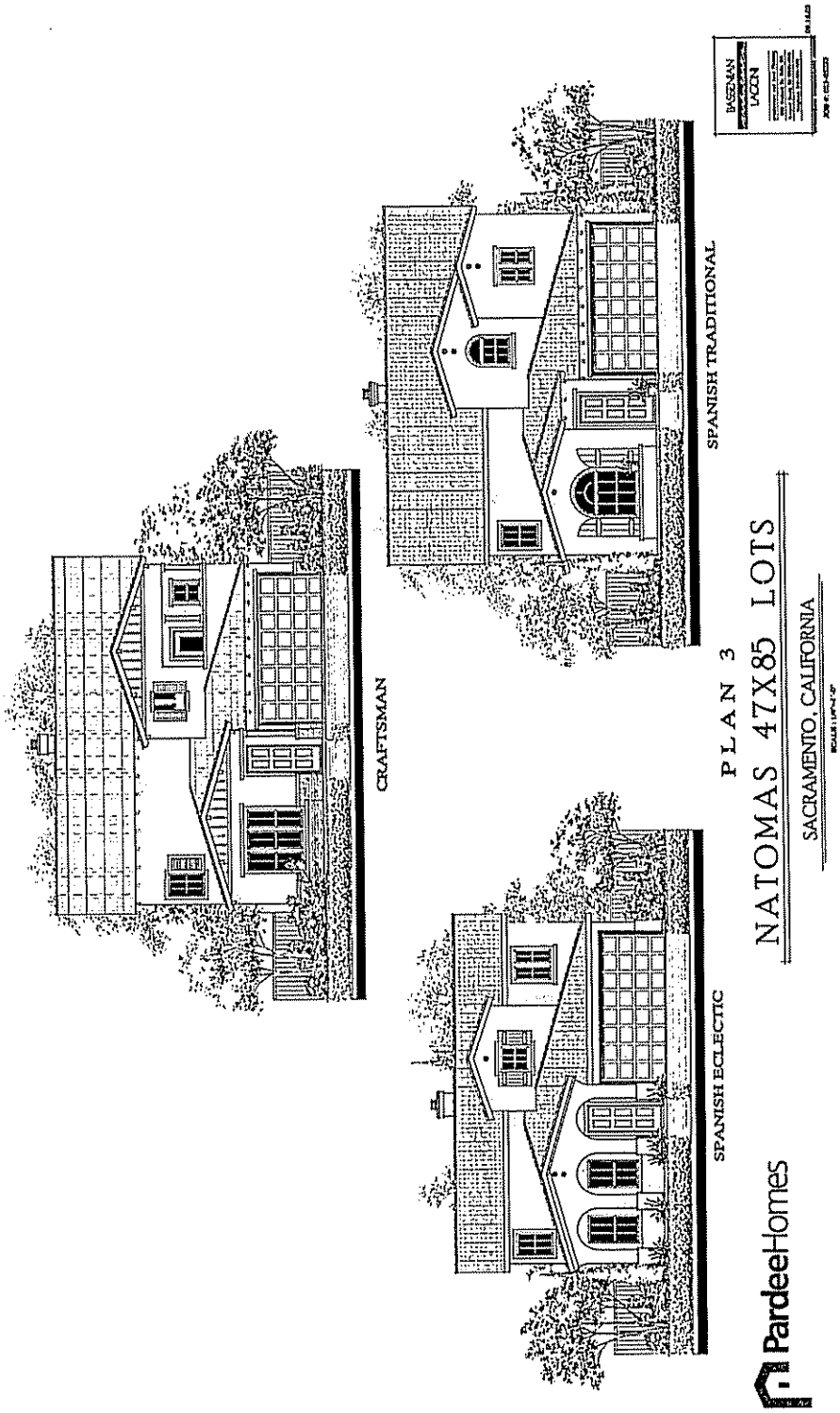
SACRAMENTO, CALIFORNIA

PardeeHomes

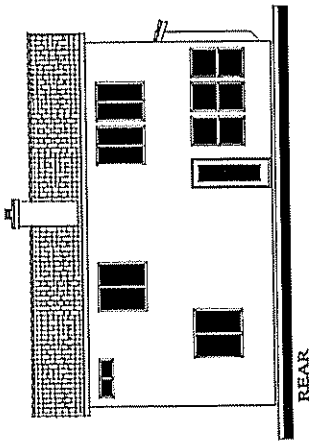
P05-129
REVISED 12/16/05

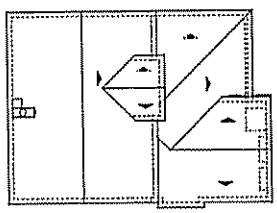
Attachment N - 47' X 85' Product -- Plan 3 Floor Plans and Elevations

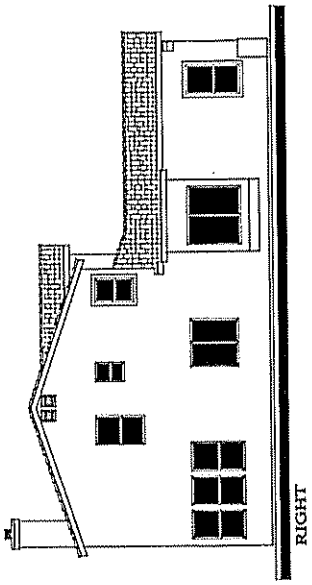


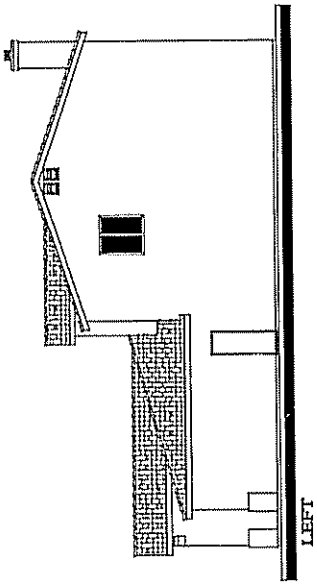


P05-129
REVISED 12/16/05









(REFLECTS SPANISH ECLECTIC)

PLAN 3 ELEVATIONS

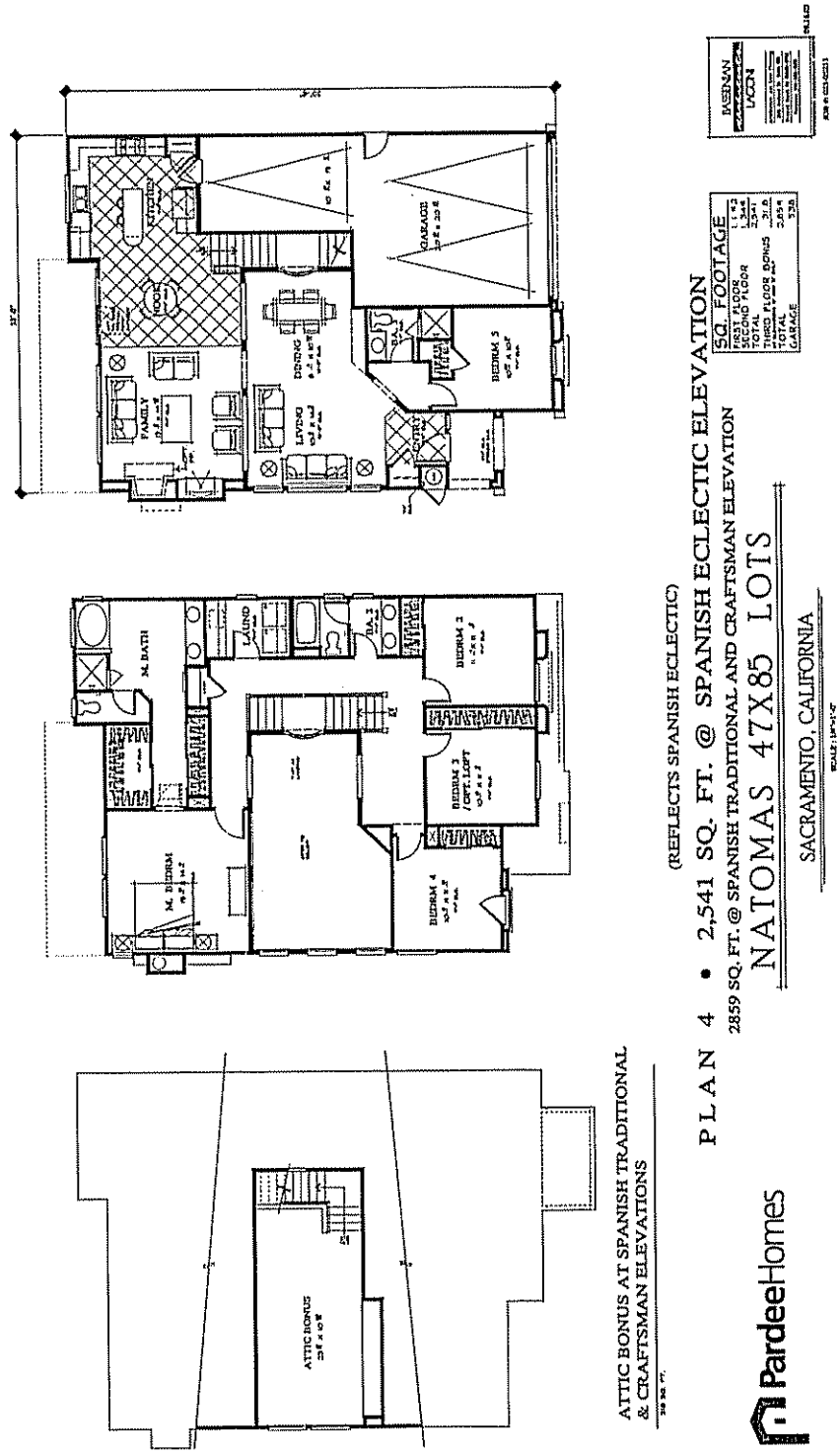
NATOMAS 47X85 LOTS

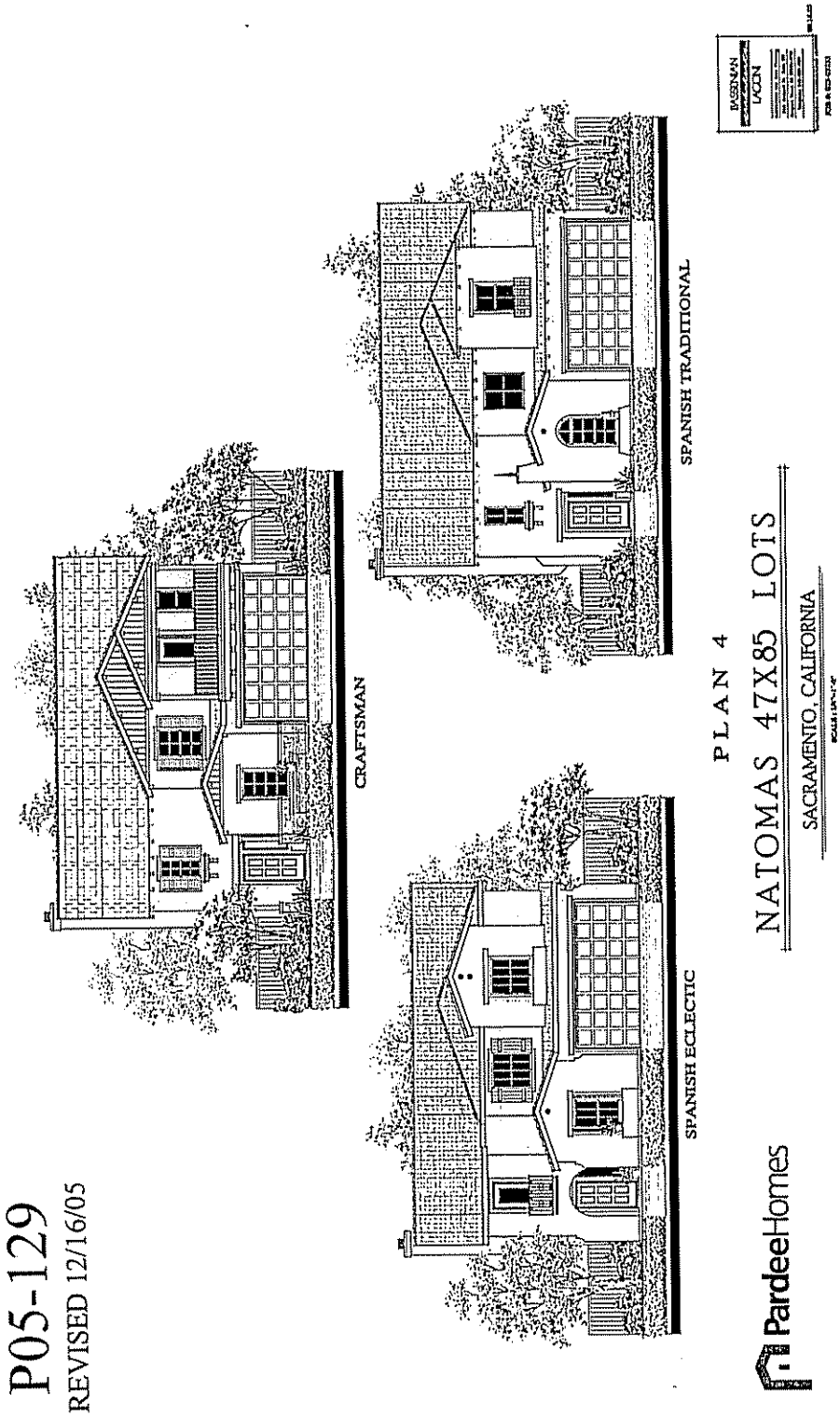
SACRAMENTO, CALIFORNIA

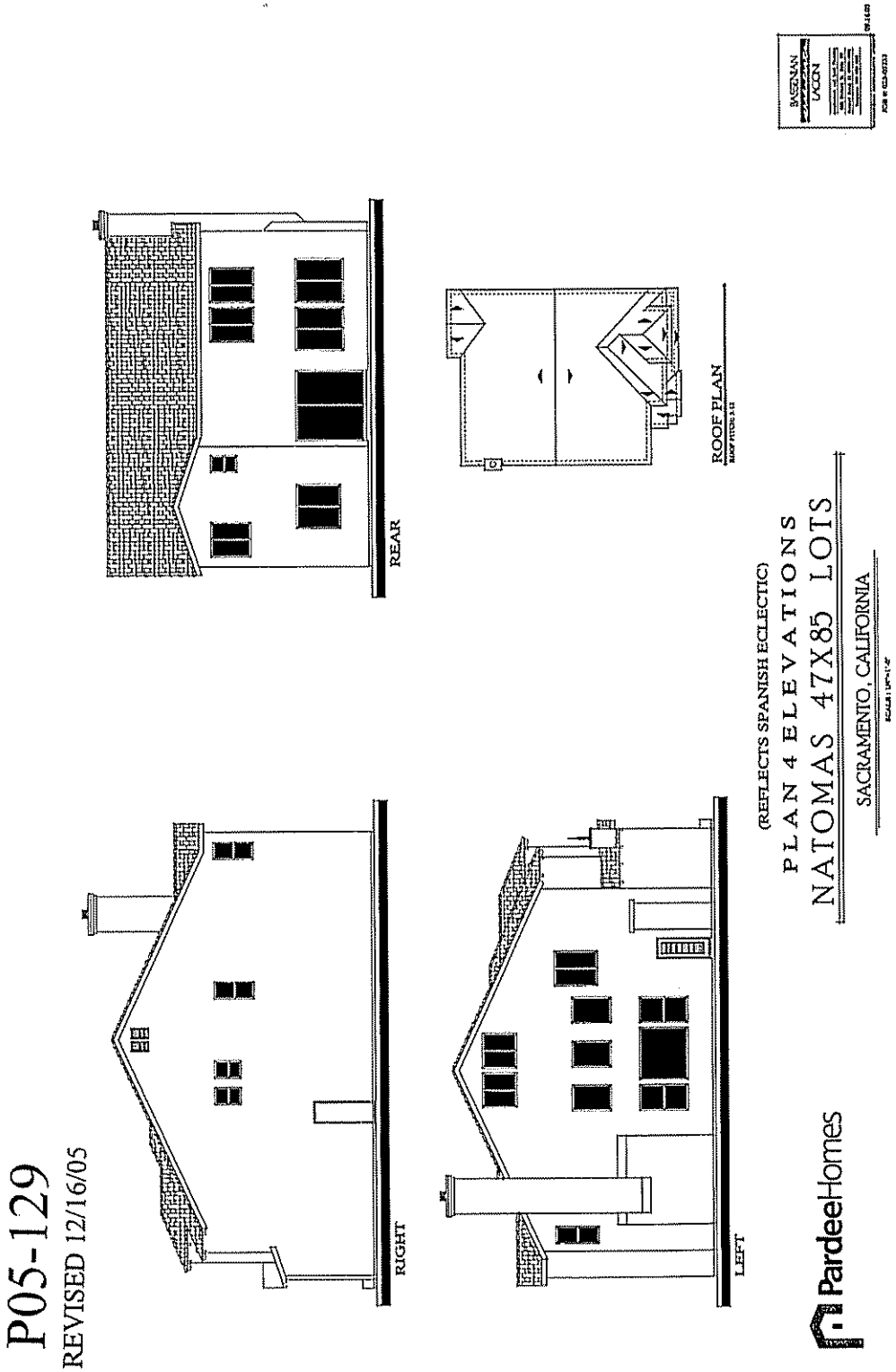
PardeeHomes

P05-129
REVISED 12/16/05

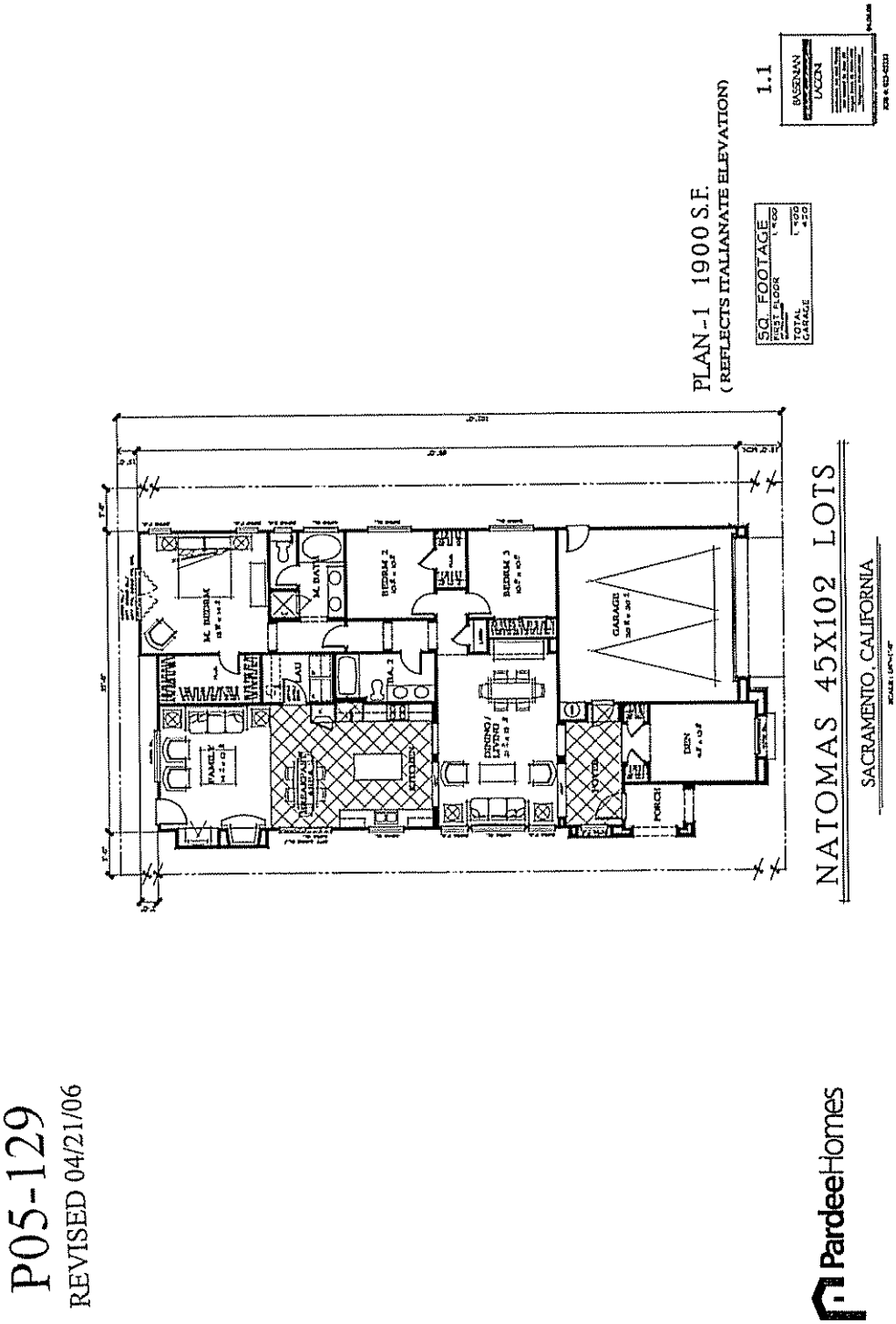
Attachment O - 47' X 85' Product – Floor Plans and Elevations

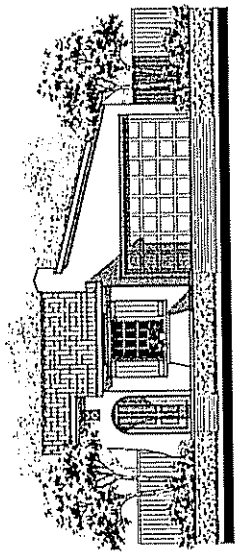


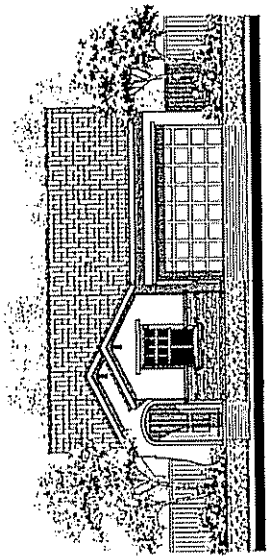

P05-129
REVISED 12/16/05
CRAFTSMAN
SPANISH TRADITIONAL
SPANISH ECLECTIC
PLAN 4
NATOMAS 47X85 LOTS
SACRAMENTO, CALIFORNIA
PardeeHomes
BASEMAN
LAGEN

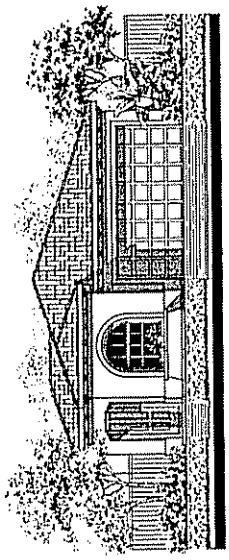

P05-129
REVISED 12/16/05
RIGHT
LEFT
REAR
ROOF PLAN
(REFLECTS SPANISH ECLECTIC)
PLAN 4 ELEVATIONS
NATOMAS 47X85 LOTS
SACRAMENTO, CALIFORNIA
PardeeHomes

Attachment P - 45' X 102' Product – Plan 1 Floor Plans and Elevations









PLAN 1 ELEVATIONS

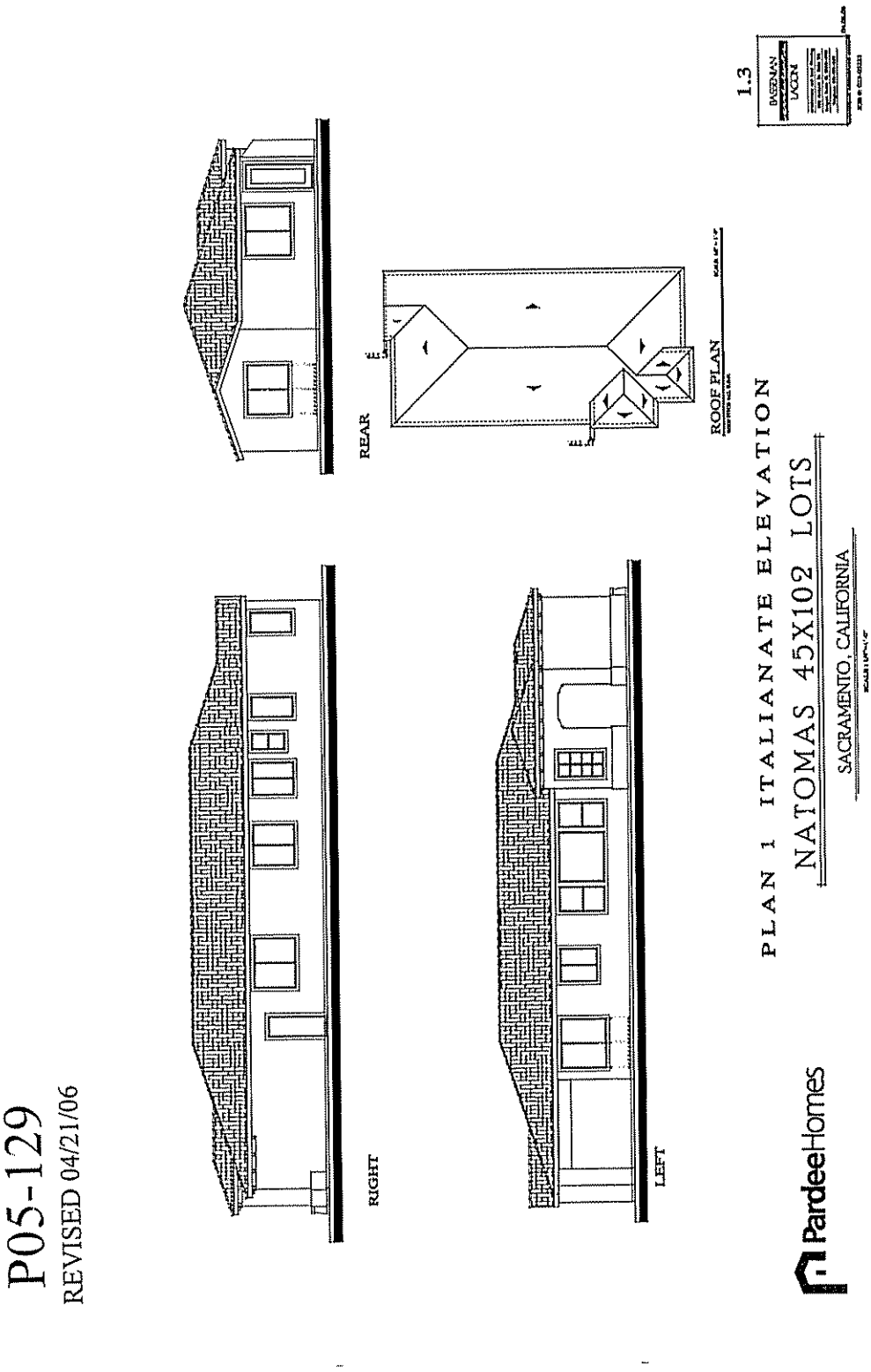
NATOMAS 45X102 LOTS

SACRAMENTO, CALIFORNIA

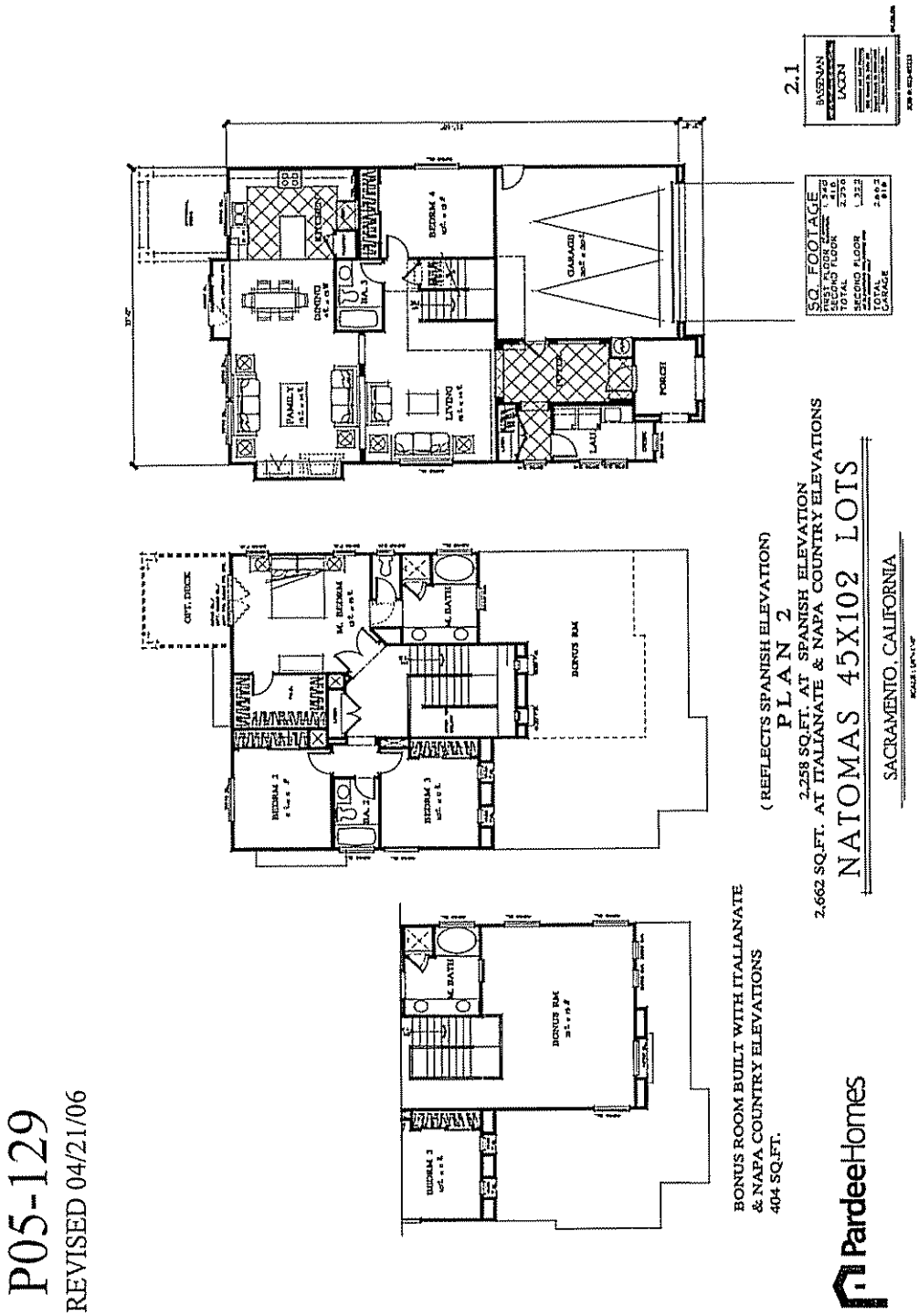
1.2

P05-129
REVISED 04/21/06

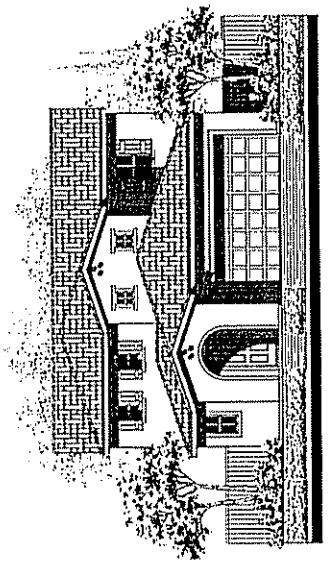
PardeeHomes


P05-129
REVISED 04/21/06
RIGHT
LEFT
REAR
ROOF PLAN
PLAN 1 ITALIANATE ELEVATION
NATOMAS 45X102 LOTS
SACRAMENTO, CALIFORNIA
PardeeHomes
1.3
BASEMAN
LOCON

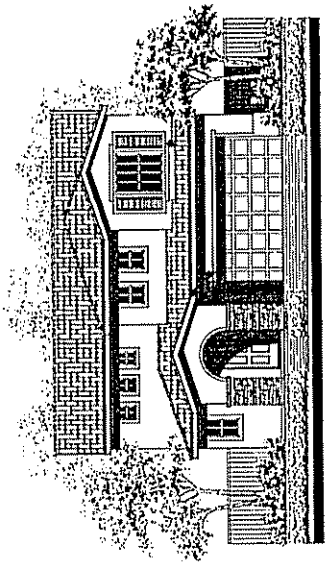
Attachment Q - 45' X 102' Product – Plan 2 Floor Plans and Elevations



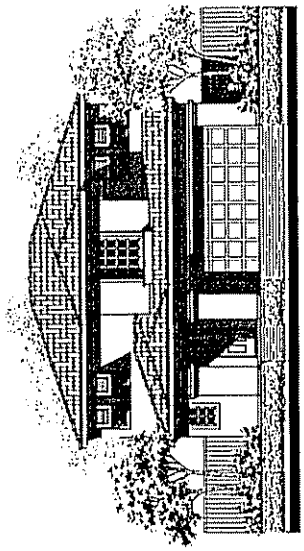
P05-129
REVISED 04/21/06



SPANISH



NAPA COUNTRY (W/ BONUS ROOM)



ITALIANATE (W/ BONUS ROOM)

PLAN 2

NATOMAS 45X102 LOTS

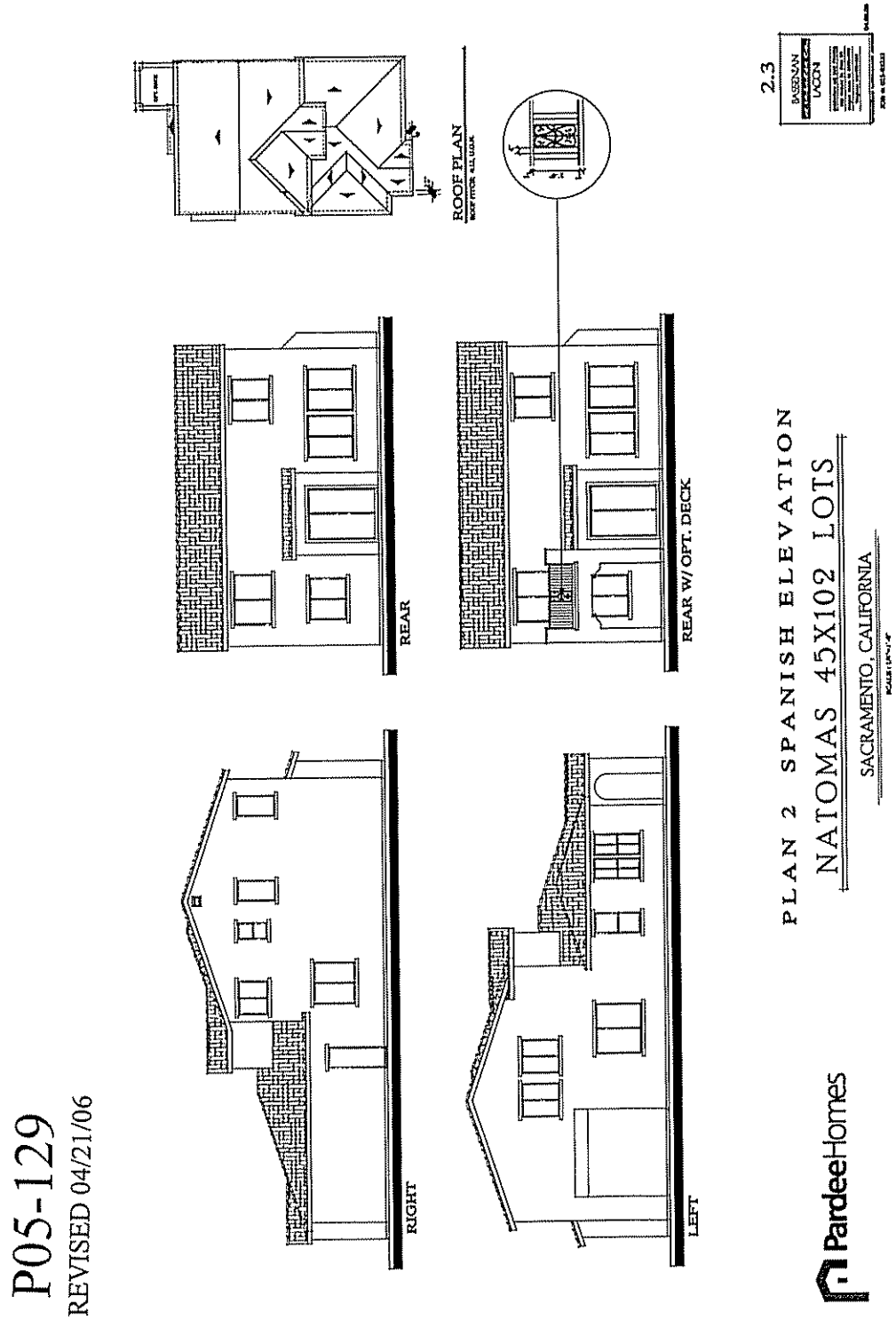
SACRAMENTO, CALIFORNIA

PardeeHomes

2.2

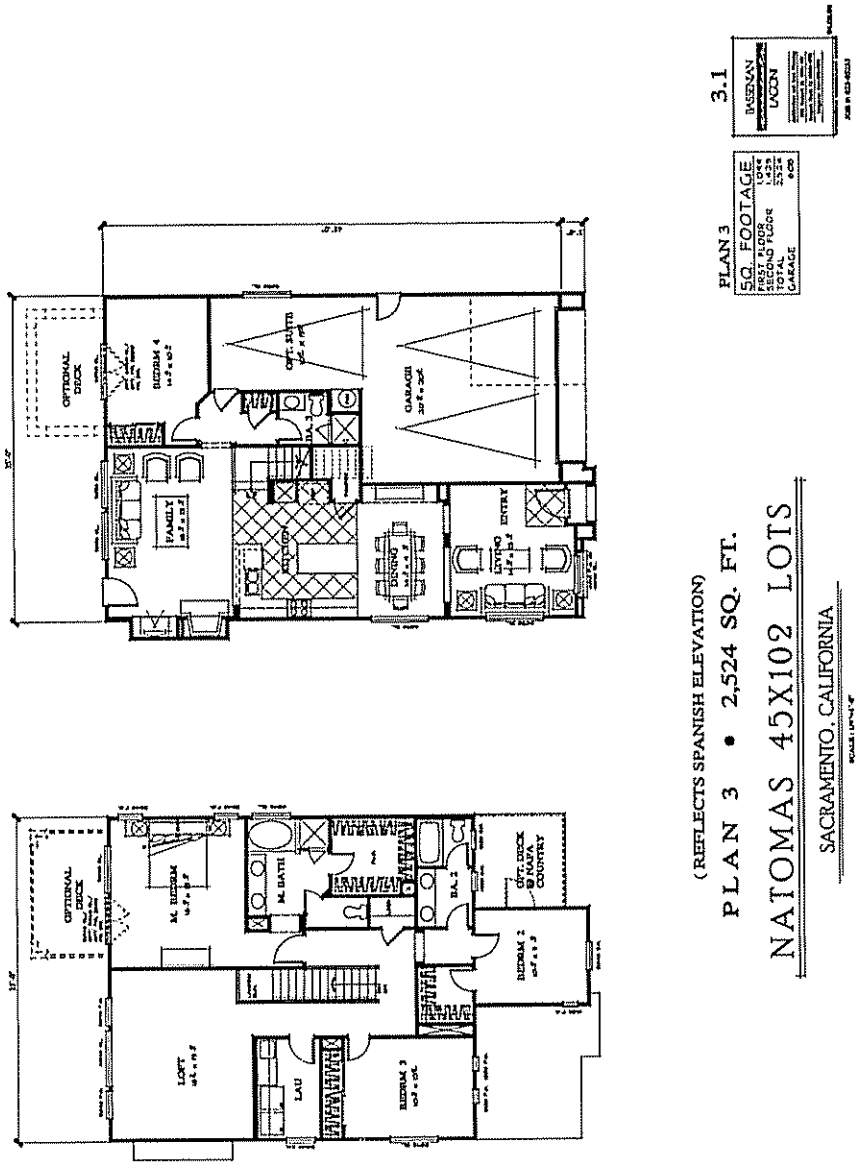
P05-129

REVISED 04/21/06

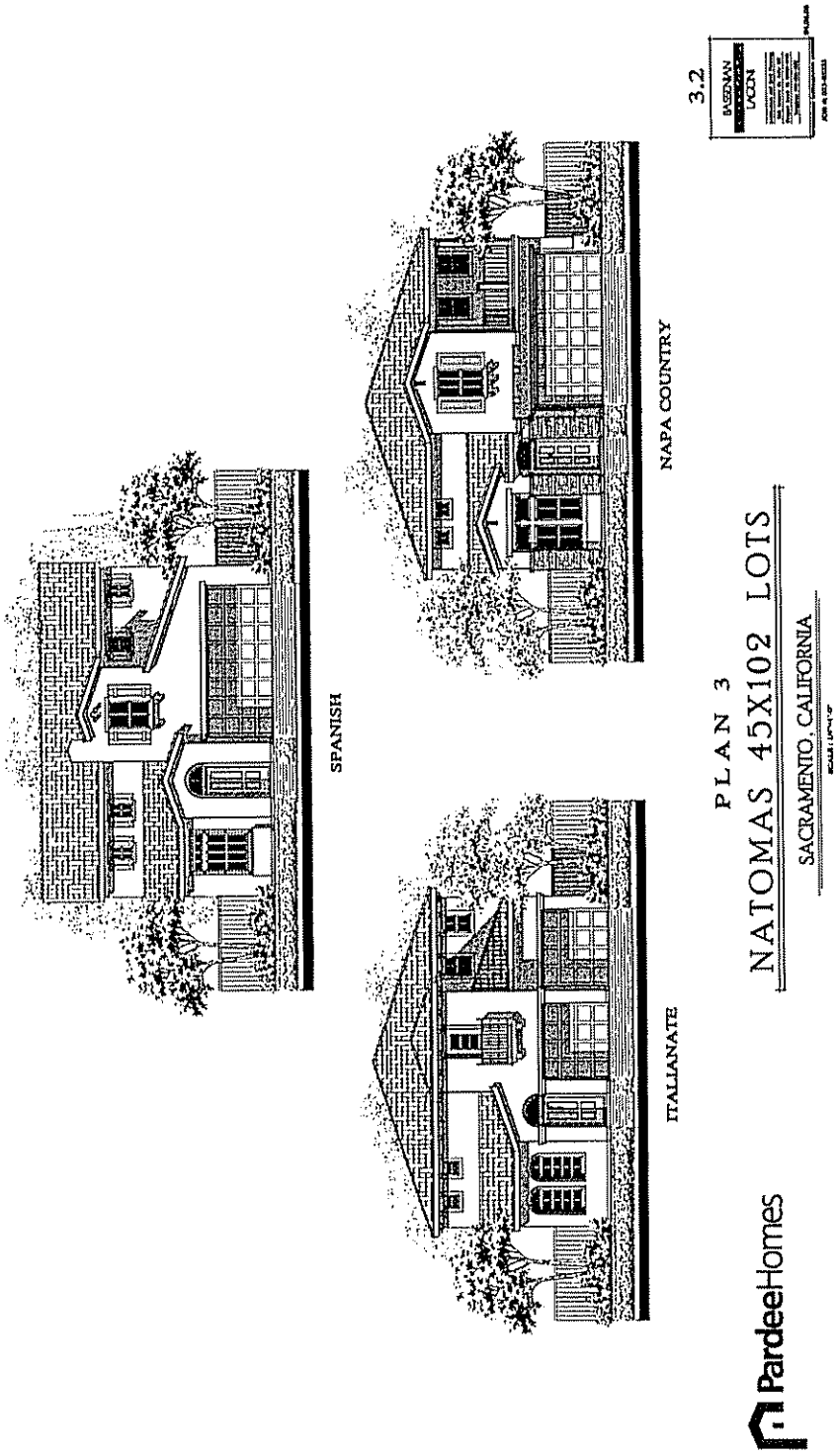


P05-129
REVISED 04/21/06

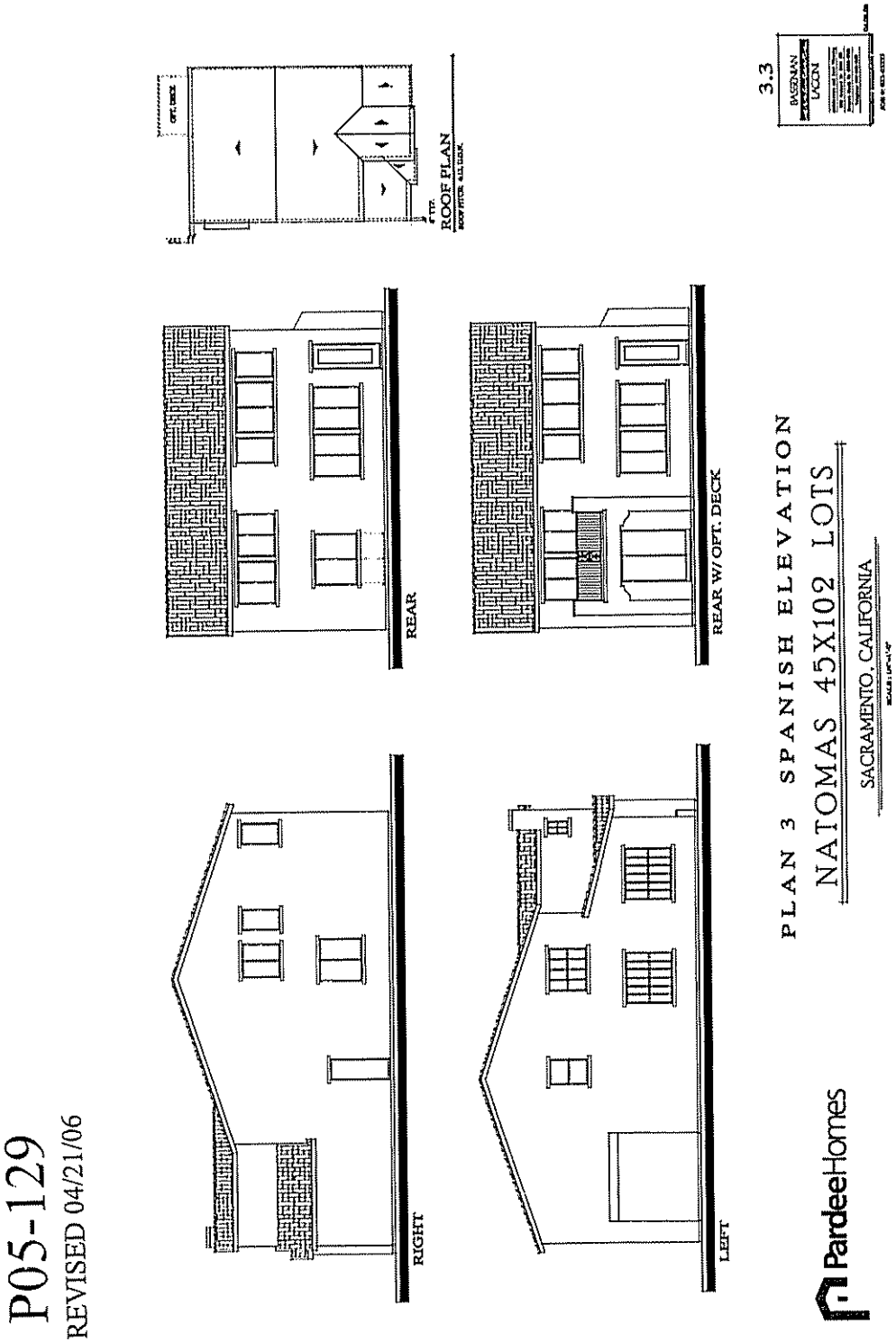
Attachment R - 45' X 102' Product – Plan 3 Floor Plans and Elevations



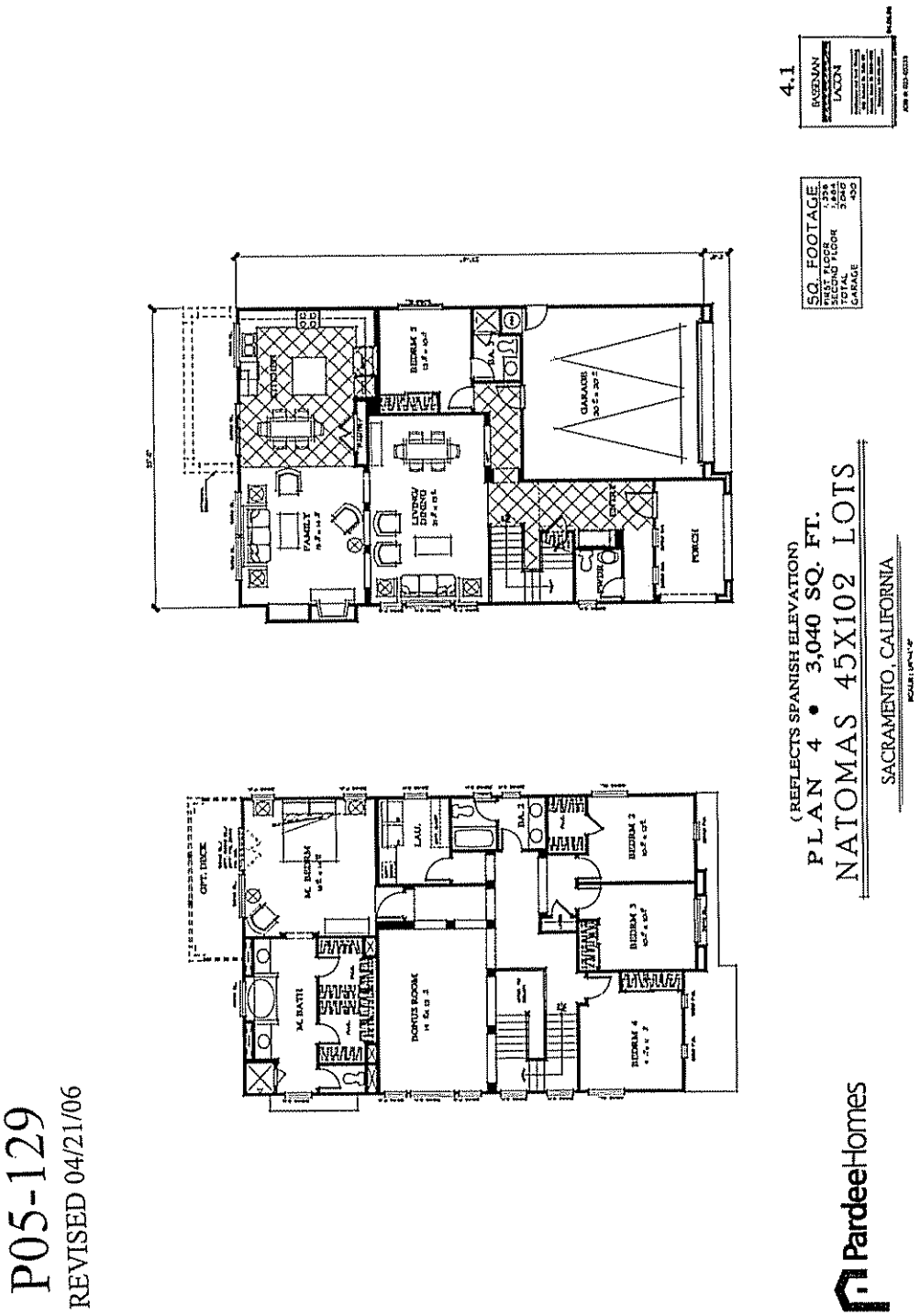
P05-129
REVISED 04/21/06



P05-129
REVISED 04/21/06


ROOF PLAN
REAR
REAR W/ OPT. DECK
RIGHT
LEFT
3.3
PLAN 3 SPANISH ELEVATION
NATOMAS 45X102 LOTS
SACRAMENTO, CALIFORNIA
PardeeHomes
P05-129
REVISED 04/21/06

Attachment S - 45' X 102' Product-- Plan 4 Floor Plans



Attachment T – Natomas Unified School District Letter

Frank Harding
Christine Griffin
Dave Jones
Linda Griffith
Heidi Brogan
Sherry Duschka

Natomas Unified School District
Facilities & Planning Department

February 3, 2006

Greg Bitter
City of Sacramento
Development Services Division
Planning Department
915 I Street, Suite 300
Sacramento, CA 95814

Dear Greg,

This is to inform you that I have been directed by the Board of Trustees of the Natomas Unified School District to not pursue the purchase of property within the development commonly known as Pardee at Natomas

If you have any questions, or require any clarification regarding this matter, please feel free to contact me at your convenience.

Sincerely,

Frank C. Harding, Jr.
Director of Facilities & Planning

FCH:cag

cc:
Steve Farrar, NUSD
Board of Trustees
Greg Thatch, Law offices of
Aaron Sussman, Pardee Homes

1901 Arena Blvd. • Sacramento, California 95834 • (916) 567-5468 • FAX (916) 567-5470

STATE OF CALIFORNIA ARNOLD SCHWARZENEGGER, *Governor*

PUBLIC UTILITIES COMMISSION
505 VAN NESS AVENUE
SAN FRANCISCO, CA 94102-3298

April 21, 2006

Ellie Buford
City of Sacramento
2102 Arena Blvd., Ste. 200
Sacramento, CA 95834

Dear Ms. Buford:

Re: SCH 2006042003; Pardee at Natomas (PO5-129)

As the state agency responsible for rail safety within California, we recommend that any development projects planned adjacent to or near the rail corridor in the County be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

Safety factors to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and appropriate fencing to limit the access of trespassers onto the railroad right-of-way

The above-mentioned safety improvements should be considered when approval is sought for the new development. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the County

If you have any questions in this matter, please call me at (415) 703-2795

Very truly yours,

Kevin Boles
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection and Safety Division

cc: Pat Kerr, UP

STATE OF CALIFORNIA ARNOLD SCHWARZENEGGER, Governor

GOVERNOR'S OFFICE OF EMERGENCY SERVICES
DISASTER ASSISTANCE PROGRAMS BRANCH
POST OFFICE BOX 419023
RANCHO CORDOVA, CALIFORNIA 95741-9023
PHONE: (916) 845-8101 FAX: (916) 845-8381

OES CALIFORNIA Governor's Office of Emergency Services

April 26, 2006

Ms Ellie Buford
City of Sacramento
2102 Arena Blvd, Ste 200
Sacramento, CA 95834

Dear Ms Buford

RE: Pardee at Natomas (P05-129) Initial Study/Negative Declaration
SCH# 2006042003

Question *i* under the Hydrology and Water Quality Section of the CEQA checklist addresses the dangers that may occur from levee failures. This question was missing from the checklist in your initial study. Recently it has been discovered that many of the levees in California may not meet flood protection standards. On February 24, 2006, Governor Schwarzenegger declared a state of emergency regarding 24 critical levee sites. Under these circumstances, it would be relevant to include a discussion of this issue in your initial study.

Although your document states that homes will be elevated above flood levels, levee failures within this area have the potential to exceed the capability of emergency responders. This should also be addressed in your initial study.

Thank you for the opportunity to comment on your Negative Declaration. If you have any questions regarding our comments, please contact Mary Ann Hadden, Associate Environmental Planner at (916) 845-8269.

Sincerely,

Mary Ann Hadden for Dennis Castrillo

Dennis Castrillo
OES Environmental Officer
cc: Scott Morgan

Resolution Approving the Mitigated Negative Declaration and Mitigation Monitoring Plan

RESOLUTION NO. 2006 - XXXX

Adopted by the Sacramento City Council

Date

A RESOLUTION APPROVING THE MITIGATED NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING PLAN FOR THE NATOMAS PLACE PROJECT, LOCATED SOUTHEAST OF DEL PASO ROAD AND GATEWAY PARK BOULEVARD, IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA. (P05-129) (APN: 225-0060-025, -026, AND -027)

BACKGROUND

A. The City Council of the City of Sacramento finds as follows:

1. The City of Sacramento's Environmental Planning Services conducted or caused to be conducted an Initial Study on Pardee at Natomas (P05-129) ("Project") to determine if the Project may have a significant effect on the environment.
2. The Initial Study identified potentially significant effects of the Project. Revisions to the Project made by the Project applicant before the proposed Mitigated Negative Declaration and Initial Study were released for public review were determined by City's Environmental Planning Services to avoid or reduce the potentially significant effects to a less than significant level, and, therefore, there was no substantial evidence that the Project as revised and conditioned may have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the Project was then completed, noticed and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows
   a. On March 29, 2006 a Notice of Availability/Intent to Approved the MND (NOI) dated March 29, 2006 was circulated for public comments for 30 days. The public comment period began on March 29, 2006 and ended on April 27, 2006. 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 within 500 feet of the boundaries of the proposed project. The comments of such persons and agencies were sought.

b. On March 29, 2006 the project site was posted with the NOI, the NOI was published in the Daily Recorder, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.

c. On March 29, 2006 a Notice of Completion and 15 copies of the NOI were filed with the Office of Planning and Research, State Clearinghouse, for circulation to state agencies.

3. Based on its review of the MND and on the basis of the whole record, the City Council finds that the MND 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.

4. Pursuant to CEQA Guidelines Section 15074, and in support of its approval of the Project, the City Council adopts a Mitigation Monitoring Program to require all reasonable feasible mitigation measures be implemented.

5. The documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Boulevard, Suite 200, Sacramento, CA 95834. The custodian of these documents and other materials is the Development Services Department, Environmental Planning Services.

6. Upon approval of the Project, the City's Environmental Planning Services shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

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

Section 1. The City Council ratifies the Mitigated Negative Declaration for Natomas Place (P05-129).

Section 2. The City Council approves the Mitigation Monitoring Plan for the Natomas Place project (P05-129) based upon the following findings:

1. One or more mitigation measures have been added to the above-identified project;
2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit A;

3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the plan.

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Exhibit A: Mitigation Monitoring Plan

MITIGATION MONITORING PLAN

FOR
PARDEE AT NATOMAS (P05-129)

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ NEGATIVE DECLARATION

PREPARED FOR:
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT

DATE:
MAY 1, 2006

ADOPTED BY:
CITY OF SACRAMENTO
CITY COUNCIL

DATE:

_____

ATTEST:

_____

PARDEE AT NATOMAS (P05-129)
MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Blvd, Suite 200, Sacramento, CA 95834, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Pardee at Natomas / P05-129
Owner/Developer- Name: Pardee Homes, David Ragland
Address: 2377 Gold Meadow Way, Suite 100
Gold River, CA 95670

Project Location / Legal Description of Property (if recorded):
The project is located in the North Natomas Community Plan area of the City of Sacramento at the southeast corner of Del Paso Road and Gateway Park Boulevard. APNs: 225-0060-025, -026, -027.

Project Description:
The proposed project includes requests for amendments to the General Plan and the North Natomas Community Plan; zoning ordinance amendments; approval of a tentative subdivision map; establishment of a Planned Unit Development (PUD) with related development guidelines and schematic plan; and PUD Special Permits for construction of residential units. The proposed tentative map subdivides 144 acres into 640 single family lots, one multi-family lot for condominiums, one park lot, one employment center lot and one detention basin lot.

The development proposed at this time includes construction of a maximum of 1000 single-family residential units, including 640 detached single-family dwelling units, 360 condominiums and townhouses, a detention basin for stormwater purposes, and the associated infrastructure and landscaping improvements. The parcels proposed for employment center and light industrial uses in the PUD are not proposed for development at this time.

SECTION 2: GENERAL INFORMATION

The Plan includes mitigation for Air Quality, Transportation/Circulation, Biological Resources, Noise, and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its

implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken from the Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained with the MMP. The City of Sacramento will be responsible for ensuring compliance.

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	**Implementing Responsibility**	**Monitoring Responsibility**	**Compliance Standards**	**Timing**	**Verification of Compliance (Initials / Date)**
5. AIR QUALITY					
Air Quality 1: The construction contractor will provide the City of Sacramento and SMAQMD with a plan for approval demonstrating that heavy-duty (>50 horsepower) off-road vehicles to be used will achieve a project wide fleet average of 20 percent NOx reduction and 45 percent PM reduction compared to the most recent CARB fleet average at the time of construction. Off-road vehicles include owned, leased, and subcontractor vehicles. The project contractor will submit to the City of Sacramento and SMAQMD a comprehensive inventory of all off-road construction equipment (> 50 horsepower) that will be used for a total of 40 hours or more during any portion of the project The inventory will include the horsepower rating, engine production year, and projected hours of use or fuel requirements for each piece of equipment At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, name and phone number of the project manager, and on-site foreman	Applicant / Developer	City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air Quality Management District (SMAQMD)	Applicant / Developer shall provide a Construction Mitigation Plan (equipment list) to the City of Sacramento DSD and SMAQMD to review and approve compliance measures. Site visits may be conducted by SMAQMD to confirm compliance, and response on a complaint basis.	Prior to issuance of grading permits On-site monitoring conducted during construction	
Air Quality 2: The project contractor shall ensure that emissions from off-road diesel powered equipment used on site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed the 40 percent opacity	Applicant / Developer	City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air	Provide verification of compliance to the City of Sacramento DSD and SMAQMD	Prior to and during grading and construction activities.	

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	**Implementing Responsibility**	**Monitoring Responsibility**	**Compliance Standards**	**Timing**	**Verification of Compliance (Initials / Date)**
(or Ringelmann 2.0) shall be repaired immediately, and the City of Sacramento AND SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. The project contractor shall insure that a visual survey of all in-operation equipment is made at least weekly, and a monthly summary of the visual survey results shall be submitted by the contractor to the City of Sacramento and to SMAQMD throughout the duration of the project (except for 30-day periods of inactivity). The monthly summary shall include the quantity and type of vehicles surveyed, and the date of each survey.		Quality Management District (SMAQMD)		On-site monitoring conducted during construction	
Air Quality 3: Construction equipment will utilize the Best Available Technology (BAT) so as to minimize vehicle emissions to the extent possible. This may include the use of diesel particulate filters and cooled exhaust gas recirculation or equivalent measures on all off-road and on-road diesel equipment in the construction phase of the project. The project proponent will review amendments to CARB and SMAQMD regulations and City of Sacramento ordinances during construction, and comply immediately with newly adopted regulations, including those for equipment idling, which would reduce the cumulative release of pollutants	Applicant / Developer	City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air Quality Management District (SMAQMD)	Provide verification of compliance to the City of Sacramento DSD and SMAQMD	Prior to and during grading and construction activities On-site monitoring conducted during construction	

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	**Implementing Responsibility**	**Monitoring Responsibility**	**Compliance Standards**	**Timing**	**Verification of Compliance (Initials / Date)**
Air Quality 4: Coordinate with the SMAQMD for payment of fees into the Heavy-Duty Low-Emission Vehicle Program designed to reduce construction related emissions within the region. Fees shall be paid based upon the SMAQMD District Fee of $13,600/ton of NOx emissions generated. This fee shall be paid prior to issuance of building permits. Based upon the URBEMIS emissions data and the SMAQMD's mitigation fee calculator, the expected payment for remaining construction related NOx emissions over the significance threshold will be $48,416 00. If the projected construction equipment or phases change, the applicant shall coordinate with the SMAQMD to determine if the mitigation fee needs to be re-calculated. During construction of the proposed improvements, grading activities have the potential to result in the generation of significant amounts of fugitive dust that could potentially expose sensitive receptors to criteria pollutants unless mitigated. **Mitigation Measures AQ-5** through **AQ-8** will reduce these impacts to a less than significant level.	Applicant / Developer	City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air Quality Management District (SMAQMD)	Provide verification of compliance to the City of Sacramento DSD and SMAQMD	Prior to issuance of grading permits.	
Air Quality 5: During clearing, grading, earth-moving, or excavation operations, fugitive dust emissions shall be controlled by watering exposed surfaces 2 times per day, watering haul roads 3 times per day or paving of construction roads, or other dust-preventive measures.	Applicant / Developer	City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air Quality Management District (SMAQMD)	Measures shall be listed on all construction and grading plans Site visits may be conducted by SMAQMD to confirm compliance,	Prior to and during grading and construction activities On-site monitoring conducted during construction	

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	**Implementing Responsibility**	**Monitoring Responsibility**	**Compliance Standards**	**Timing**	**Verification of Compliance (Initials / Date)**
			and response on a complaint basis.		
Air Quality 6: All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 20 mph averaged over 1 hour.	Applicant / Developer	City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air Quality Management District (SMAQMD)	Measures shall be listed on all construction and grading plans.	Prior to and during grading and construction activities	
Air Quality 7: Any portions of the construction site that remain inactive longer than a period of 3 months shall be reestablished with ground cover through seeding and watering. Alternatively, non-toxic soil stabilizers shall be applied to all inactive construction areas in accordance with manufacture's specifications.	Applicant / Developer		Measures shall be listed on all construction and grading plans.	On-site monitoring conducted during construction	
Air Quality 8: All vehicles hauling dirt, sand, soil or other loose material shall be covered or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114	Applicant / Developer	City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air Quality Management District (SMAQMD)	Measures shall be listed on all construction and grading plans. Site visits may be conducted by SMAQMD to confirm compliance, and response on a complaint basis.	Prior to and during grading and construction activities On-site monitoring conducted during construction	
Air Quality 9: Prior to groundbreaking, the project proponent will coordinate with the SMAQMD and the City of Sacramento and develop a project Air Quality Mitigation Plan	Applicant / Developer	City of Sacramento Development Services Department (DSD) and Sacramento	Provide verification of compliance to the City of Sacramento DSD and SMAQMD	Prior to issuance of grading permits	

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	**Implementing Responsibility**	**Monitoring Responsibility**	**Compliance Standards**	**Timing**	**Verification of Compliance (Initials / Date)**
designed to reduce area source and operational NOx emissions by 20%. Some examples of project specific operational mitigation include bicycle/pedestrian transit features that promote alternative transportation use, mixed land uses including parks and schools within ¼ mile of residential uses, and promotion of electric landscaping equipment.		Metropolitan Air Quality Management District (SMAQMD)	to review and approve compliance measures.		
Air Quality 10: Coordinate with the SMAQMD for payment of fees into the Heavy-Duty Low-Emission Vehicle Program designed to reduce emissions within the region. SMAQMD calculates the mitigation fee for these remaining operational emissions by multiplying the NOx lbs/day over the threshold by 365 days (one year of emissions), determining the total project NOx over the threshold in tons, and multiplying that overage by the Carl Moyer Program standard of $13,600 per ton. This fee shall be paid prior to issuance of building permits. Based upon the URBEMIS emissions data and the SMAQMD's mitigation fee calculator, the expected payment for remaining operational NOx emissions over the significance threshold will be $142,122. If the projected operational emissions change, the applicant shall coordinate with the SMAQMD to determine if the mitigation fee needs to be re-calculated.	Applicant / Developer	City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air Quality Management District (SMAQMD)	Provide verification of compliance to the City of Sacramento DSD and SMAQMD	Prior to issuance of final building permits	
6. TRANSPORTATION / CIRCULATION					
Traffic 1: The applicant shall pay its fair	Applicant / Developer	City of Sacramento	Provide verification of	Measures shall be	

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	**Implementing Responsibility**	**Monitoring Responsibility**	**Compliance Standards**	**Timing**	**Verification of Compliance (Initials / Date)**
share of the installation of a traffic signal at the Del Paso Road/I-5 Southbound Ramps intersection		Development Services Department (DSD)	compliance to the City of Sacramento DSD	completed consistent with conditions provided by the City DSD, Development Engineering Division	
Traffic 2: The applicant shall pay its fair share of the installation of a traffic signal at the Del Paso Road/I-5 Northbound Ramps intersection	Applicant / Developer	City of Sacramento Development Services Department (DSD)	Provide verification of compliance to the City of Sacramento DSD	Measures shall be completed consistent with conditions provided by the City DSD, Development Engineering Division	
Traffic 3: The applicant shall pay the cost of modifying the signal timing at the Del Paso Road/Truxel Road/Natomas Boulevard intersection to extend the maximum green time for the eastbound left-turn movement and pay traffic impact fees or a fair share of the cost for planned improvements to provide dual eastbound left turn lanes at the intersection	Applicant / Developer	City of Sacramento Development Services Department (DSD)	Provide verification of compliance to the City of Sacramento DSD	Measures shall be completed consistent with conditions provided by the City DSD, Development Engineering Division	
Traffic 4: The applicant shall install a traffic signal at the Terracina Drive/Gateway Park Boulevard intersection and provide the following lane configurations: o Northbound: Provide a left-turn lane (150 feet), two through lanes, and a right-turn lane o Southbound: Provide a left-turn lane (250 feet), two through lanes, and a	Applicant / Developer	City of Sacramento Development Services Department (DSD)	Provide verification of compliance to the City of Sacramento DSD	Measures shall be completed consistent with conditions provided by the City DSD, Development Engineering Division	

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	**Implementing Responsibility**	**Monitoring Responsibility**	**Compliance Standards**	**Timing**	**Verification of Compliance (Initials / Date)**
right-turn lane o Eastbound: Maintain the existing approach lanes (a shared left/through/right) o Westbound: Provide a shared left-turn/through lane and a separate right-turn lane					
7. BIOLOGICAL RESOURCES					
Biological Resources 1: The project applicant / developer shall complete the pre-construction surveys for potential special-status species not less than 30 days or more than 6 months prior to construction activities in accordance with the 2003 NBHCP. The pre-construction survey shall be conducted by a qualified biologist, botanist, or related expert. The site will be surveyed for giant garter snake, Swainson's hawk, and burrowing owl	Applicant / Developer	City Development Services Department	Pre-construction biological surveys shall be completed and verification of compliance shall be provided to Development Services Staff prior to grading/building permits being issued.	Measures shall be implemented prior to issuance of any grading or building permits.	
Biological Resources 2: The project applicant / developer shall further: (i) comply with all requirements of the 2003 NBHCP, together with any additional requirements specified in the NNCP EIR; (ii) comply with any additional mitigation measures identified in the NBHCP EIR/EIS; and (iii) comply with all conditions of the ITPs issued by the USFWS and CDFG.	Applicant / Developer	City Development Services Department,	Provide verification to the Development Services Department.	Measures shall be implemented prior to issuance of any grading or building permits	
Biological Resources 3: For sites that contain GGS habitat, the project area will be surveyed for the presence of GGS no more	Applicant / Developer	City of Sacramento Development	Pre-construction biological	Measures shall be implemented	

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	**Implementing Responsibility**	**Monitoring Responsibility**	**Compliance Standards**	**Timing**	**Verification of Compliance (Initials / Date)**
than 24 hours prior to the start of construction activities (site preparation or grading) If construction activities stop for a period of two weeks or more a new GGS survey will be completed no more than 24 hours prior to resuming these activities Clearing will be confined to the minimal area necessary to facilitate construction activities GGS habitat within and adjacent to the project site will be designated with flags as an "Environmentally Sensitive Area" to ensure avoidance by construction personnel. The project developer will ensure all construction personnel associated with the project are alerted to the location of the protected habitat		Services	surveys shall be completed and verification of compliance shall be provided to Development Services Staff prior to grading/building permits being issued. If required, written verification of compliance from the biologist and/or DFG shall be provided to Development Services Staff prior to issuance of grading permits.	prior to issuance of any grading or building permits.	
Biological Resources 4: Construction personnel conducting site preparation and grading operations will receive environmental awareness training that is approved by USFWS. This training will provide workers on instructions for identifying GGS and their habitat, and the procedures to follow if GGS is encountered on site during construction activities. At this time an on-site biological monitor will be selected in accordance with U.S. Fish and Wildlife Service requirements.	Applicant / Developer	City of Sacramento Development Services	Provide verification of compliance to the Development Services Department	Measures shall be implemented prior to issuance of any grading or building permits.	
Biological Resources 5: If a live GGS is found during construction activities, the USFWS and the assigned	Applicant / Developer	City of Sacramento Development Services	If required, written verification of compliance	If required, Measures shall be implemented	

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	**Implementing Responsibility**	**Monitoring Responsibility**	**Compliance Standards**	**Timing**	**Verification of Compliance (Initials / Date)**
biological monitor will immediately be notified. Escape routes for giant garter snake should be determined in advance of construction, and flagged for easy identification. The biological monitor or his/her assignee shall do the following: Stop construction in the vicinity of the snake. Monitor the snake and allow it to leave the area on its own. The monitor should remain in the area for the remainder of the work day to ensure the snake is not harmed, or if it does leave the site, that it does not return. Escape routes for the snake should be determined in advance of construction and snakes should be allowed to leave on their own. If the snake does not leave within one working day, further consultation with USFWS is required.			from the biologist and/or DFG shall be provided to Development Services Staff prior to issuance of grading permits	prior to issuance of any grading or building permits.	
Biological Resources 6: GGS may use fill or construction debris as an over-wintering site. Upon completion of construction activities all excess fill and/or construction debris will be removed from the site. If the material is located near undisturbed GGS habitat, it will be removed between October 1 and April 30, and inspected by a qualified biologist to ensure that GGS is not using the material for hibernation. Material that could entangle snakes (i.e. plastic, monofilament, jute, or similar erosion control matting) will not be placed within 200 feet of snake aquatic habitat. Substitutions for these materials include coconut coir matting,	Applicant / Developer	City of Sacramento Development Services	Provide verification to the Development Services Department.	If required, Measures shall be implemented prior to and concurrent with construction activities	

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	**Implementing Responsibility**	**Monitoring Responsibility**	**Compliance Standards**	**Timing**	**Verification of Compliance (Initials / Date)**
tactified hydroseeding compounds or other materials approved by the USFWS.					
Biological Resources 7: If burrowing owls are found to be using the site for foraging or nesting, a program for removal will be agreed to by the City of Sacramento and the developer prior to initiation of any physical disturbance on the site. USFWS and CDFG shall be contacted regarding suitable mitigation, which may include a 300-foot buffer from the nest site during the breeding season (February 1 – August 31), or a relocation effort for the owls if: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If relocation of the owls is approved for the site by USFWS or CDFG, a qualified biologist will prepare a plan for relocating the owls to a suitable site. If on-site avoidance is required, the location of the buffer zone will be determined by a qualified biologist. The buffer zone shall be marked with yellow caution tape, stakes, or temporary fencing, and maintained throughout the construction period.	Applicant / Developer	City Development Services Department. CDFG and USFWS	If required, written verification of compliance from the biologist and/or DFG shall be provided to Development Services Staff prior to issuance of grading permits	Measures shall be implemented prior to issuance of any grading or building	
10. NOISE **Noise 1**: Prior to issuance of a building permit for any building proposed for construction in the Employment Center zone the applicant shall submit a noise analysis that identifies the noise exposure due to traffic, and the noise that could be generated by	Applicant / Developer	City Development Services Department.	Mitigation Measures shall be included on the Map and within the Standard Construction Specifications.	Measures shall be implemented prior to issuance of building permits.	

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	**Implementing Responsibility**	**Monitoring Responsibility**	**Compliance Standards**	**Timing**	**Verification of Compliance (Initials / Date)**
the proposed use. The analysis shall identify any noise reduction requirements and noise insulation that is needed to ensure that the interior spaces shall not be exposed to noise in excess of 45 dB L_{dn}. The noise analysis shall identify any design or site modifications that are required to avoid generation of noise that would exceed 60 dB L_{dn} at the property line			Verification of compliance shall be provided to the Development Services Staff		
Noise 2: Prior to issuance of a building permit for any building proposed for construction in the Employment Center zone shall submit a noise analysis that identifies any design or site modifications that are required to avoid generation of noise that would exceed 60 dB L_{dn} at the property line	Applicant / Developer	City Development Services Department	Mitigation Measures shall be included on the Map and within the Standard Construction Specifications. Verification of compliance shall be provided to the Development Services Staff.	Measures shall be implemented prior to issuance of building permits.	
Noise 3: Prior to issuance of any residential occupancy permit, the applicant shall construct a barrier 9 feet in height at the property line of residences adjacent to del Paso Road, and 6 feet in height at the property line of residences adjacent to Gateway Park Boulevard. The height of the barrier shall be measured relative to the building pad height of the respective parcels. Barrier materials shall be restricted to concrete or masonry block, precast concrete, earthen berm or any combination thereof. Any other proposed material shall be submitted for approval with a report from an acoustical	Applicant / Developer	City Development Services Department	Mitigation Measures shall be included on the Map and within the Standard Construction Specifications Verification of compliance shall be provided to the Development Services Staff	Prior to issuance of residential occupancy permit	

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	**Implementing Responsibility**	**Monitoring Responsibility**	**Compliance Standards**	**Timing**	**Verification of Compliance (Initials / Date)**
consultant describing the properties of the proposed material and the efficiency of noise reduction compared to the permitted materials.					
Noise 4: All residential units shall be equipped with air conditioning sufficient to adequately cool the residential unit in summer conditions with doors and windows closed.	Applicant / Developer	City Development Services Department.	Mitigation Measures shall be included on the Map and within the Standard Construction Specifications.	Prior to issuance of residential occupancy permit	
Noise 5: All window openings on the west, north and east facades in residential units located adjacent to Del Paso Road shall be constructed with windows rated STC 30 or better	Applicant / Developer	City Development Services Department.	Verification of compliance shall be provided to the Development Services Staff	Prior to issuance of residential occupancy permit	
14. CULTURAL RESOURCES:					
Cultural Resources 1: In the event that any prehistoric subsurface archeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortars are discovered during construction-related earth-moving activities, all work within 50 meters of the resources shall be halted, and the City shall consult with a qualified archeologist to assess the significance of the find. Archeological test excavations shall be conducted by a qualified archeologist to aid in determining the nature and integrity of the find. If the find is determined to be significant by the qualified archeologist, representatives of the City and the qualified archeologist shall coordinate to	Applicant / Developer	City Development Services Department	Mitigation Measures shall be included on the Map and within the Standard Construction Specifications. Verification of compliance shall be provided to the Development Services Staff	Measures shall be implemented in field during grading and construction activities	

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	**Implementing Responsibility**	**Monitoring Responsibility**	**Compliance Standards**	**Timing**	**Verification of Compliance (Initials / Date)**
determine the appropriate course of action All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation In addition, a report shall be prepared by the qualified archeologist according to current professional standards.					
Cultural Resources 2: If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives If Native American archeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archeologists, who are certified by the Society of Professional Archeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and Native American representatives, who are approved by the local Native American community as scholars of the cultural traditions In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are involved, all identified treatment is to be carried out by qualified historical archeologists, who shall meet either Register of Professional Archeologists (RPA), or 36 CFR 61 requirements.	Applicant / Developer	City Development Services Department	Mitigation Measures shall be included on the Map and within the Standard Construction Specifications. If required, verification of compliance shall be provided to the Development Services Staff	Measures shall be implemented in field during grading and construction activities	

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	**Implementing Responsibility**	**Monitoring Responsibility**	**Compliance Standards**	**Timing**	**Verification of Compliance (Initials / Date)**
Cultural Resources 3: If a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find, and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have taken place	Applicant / Developer	City Development Services Department	Mitigation Measures shall be included on the Map and within the Standard Construction Specifications. If required, verification of compliance shall be provided to the Development Services Staff	Measures shall be implemented in field during grading and construction activities.	

ORDINANCE NO. 2006-XXXX

Adopted by the Sacramento City Council

Date

AN ORDINANCE RELATING TO THE APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SACRAMENTO, NATOMAS MARKET CENTER LP, AND PARDEE HOMES, INC., A CALIFORNIA CORPORATION, FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF DEL PASO ROAD AND GATEWAY PARK BOULEVARD. (APN: 225-0060-025, -026, AND -027) (P05-129)

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

SECTION 1

This Ordinance incorporates, and by this reference makes part hereof, that certain Development Agreement, by and between the City of Sacramento, Natomas Market LP, and Pardee Homes, Inc., a California Corporation, a copy of which is attached hereto.

SECTION 2

The City Council finds:

1. The agreement is consistent with the City's general plan and the goals, policies, standards and objectives of any applicable specific or community plan;

2. The project should be encouraged in order to meet important economic, social, environmental or planning goals of any applicable specific or community plan;

3. The project would be unlikely to proceed in the manner proposed in the absence of a development agreement;

4. The landowner will incur substantial costs in order to provide public improvements, facilities or services from which the general public will benefit;

approving resolutions (including any mitigation monitoring plan), and has agreed to financial participation required under any applicable financing plan and its implementation measures, all of which will accrue to the benefit of the public;

6. The landowner has made commitments to a high standard of quality and has agreed to all applicable land use and development regulations.

SECTION 3

The Development Agreement attached hereto is hereby approved, and the Mayor is authorized to execute after the effective date of this Ordinance said Development Agreement on behalf of the City of Sacramento. This approval and authorization is based upon the Mitigated Negative Declaration and Mitigation Monitoring Plan which is the subject of a separate resolution adopted by City Council prior to or concurrent with the adoption of this Ordinance.

A copy of the Development Agreement
is available for Review at:

City of Sacramento
Development Services Department
New City Hall
915 I Street, 3rd Floor
Sacramento, CA 95814
(916) 808-5381

8 a.m. - 5 p.m.
Monday through Friday

Resolution Approving the Inclusionary Housing Plan

RESOLUTION NO. 2006-XXXX

Adopted by the Sacramento City Council

Date

RESOLUTION ADOPTING AN INCLUSIONARY HOUSING PLAN FOR THE NATOMAS PLACE PROJECT FOR PROPERTY LOCATED IN NORTH NATOMAS, SOUTHEAST OF DEL PASO ROAD AND GATEWAY PARK BOULEVARD, SACRAMENTO, CALIFORNIA. (P05-129) (APN: 225-0060-025, -026, AND -027)

BACKGROUND

A. The Mixed Income Housing Policy adopted in the City of Sacramento Housing Element and required by the City's Mixed Income Housing Ordinance, requires that ten percent of the units in a residential development project be affordable to very low income households and five percent to low income households;

B. The City Council conducted a public hearing on June 27, 2006 concerning the above Inclusionary Housing Plan and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

The proposed Plan is consistent with Chapter 17.190 of the City Code which requires an Inclusionary Housing Plan setting forth the number, unit mix, location, structure type, affordability and phasing of the Inclusionary Units in the residential development;

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

Section 1. The City Council adopts the Inclusionary Housing Plan for the Natomas Place project, attached hereto as Exhibit A.

Table of Contents:

Exhibit A: Inclusionary Housing Plan – 6 Pages

Exhibit A: Inclusionary Housing Plan

Pardee Homes – Natomas Place
Inclusionary Housing Plan
May 2, 2006

Proposed Project

Pardee Homes, (the "Developer") is the developer of certain real property in the City of Sacramento on which it proposes to develop and construct the Natomas Place Project (the "Project"), a medium and high-density residential community. The approximately 143 7 ± gross acre project is generally located on the southeast corner of Del Paso Road and Gateway Park in the City of Sacramento's North Natomas Community Plan area The Project consists of a total of 894 residential dwelling units.

Mixed Income Housing Policy

The Project site is subject to the City's Mixed Income Housing Policy. The Mixed Income Housing Policy adopted in the City of Sacramento Housing Element and required by the City's Mixed-Income Housing Ordinance, City of Sacramento City Code Chapter 17.190 requires that ten percent (10%) of the units in a Residential Project be affordable to very low income households and five percent (5%) to low income households (collectively the "Inclusionary Requirement" and "Inclusionary Units")

Pursuant to the City Code Section 17.190 110 (B), an Inclusionary Housing Plan ("Plan") must be approved prior to or concurrent with the approval of legislative or adjudicative entitlements for the Project. City Code Section 17.190 030 sets forth the number, unit mix, location, structure type, affordability and phasing of the Inclusionary Units in the Project. This document constitutes the Plan, and, as supplemented and amended from time to time, is intended to begin implementation of the Inclusionary Requirement for the Project. All future approvals for the Project shall be consistent with this Inclusionary Housing Plan.

The Inclusionary Requirement for the Project will be set forth in more detail in the Inclusionary Housing Agreement executed by Developer and the Sacramento Housing and Redevelopment Agency ("SHRA") and recorded against all the Inclusionary Housing Units. The Inclusionary Housing Agreement shall be executed and recorded no later than the approval of the first final map for the residential condominium subdivision or residential construction phase The Inclusionary Housing Agreement will describe with particularity the site and building schematics, phasing and income and sales restrictions for the construction and financing of the Inclusionary Units, pursuant to City Code Section 17.190.110 (C). The Inclusionary Housing Agreement shall be consistent with this Plan.

Number of Inclusionary Units

The Developer, or its successors and assignees, shall construct or cause to be constructed a number of dwelling units affordable to Very Low Income Households ("Very Low Income Units") and Low Income Households ("Low Income Units") as defined in the Sacramento City Code Section 17.190.020, equal to ten percent (10%) and five percent (5%) of the total number of housing units approved for the Project, respectively.

Based on the current Project proposal of 894 residential units, the Inclusionary Requirement for the Project is 89 Very Low Income Units (10%) and 45 Low Income Units (5%).

Total Number of Residential Units within Project:		894	Units
Very Low Income Units:	10%	89	Units
Low Income Units:	5%	45	Units
Total Number of Inclusionary Units:		134	Units

If the Project approvals are amended to increase the number of units in the Project, this Plan will be amended to reflect a number of equal to ten percent (10%) of the increased total residential units in the amended entitlements for Very Low Income Units and five percent (5%) for Low Income Units. If the Project approvals are amended to decrease the number of residential units in the Project, this Plan will be amended to reflect a number equal to ten percent (10%) of the decreased total residential units in the amended entitlements for Very Low Income Units and five percent (5%) for Low Income Units. However, after a building permit has been issued for a structure to contain Inclusionary Units, those Units will be constructed and maintained as Inclusionary Units pursuant to the terms of Chapter 17.190 of the City Code regardless of any subsequent reduction in the number of approved total residential units.

Units by Type and Tenure

The Inclusionary Housing Units shall consist of 134 total rental units developed on Lot GG of the proposed Project and shall be retained by the Developer, its heirs, successors, or assigns as rental units affordable to Low and Very Low Income households. The Developer, its heirs, successors, or assigns shall retain the units for a minimum of 30 years and shall ensure that they are professionally managed by an accredited property management company.

Size and Bedroom Count

Inclusionary Units shall be located on-site within Lot GG of the Project as part of a family oriented multi-family residential developments.

Lot GG will be developed with a range of unit types and sizes In the family oriented development, units will range in size from approximately 599 to 1,144 square feet in one, two and three bedroom configurations However, notwithstanding this projected unit mix, it is anticipated that specific unit types and sizes will be determined in conjunction with individual development of Inclusionary Units on Lot GG of the Project.

Pursuant to Section 17.190.110(B)(3)(d) of the Sacramento City Zoning Code, any future amendments to this Plan to modify unit types or sizes in conjunction with the development of Inclusionary Units on Lot GG shall be made at the staff level by the Planning Director or his/her designee

Affordability Orientation	Approx. Number of Units	Inclusionary Units	Unit Distribution	Unit Type	Approx. Unit Size
Family Affordable	134	134 VL and L distributed proportionally by unit type/size	0% to 30%	1 Bedroom	599
			30% to 70%	2 Bedroom	893
			20% to 40%	3 Bedroom	1,144
TOTAL	134	89 VL 45 L			

Location of Inclusionary Units within Project

Inclusionary Units will be located on Lot GG as depicted in the attached Exhibit "A". The location of the Inclusionary Units within the Project is subject to Amendment, consistent with City Code Section 17.190.110 B (1).

Affordability Requirements

The Inclusionary Units will be rented. These rental units will meet the requirements of City Code Section 17.190.030 regarding number and affordability of units, their location, timing of development, unit sizes, exterior appearance and development standards. The rental units will be available to low and very low income households. Family size for affordable rental units shall be determined in accordance with the regulations of the California Tax Credit Allocation Committee Monthly Affordable Rents (including utility allowances) of the Inclusionary Units shall be restricted to Low and Very Low Income Households. A unit whose occupancy is restricted to a Very Low Income Household has a monthly rent that does not exceed one-

twelfth of thirty percent (30%) of fifty percent (50%) of the Sacramento area median income, adjusted for family size. A unit whose occupancy is restricted to a Low Income Household has a monthly rent that does not exceed one-twelfth of thirty percent (30%) of eighty percent (80%) of the Sacramento area median income, adjusted for family size. Median income figures are those published annually by the United States Department of Housing and Urban Development. With respect to each Inclusionary Unit, the affordability requirements of this Plan shall continue for no less than thirty (30) years from the recordation of the notice of completion of the Residential Project.

Incentives

The Developer or builder may seek incentives, assistance, or subsidies pursuant to City Code Section 17.190.040. One such incentive is the allowance for fee waivers and/or deferrals for those units fulfilling the Inclusionary Requirement. The Developer will work with the City to determine the fee reductions and other incentives available.

Marketing

The Developer shall be required to market Inclusionary Units in the same manner as non-Inclusionary Units. Such marketing activities may include newspaper and internet advertisements, toll free project information numbers, and on or off-site project signage.

Phasing of Development of the Inclusionary Units

The Inclusionary Units shall be developed concurrently with the development of the remaining units in the Project, as may be further defined in Sacramento City Code Section 17.190.030(D). The nature of the concurrency is defined by a series of linkages between approvals of the market rate units and the development of the Inclusionary Units.

Market Rate Housing/Inclusionary Unit Linkages

The following describes the relationship of market rate development activity to the Inclusionary Unit development activity. These milestones are outlined to ensure that the development of affordable units occurs concurrent with development of market rate units:

MARKET RATE HOUSING / INCLUSIONARY HOUSING LINKAGES

Market Rate Activity	Inclusionary Approval Linkage
Approval of legislative entitlements and project-level applications submitted with Legislative entitlements.	Approval of Inclusionary Housing Plan
Approval of the first final map for the residential condominium subdivision or residential construction phase.	Execution of Inclusionary Housing Agreement by Developer
Issuance of building permits in excess of	Issuance of building permits for

65% of single family for sale units in Residential Project.	100% of the Inclusionary Housing Units
Issuance of building permits for 100% of the Inclusionary Housing Units	Release of Inclusionary Housing Regulatory Agreement from all market rate units.
Marketing of market rate for sale units	Marketing of affordable units should happen concurrently with marketing for market rate units.

Amendment and administration of the Inclusionary Housing Plan

The Planning Director, with the advice of the Executive Director of SHRA, shall administer this Inclusionary Housing Plan. The Planning Director may make minor administrative amendments to the text of this Plan as provided in Sacramento City Code Section 17.190.110 B. (1).

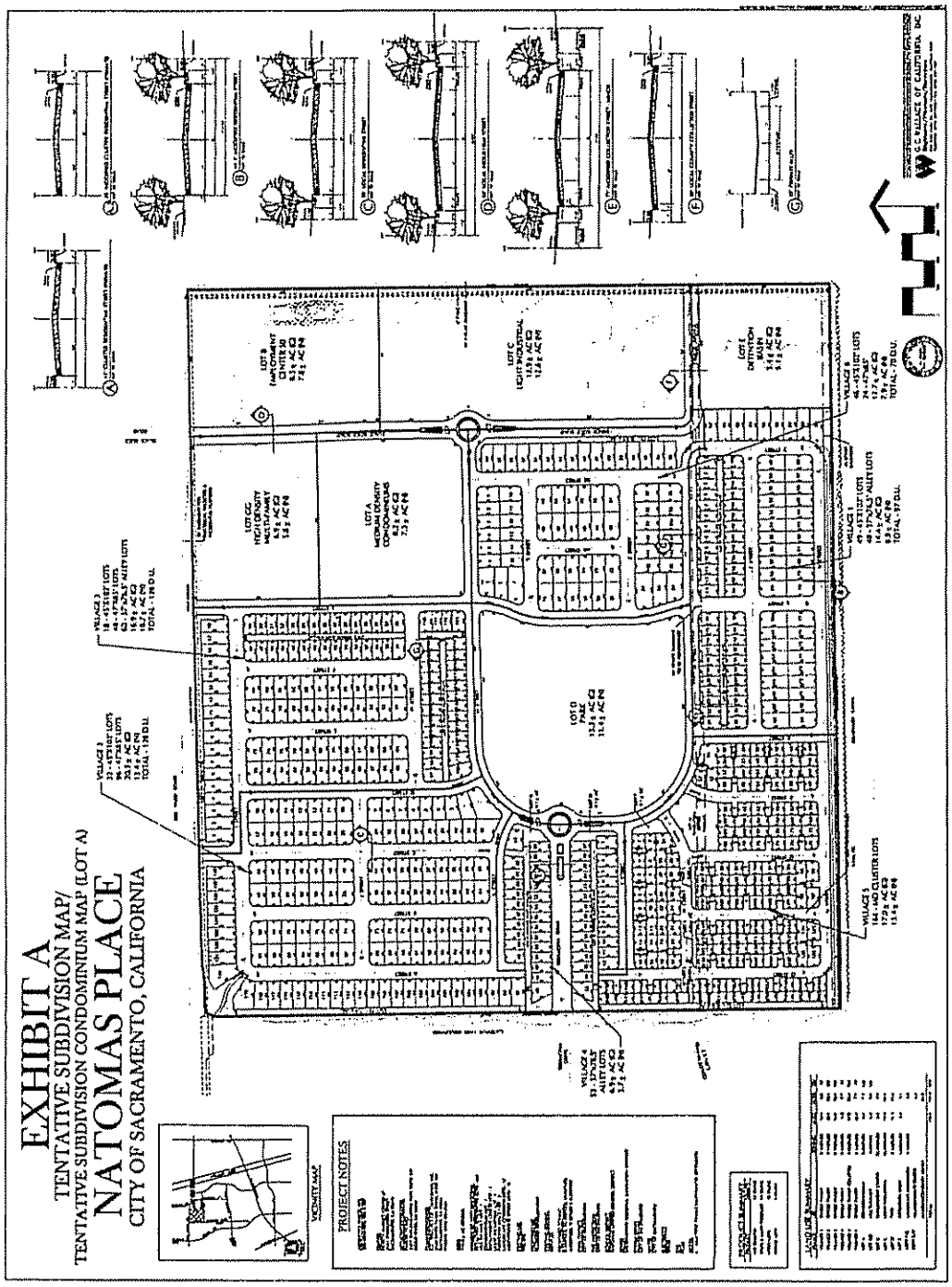
EXHIBIT A
TENTATIVE SUBDIVISION MAP/
TENTATIVE SUBDIVISION CONDOMINIUM MAP (LOT A)
NATOMAS PLACE
CITY OF SACRAMENTO, CALIFORNIA
PROJECT NOTES

Resolution Approving the General Plan Amendment

RESOLUTION NO. 2006-XXXX

Adopted by the Sacramento City Council

Date

RESOLUTION AMENDING THE GENERAL PLAN AMENDMENT TO RE-DESIGNATE 144.6± ACRES FROM 93.3± ACRES OF LOW DENSITY RESIDENTIAL, 31.3± ACRES OF MIXED USE, 2.0± ACRES OF COMMUNITY/NEIGHBORHOOD COMMERCIAL & OFFICES, 10.0± ACRES OF PUBLIC/QUASI-PUBLIC/MISCELLANEOUS, AND 8.0± ACRES OF PARKS-RECREATION-OPEN SPACE TO 88.4± ACRES OF LOW DENSITY RESIDENTIAL, 15.1± ACRES OF MEDIUM DENSITY RESIDENTIAL, 8.5± ACRES OF MIXED USE, 13.9± ACRES OF INDUSTRIAL, AND 18.7± ACRES OF PARKS-RECREATION-OPEN SPACE, LOCATED IN NORTH NATOMAS, SOUTHEAST OF DEL PASO ROAD AND GATEWAY PARK BOULEVARD, SACRAMENTO, CALIFORNIA. (P05-129) (APN: 225-0060-025, -026, AND -027)

BACKGROUND

A. The Planning Commission conducted a public hearing on May 11, 2006, and the City Council conducted a public hearing on June 27, 2006 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed land use amendment is compatible with the surrounding land uses;

2. The subject site is suitable for single-family residential, multi-family residential, parks/open space, employment center, and light industrial development; and

3. The proposal is consistent with the policies of the North Natomas Community Plan and the General Plan.

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

Section 1. The City Council adopts the General Plan Amendment for the property, as described on the attached Exhibit A, in the City of Sacramento, and the property is hereby re-designated on the General Plan land use map from 93.3± acres of Low Density

Residential, 31.3± acres of Mixed Use, 2.0± acres of Community/Neighborhood Commercial & Offices, 10.0± acres of Public/Quasi-Public/Miscellaneous, and 8.0± acres of Parks-Recreation-Open Space to 88.4± acres of Low Density Residential, 15.1± acres of Medium Density Residential, 8.5± acres of Mixed Use, 13.9± acres of Industrial, and 18.7± acres of Parks-Recreation-Open Space (APN: 225-0060-025, -026, and -027)

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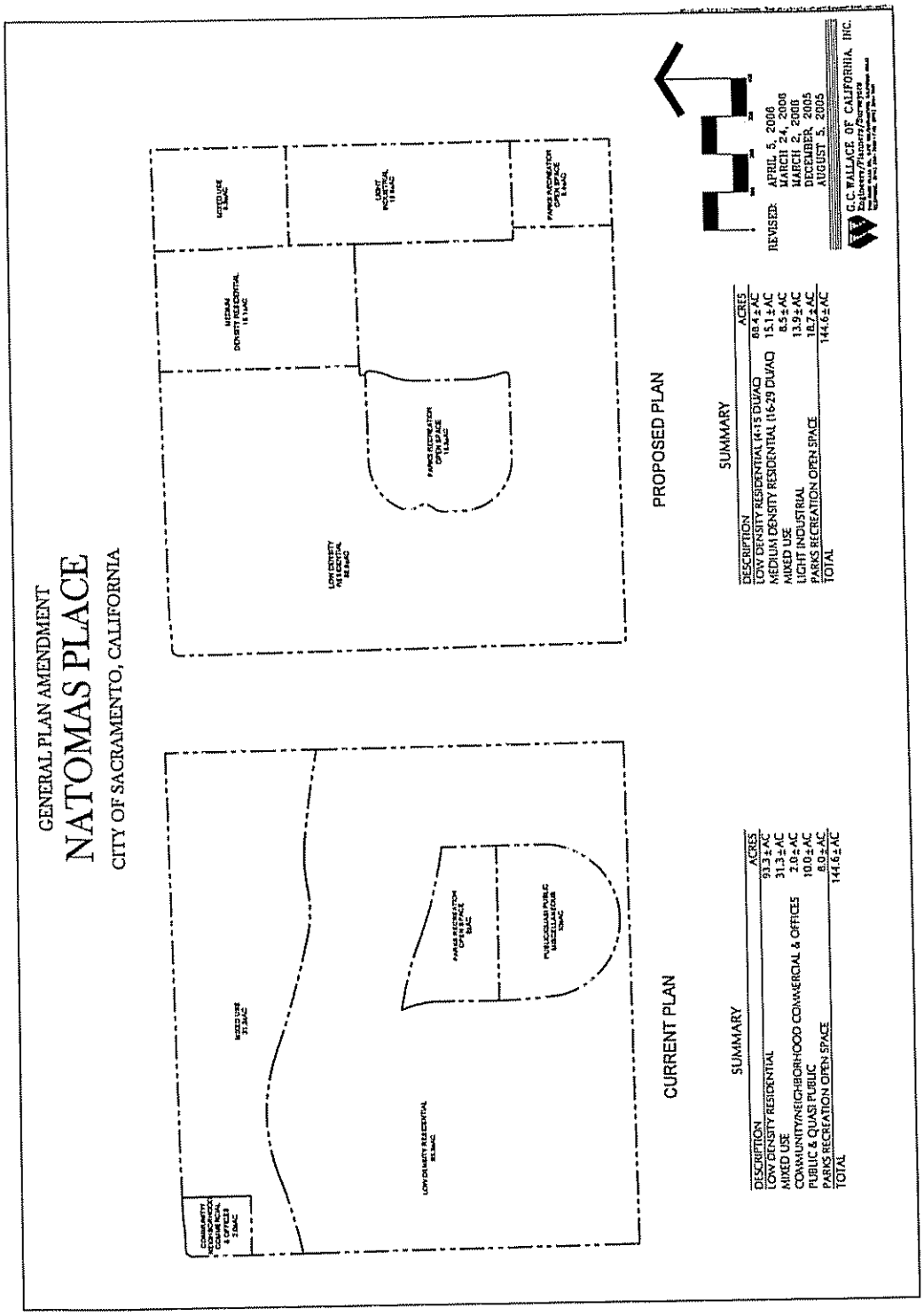
Exhibit A: General Plan Map Amendment Exhibit



Resolution Approving the North Natomas Community Plan Amendment

RESOLUTION NO. 2006-XXXX

Adopted by the Sacramento City Council

Date

RESOLUTION AMENDING THE NORTH NATOMAS COMMUNITY PLAN LAND USE MAP TO RE-DESIGNATE 144.6± ACRES FROM 51.6± ACRES OF LOW DENSITY RESIDENTIAL, 41.7± ACRES OF MEDIUM DENISTY RESIDENTIAL, 2.0± ACRES OF NEIGHBORHOOD CONVENIENCE COMMERCIAL, 31.3± ACRES OF EMPLOYMENT CENTER (EC-40), 8.0± ACRES OF PARKS/OPEN SPACE, AND 10.0± ACRES OF GENERAL PUBLIC FACILITIES TO 52.0± ACRES OF LOW DENISTY RESIDENTIAL, 44.6± ACRES OF MEDIUM DENSITY RESIDENTIAL, 6.9± ACRES OF HIGH DENSITY RESIDENTIAL, 13.9± ACRES OF LIGHT INDUSTRIAL, 8.5± ACRES OF EMPLOYMENT CENTER (EC-50), AND 18.7± ACRES OF PARKS/OPEN SPACE, FOR THE PROPERTY LOCATED IN NORTH NATOMAS, SOUTHEAST OF DEL PASO ROAD AND GATEWAY PARK BOULEVARD. (APN: 225-0060-025, -026, AND -027) (P05-129)

BACKGROUND

The City Council conducted a public hearing on June 27, 2006 concerning the North Natomas land use map and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

A. The proposed plan amendment is compatible with the surrounding uses;

B. The subject site is suitable for single-family residential, multi-family residential, parks-open space, employment center, and light industrial development; and

C. The proposal is consistent with the policies of the General Plan and the North Natomas Community Plan to promote a variety of housing types within neighborhoods to encourage economic diversity and housing choice.

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

Section 1. The City Council adopts the Community Plan Amendment for the property, as described on the attached Exhibit A, in the City of Sacramento is hereby re-designated on the North Natomas

Community Plan land use map from 51.6± acres of Low Density Residential, 41.7± acres of Medium Density Residential, 2.0± acres of Neighborhood Convenience Commercial, 31.3± acres of Employment Center (EC-40), 8.0± acres of Parks/Open Space, and 10.0± acres of General Public Facilities to 52.0± acres of Low Density Residential, 44.6± acres of Medium Density Residential, 6.9± acres of High Density Residential, 13.9± acres of Light Industrial, 8.5± acres of Employment Center (EC-50), and 18.7± acres of Parks/Open Space (APN: 225-0060-025, -026, and -027)

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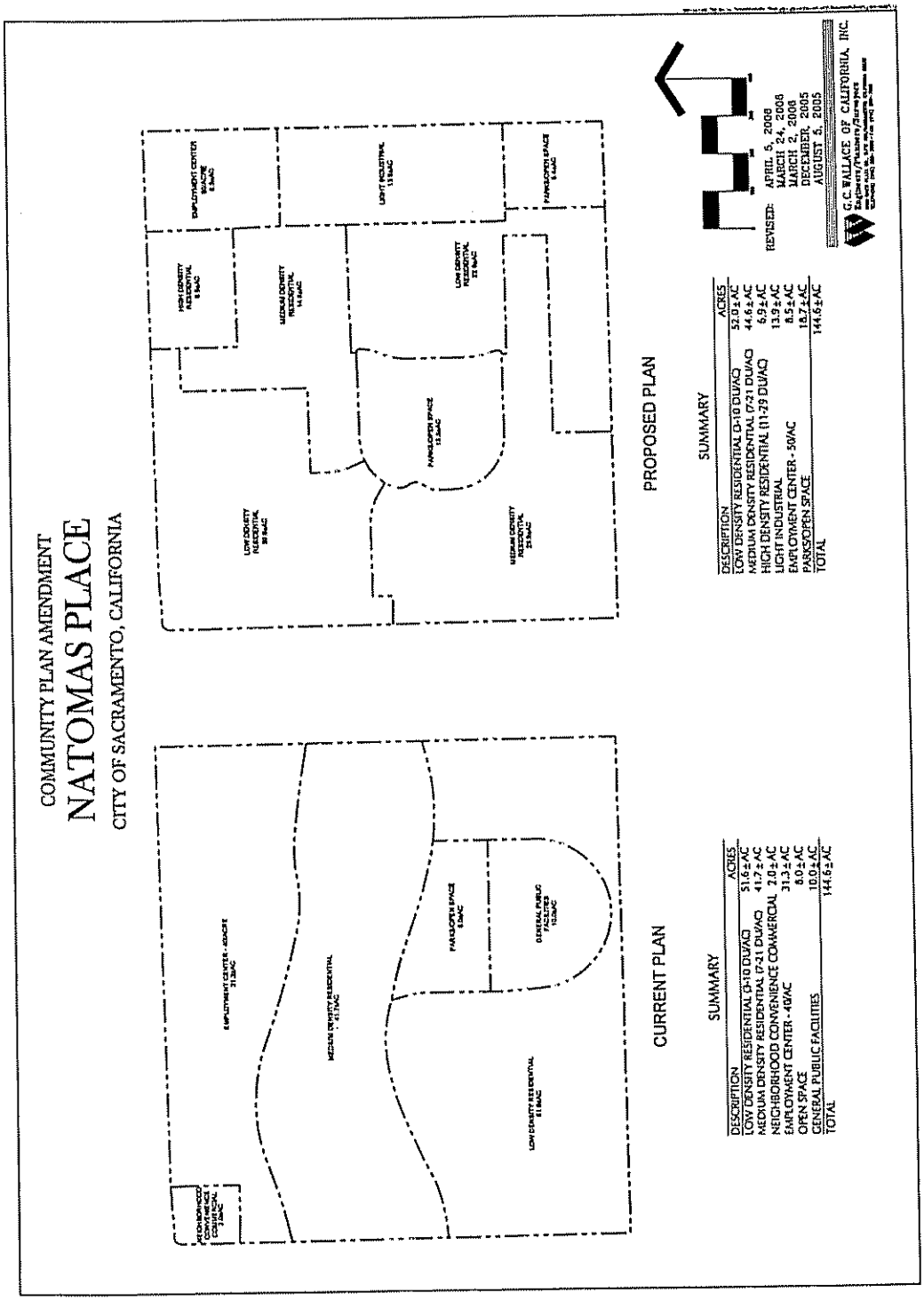
Exhibit A: North Natomas Community Plan Map Amendment Exhibit – 1 page

Exhibit A: North Natomas Community Plan Map Amendment Exhibit



Ordinance Approving the Rezone

ORDINANCE NO. 2006-XXXX

Adopted by the Sacramento City Council

Date

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE (TITLE 17 OF THE CITY CODE), BY REZONING 144.6± ACRES FROM MANUFACTURING-INDUSTRIAL PARK PLANNED UNIT DEVELOPMENT (MIP-PUD) ZONE TO 71.4± ACRES OF SINGLE-FAMILY ALTERNATIVE PLANNED UNIT DEVELOPMENT (R-1A-PUD) ZONE, 25.2± ACRES OF MULTI-FAMILY PLANNED UNIT DEVELOPMENT (R-2B-PUD) ZONE, 6.9± ACRES OF MULTI-FAMILY PLANNED UNIT DEVELOPMENT (R-3-PUD) ZONE, 8.5± ACRES OF EMPLOYMENT CENTER PLANNED UNIT DEVELOPMENT (EC-50-PUD) ZONE, 13.9± ACRES OF LIGHT INDUSTRIAL PLANNED UNIT DEVELOPMENT (M-1S-PUD) ZONE, AND 18.7± ACRES OF AGRICULTURE-OPEN SPACE PLANNED UNIT DEVELOPMENT (A-OS-PUD) ZONE, LOCATED SOUTHEAST OF DEL PASO ROAD AND GATEWAY PARK BOULEVARD. (P05-129) (APN: 225-0060-025, -026, AND -027)

BACKGROUND

A. The Planning Commission reviewed this proposal on May 11, 2006 and voted to forward the rezone to City Council with a recommendation for approval (the Planning Commission vote was 6 ayes, 0 noes, and 0 abstentions).

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

Section 1. The Properties generally described and referred to as APN: 225-0060-025, -026, and -027 which are shown on the attached Exhibit 1. This exhibit describes the properties and both their current zoning and the zones for which they are to be placed pursuant to this amendment.

The zoning designation for the following properties which constitute from 144.6± acres of Manufacturing-Industrial Park Planned Unit Development (MIP-PUD) zone are hereby removed and placed into 71.4± acres of Single-Family

Alternative Planned Unit Development (R-1A-PUD) zone, 25.2± acres of Multi-Family Planned Unit Development (R-2B-PUD) zone, 6.9± acres of Multi-Family Planned Unit Development (R-3-PUD) zone, 8.5± acres of Employment Center Planned Unit Development (EC-50-PUD) zone, 13.9± acres of Light Industrial Planned Unit Development (M-1S-PUD), and 18.7± acres of Agriculture-Open Space Planned Unit Development (A-OS-PUD) zone for:

APNs: 225-0060-025, -026, and -027

Section 2. The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps which are a part of said Ordinance to conform to the provisions of this Ordinance.

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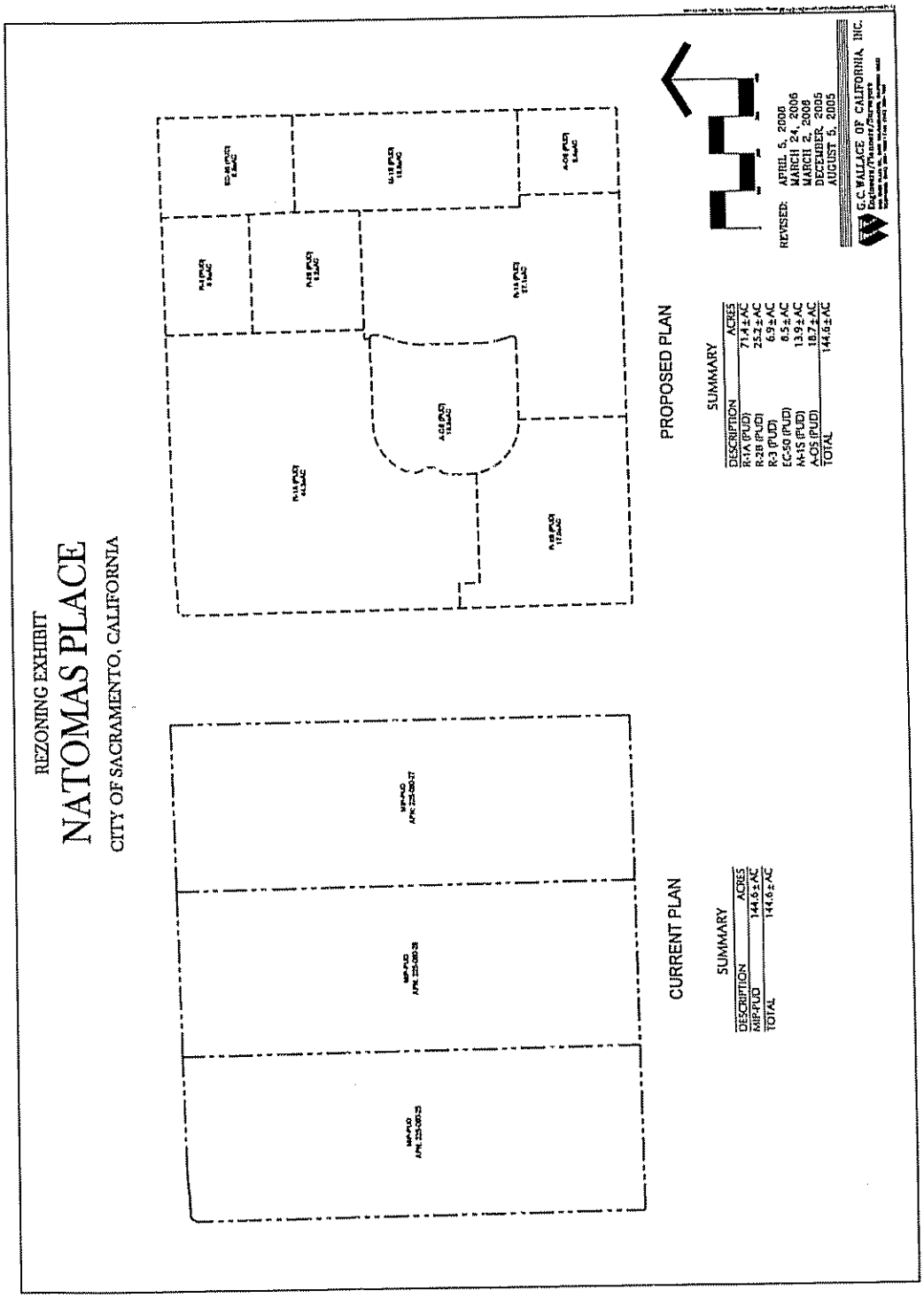
Exhibit 1: Rezone Exhibit – 1 page

Exhibit A: Rezone Exhibit



Resolution Approving the PUD Establishment

RESOLUTION NO. 2006-XXXX

Adopted by the Sacramento City Council

Date

RESOLUTION ESTABLISHING THE NATOMAS PLACE PLANNED UNIT DEVELOPMENT GUIDELINES AND SCHEMATIC PLAN, LOCATED SOUTHEAST OF DEL PASO ROAD AND GATEWAY PARK BOULEVARD, IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA. (P05-129) (APN: 225-0060-025, -026, AND -027)

BACKGROUND

A. The Planning Commission conducted a public hearing on May 11, 2006, and the City Council conducted a public hearing on June 27, 2006 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The PUD establishment conforms to the General Plan and the North Natomas Community Plan; and

2. The PUD establishment meets the purposes and criteria stated in the City Zoning Ordinance in that the PUD assures that new development is healthy and of long-lasting benefit to the community and the City; and

3. The PUD establishment 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 the Zoning Ordinance in that the PUD ensures that development will be well-designed, and that the residential, open space, employment center, and light industrial uses will not create a negative impact on adjacent uses.

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

Section 1 In accordance with the City Code, Chapter 17, the Natomas Place Planned Unit Development Guidelines and Schematic Plan (as shown on the attached Exhibits A and B) is hereby approved, with the following conditions:

1. Provide, at its cost, flood insurance for two (2) years, from the time of sale of individual units to homebuyers, for all residential units on the project site, provided that the total cost does not exceed one thousand dollars ($1,000) per unit;

2. The applicant and or developer shall disclose to all homebuyers the status of flood protection levels in the Natomas area. The applicant and or developer shall specifically disclose to all homebuyers the contents of the Natomas Levee Evaluation Report - Public Review Draft (dated March 2006) prepared by the Sacramento Area Flood Control Agency;

3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P05-129);

4. Tentative Map conditions and approved Tentative Map Street sections shall supersede PUD guidelines;

5. Site accesses to individual parcels shown in the PUD are general in nature. Specific locations and allowed movements for driveways will be determined as part of the Special Permit review process. Appropriate North Natomas documentation and good engineering practices will be utilized in the access review. Site access shall be reviewed and approved by the Development Engineering and Finance Division;

6. All proposed PUD elements within public right-of-way (Street Cross-Sections, Landscaping etc) shall be to City Standards and at the discretion of the Development Engineering and Finance Division;

7. The applicant shall be required to pay fees equivalent to the fees for the current land use designations (Neighborhood Convenience Commercial, Employment Center 40, Low Density Residential, Medium Density Residential, Parks/Open Space, and General Public Facilities);

8. The Conditions, Covenants and Restrictions (CC&Rs) shall contain bylaws to create a Home Owners Association (HOA) that requires HOA board members be residents of the Natomas Place Subdivision, after the homebuilder sells out the project; and

9. An anti-speculation clause shall be included in the initial contract agreements for each lot that restricts the resale of homes for a period of 18 months from the first sale. Provisions of emergency sales shall be allowed.

10. A six (6) foot split-faced masonry wall shall be constructed along the western property line of the detention basin (between Lot E and Lots 89-97).

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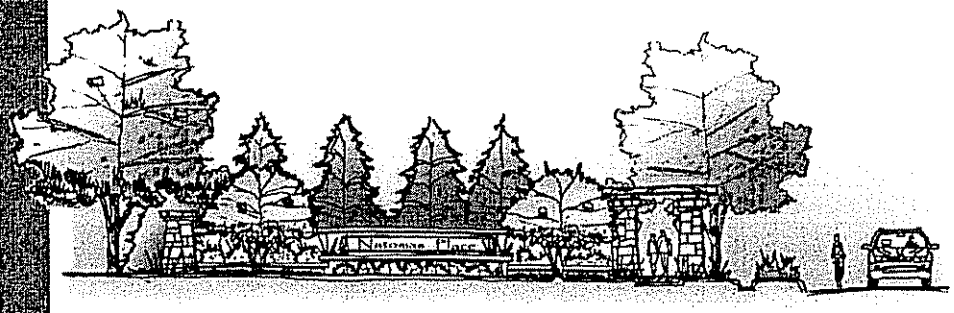
Exhibit A: Natomas Place PUD Guidelines Exhibit - 31 Pages
Exhibit B: Natomas Place PUD Schematic Plan Exhibit – 1 Page

Exhibit A: Natomas Place PUD Guidelines Exhibit

Natomas Place

Planned Unit Development Guidelines

Revised May 18, 2006
May 11, 2006
April 25, 2006
April 2006
January 2006



By:

PardeeHomes

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I. OVERVIEW

A. *Location and Setting*

The Natomas Place PUD is located in the eastern-central portion of the North Natomas Community Plan area. It is bordered on the north by Del Paso Road, to the west by Gateway Park Boulevard, to the south by the Northgate Business Park and a drainage canal, and to the east by Northgate Business Park. Refer to Figure I.1 which depicts the general location of the property.

The Natomas Place PUD is a residential infill neighborhood. It encompasses approximately 144.6 acres. Complementary uses such as commercial centers and employment uses adjoin the site to the east and west.

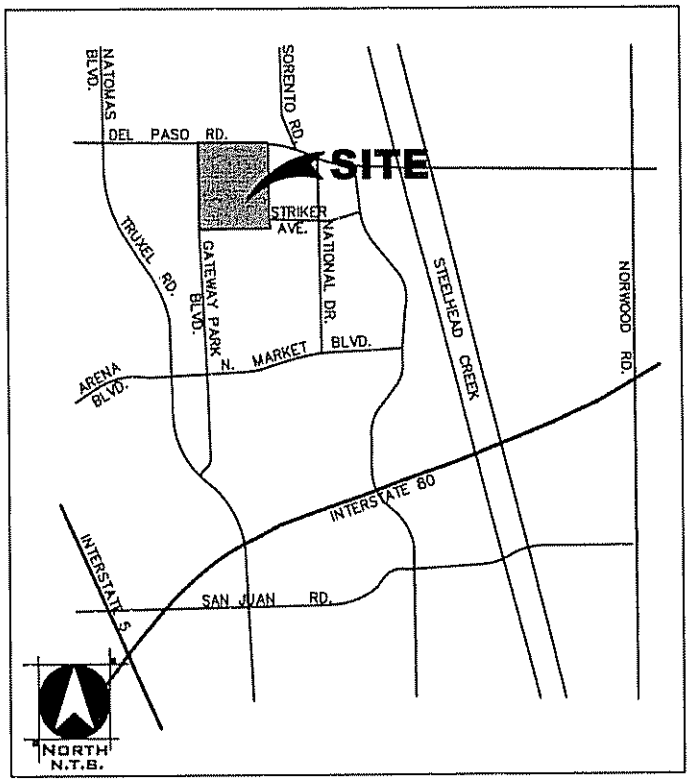


Figure I.1 Location Map

B. *Goals and Objectives*

The Natomas Place PUD strives to achieve three primary goals. Each of these goals will be pursued using specific design objectives. The goals and objectives for the project are listed below.

- To implement the goals and objectives of the North Natomas Community Plan.
- To capitalize on the setting and unique physical features of the site for the benefit of future residents of the neighborhood.
- To unify the neighborhood visually and functionally by utilizing a consistent set of design standards and details throughout the PUD to develop a sense of place for the neighborhood; and to create strong linkages in the circulation systems to interlock areas within the neighborhood to one another.

C. *Land Use Plan*

The land use plan (Figure I.2) shows the distribution of land uses within the PUD. Table I.1 summarizes this distribution. The land use designations direct the density of development within the PUD. Each land use designation is envisioned to embrace a variety of housing types and densities within the range specified by the land use.

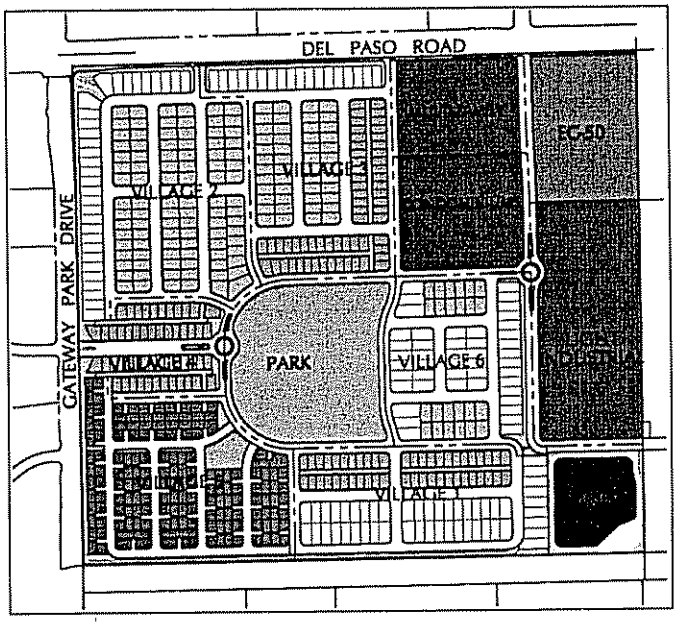


Figure I.2 Land Use

Table I.1 Land Use Summary

Village	Land Use	Zoning	Gross Acreage[1]	Net Acreage[2]	No. of Dwelling Units
1	Single Family	R-1A(PUD)	14.4	8.9	97
2	Single Family	R-1A(PUD)	20.5	13.4	128
3	Single Family	R-1A(PUD)	17.0	10.7	126
4	Single Family	R-1A(PUD)	7.3	3.7	53
5	Single Family (Cluster)	R-2B(PUD)	17.3	13.4	164
6	Single Family				
Lot A	Multi-Family Condominiums	R-2B(PUD)	8.2	7.3	
Lot GG	Multi-Family	R-3 (PUD)	6.9	5.8	
Lot B	Employment Center	EC-50(PUD)	8.5	7.8	~~
Lot C	Light Industrial	M-1(PUD)	13.9	12.6	~~
Lot D	Park	R-1A(PUD)	13 3	11.4	~~
Lot E	Detention Basin	A-OS(PUD)	5.4	5 1	~~
Lots F-Q	Landscape Corridors	R-1A(PUD)	~~	5.9	~~
Lots R-FF	Alleys/Private Streets		~~	6.7	
	Major/Secondary Roads/ Alleys/Private Streets		~~	24.0	~~
	Totals		144.6	144.6	638

[1]Gross acreage refers to gross/net acreage or all lands excluding street right of ways 70' or larger.

[2]Net acreage refers to net/net acreage or all lands excluding public street right of ways.

D. Relationship to Other Documents

These PUD guidelines are subordinate to the City of Sacramento General Plan and the 1994 North Natomas Community Plan. The Natomas Place PUD is a tool to implement the General Plan and Community Plan. These PUD guidelines are in compliance with the City of Sacramento Zoning Ordinance, chapter 17.180, Planned Unit Developments. To the extent the provisions Natomas Place PUD Guidelines conflict with development standards or regulations in the City of Sacramento Zoning Ordinance, these PUD guidelines shall prevail. Therefore, Tentative Subdivision Maps, Special Permits, and Building Permits for all properties within the Natomas Place PUD will comply with the provisions and intent of these guidelines and schematic plan.

II. RESIDENTIAL USES

A. *Neighborhood Design*

1. Neighborhood Focus

The Natomas Place neighborhood has been designed around a park facility. This facility is centrally located and conveniently accessible to all residents of the neighborhood through the radial design and layout of the streets and neighborhoods. Non-vehicular circulation routes should lead to this important gathering point. The hierarchy of the street system should reinforce its role as the neighborhood focal point. Figure II.1 depicts the conceptual location of the park which would serve as the focus for the neighborhood.

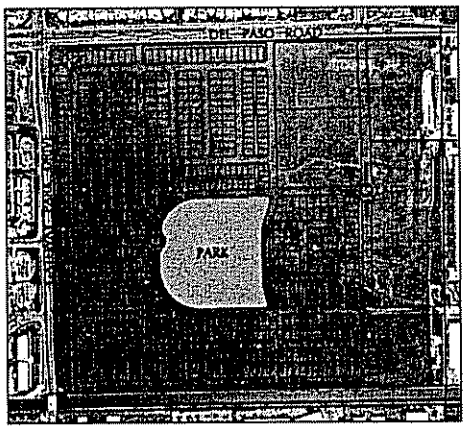


Figure II.1 Neighborhood Focus

The project will also include a community recreation area located adjacent to the park. This recreation area will potentially include such amenities as a pool, spa, and recreation facility for use by all residents within Natomas Place. The recreation area will be maintained by a HOA.

2. Pedestrian Linkages

Linkages are an important element in creating a strong, cohesive neighborhood. To be most successful, a neighborhood needs to integrate residents and visitors from throughout the area. Linkages (vehicular and pedestrian) are critical to unifying the neighborhood.

Vehicular and pedestrian linkages should be maintained between subdivisions, between housing products of different densities and between residential uses and adjoining, complimentary land uses.

B. *Architectural Guidelines*

1. General Guidelines

a) Alternative Housing Types

In all density ranges, alternative housing types are encouraged. The housing types that are appropriate vary with the density range. For example, in low density residential areas, granny flats and half-plexes are appropriate. In medium density areas, appropriate alternative housing types include zero lot line lots, zipper lots, cluster housing, alley-loaded homes, patio homes, and townhouses. High density areas will likely develop primarily with attached unit styles. These may include condominiums, garden apartments and conventional apartments.

b) Location of Residential Entries

The main entry for residential units should be visible from the street. They should be architecturally emphasized using porches, gables, enhanced trim elements, and the like.

c) Special Permit Applications

Special permit applications to the City of Sacramento must be sufficiently detailed to demonstrate that the proposed development complies with these design guidelines. Specifically, color selections and renderings of the proposed architecture will be required prior to final project approval.

2. Detached Units – Low and Medium Density Residential

a) Architectural Style

To achieve a balance of unity and variety within the neighborhood and within each village area, the architectural style of the homes should be carefully planned. Unity can be introduced and reinforced through the use of similar roof treatments, window details, entry configurations, and other functional or ornamental features of the building architecture. Unity is also achieved through the repetition of neighborhood design elements such as street lighting fixtures, signage, fencing or walls, and landscaping.

Variety of architectural style should be achieved through the variation of architectural elements in ways that are complimentary rather than in conflict. Too much variety results in visual chaos; too little creates monotony.

The number of building designs in a subdivision effects unity and variety. A "model" means a home design with a specific floor plan and building form. Multiple homes of the same model should be built using varied, and complimentary, roof designs, facades, exterior materials and colors. Multiple models should be offered in each subdivision.

- For traditional subdivisions with 50 to 100 homes, at least three models must be offered.
- For traditional subdivisions with more than 100 homes, at least four models must be offered.

At least three different front elevations should be offered for each of the models in a subdivision. Each elevation should be differentiated by substantial changes in roof form, porch style, or architectural detailing such as window treatments, pillars and railings.

On all facades visible from public or private streets, windows should be articulated using contrasting trim at least 4" wide, shutters, mullions, bay windows, etceteras. Front facades should feature reveals, recesses, trim elements, and other architectural treatments to provide visual interest.

Roof pitches should fall between the range of 4:12 as a minimum and 12:12 as a maximum. Flat roofs and shed roofs are discouraged. The minimum roof overhang allowed is 12" except above architectural features such as bay windows or doorways.

b) Exterior Building Materials

1) High quality building materials are encouraged. Acceptable siding materials include wood, stucco, stone and brick. T-111 plywood is not allowed.

2) Acceptable roofing materials include architectural quality minimum 30-year dimensional composition shingles, concrete or ceramic tile, and cedar shakes.

c) Exterior Building Colors

1) Each home shall have a minimum of two exterior wall colors. One color will be the base color and the other color will be used for the trim. Color schemes that utilize additional accent colors are encouraged.

2) Within each subdivision, at least three palettes of exterior colors shall be used.

3) Typically, the colors used for the base color shall be quiet, earth tone colors. Primary trim colors should be neutral or natural colors. Accent colors may be richer tones from within the natural colors group. The palate of colors selected for each project should reinforce the architectural style of the homes.

d) Treatment of Garages

Homes should be sited and designed so as to minimize the visual impact of the garage doors from the street. Appropriate strategies include (but are not limited to):

- Utilizing attached or detached garages near the rear of the lot. Shared driveways between homes can be considered.
- Side entry garages to locate the garage door entry perpendicular to the street.
- Recessing the garage door entry behind the front facade of the living area portion of the house.
- Locating the garage door entry flush with the front facade of the living area portion of the house.
- De-emphasizing the driveway through the use of specialty pavement and/or landscape strips between the tire paths.

A 6" minimum recess of the garage door from the frame is encouraged to create a shadow and increase architectural interest.

3. <u>Attached Units – Medium Density and High Density Residential</u>

a) Architectural Style

To achieve a balance of unity and variety within the neighborhood and within each village area, the architectural style of the homes should be carefully planned. Unity can be introduced and reinforced through the use of similar roof treatments, window details, entry configurations, and other functional or ornamental features of the building architecture. Unity is also achieved through the repetition of neighborhood design elements such as street lighting fixtures, signage, fencing or walls, and landscaping.

Variety of architectural style should be achieved through the variation of architectural elements in ways that are complimentary rather than in conflict. Too much variety results in visual chaos; too little creates monotony.

1) On all facades visible from public or private streets, windows should be articulated using contrasting trim at least 4" wide, shutters, mullions, bay windows, etceteras. Front facades should feature reveals, recesses, trim elements, and other architectural treatments to provide visual interest.

2) Roof pitches should fall between the range of 4:12 as a minimum and 12:12 as a maximum. Flat roofs are prohibited. The minimum roof overhang allowed is 12" except above architectural features such as bay windows or doorways.

3) Long, uninterrupted wall surfaces are strongly discouraged. Staggered exterior walls, details and other means should be used to articulate individual units within a building.

4) A variety of wall textures is encouraged. Monotone wall surfaces without texture or color digression are discouraged.

5) Unit numbers and/or address numbers should be designed, lighted, and located for visibility from the street or other primary ingress position.

6) Design elements such as porches, balconies, steps and railings should be integrated into the architectural form of the buildings. They should not be merely tacked on to the building facade, articulated only by flimsy, metal railings.

7) Resident storage areas should be integrated into the building design to avoid cluttered patios and balconies. Storage facilities integral with carports should utilize design elements that are consistent with the residential unit buildings.

b) Site Planning and Design

Multi-family projects should generally be designed not to exceed 200 dwelling units or eight acres. Multi-family projects in excess of 200 dwelling units or eight acres are permitted provided that they must be visually and functionally sub-divided using public streets and/or significant, pedestrian corridors. Although typical internal sidewalks between buildings are not a significant pedestrian corridor, pedestrian pathways that provide connections, whether direct or indirect, through the site may be considered significant pedestrian corridors.

Orientation toward public streets is encouraged where possible. Buildings adjacent to public streets should provide windows and entries in the building facade facing the street.

1) Convenient and attractive pedestrian routes should be provided between residential units and amenities within the project such as recreational facilities, community buildings and other common areas. Project designs that feature pedestrian oriented pathways and gathering points that are separated from vehicular travel and parking areas are encouraged.

2) All electric, natural gas, cable or satellite television, radio and telephone lines shall be placed underground. Satellite dishes and telephone receiving equipment must be screened from view from adjoining properties, streets and other public areas.

3) Parking areas adjacent to public streets or other public areas shall be visually screened using landscape berms and/or plantings.

4) Outdoor storage areas for boats, recreational vehicles, trailers, etc. that are located adjacent to public streets or other public areas must be screened using masonry walls at least 6' in height. Landscape plantings shall be used to soften the visual impact of the walls.

c) Exterior Building Materials

1) High quality building materials are encouraged. Acceptable siding materials include wood, stucco, stone and brick. T-111 plywood is not allowed. Horizontal siding is preferred over vertical siding.

2) Acceptable roofing materials include architectural quality minimum 30-year dimensional composition shingles, concrete or ceramic tile, and cedar shakes.

3) Specialty pavement such as exposed aggregate concrete, brick and masonry pavers are encouraged within sidewalks, patios, crosswalks and driveways.

d) Exterior Building Colors

1) Each building shall have a minimum of two exterior wall colors. One color will be used as the base color for the largest uninterrupted surfaces. The second color will be used for accents and/or trim. Color schemes that utilize additional accent colors are encouraged. Color schemes that use multiple, coordinating colors for the base are encouraged. Color variations should be used to accentuate the building architecture by highlighting bays, offsets, recesses, and multiple stories.

2) Typically, the colors used as base colors shall be quiet, earth tone colors. Primary trim colors should be neutral or natural colors. Accent colors may be richer tones from within the natural colors group. The palate of colors selected for each project should reinforce the architectural style of the buildings.

e) Treatment of Vehicular Parking

Long, uninterrupted stretches of parking stalls are discouraged.

Flat aluminum carport structures are prohibited. Carport roofs should coordinate with the residential unit buildings, using similar materials and colors.

Enclosed garages are encouraged.

Pavement for vehicular parking and travel shall not extend to touch the exterior of the residential living portions of a building. Landscaping and/or walkways shall be provided between vehicular parking and travel areas and buildings except to provide for garage entries.

f) Trash and Recycling Enclosures

Trash and/or recycling collection areas should not be visible from public streets or other public areas unless they are sufficiently screened.

Trash enclosures should be constructed of durable building materials, such as masonry block. Wood is prohibited. The exterior surface of the enclosure should match the architecture of the residential buildings, using the same materials and/or colors.

Trash enclosures shall meet City standards for design and compliance with the City's recycling ordinance.

C. Setbacks and Lot Coverage

1. Setbacks

Setbacks influence the comfort and privacy of residents of the PUD. Unnecessarily restrictive setback requirements limit design creativity and the development potential of properties within the PUD. On the other hand, insufficient building and/or parking setbacks can encourage conflicts between land uses and residents. To minimize these potential conflicts, setbacks within the Natomas Place PUD are established based on the subject land use and the land use of the adjacent property. Table II.1, II.2, II.3, II.4 and II.5 shows building and parking setback requirements for low density and medium density residential.

Table II.1

Low/Medium Density Residential (traditional Single Family)	Typical Lots sizes: 45'x102' and 47'x85'
Front Yard	12.5' from public street (including living area and front porch)
Front Garage	20' from public street
Side Yard (interior)	4'
Side Yard (street)	10'
Side Yard (zero-lot line)	0'/5'
Rear Yard	10'
Architectural Projections	2' encroachment into front, side and rear yard setbacks subject to the following: all projections are subject to building code requirements, no projection may encroach into the required PUE, no projection may be more than 10' in width, and for a house with a 4' side yard, a side yard projection of 1' maximum will be allowed

Table II.2

Medium Density Residential Cluster Setbacks	Typical Lot Sizes: Varies (Includes Village 5)
Front Yard	10' from public street (including living area and front porch) 5' from private drive
Front Garage	18' from public street 5' from private drive
Side Yard (interior)	3'
Side Yard (street)	10'
Side Yard (zero-lot line)	0'/5'
Rear Yard	10'
Architectural Projections	2' encroachment into front, side and rear yard setbacks subject to the following: all projections are subject to building code requirements, no projection may encroach into the required PUE, no projection may be more than 10' in width, and for a house with a 4' side yard, a side yard projection of 1' maximum will be allowed

Table II.3

Medium Density Residential Alley Setbacks	Typical Lot size: 37'x76.5'
Front Yard	12.5' from public street (including living area and front porch)
Side Yard (interior)	3'
Side Yard (corner)	10'
Side Yard (zero-lot line)	0'/5'
Rear Yard	5' from public street or private alley to garage or living area
Architectural Projections	2' encroachment into front, side and rear yard setbacks subject to the following: all projections are subject to building code requirements, no projection may encroach into the required PUE, no projection may be more than 10' in width, and for a house with a 4' side yard, a side yard projection of 1' maximum will be allowed

Table II.4

Medium Density Multi-Family	
Front Yard/ Side Side	Minimum 15' setback from the public street (including living area and front porch)
Building Height	36 Feet

Table II.5

High Density Multi-Family	
Front Yard/ Side Side	Minimum 15' setback from the public street (including living area and front porch)
Building Height	40 Feet

2. Lot Coverage

a) Criteria for Lot Coverage to be Approved by Planning Director's Special Permit

If a proposed subdivision in a R-1A-PUD zone complies with all of the following, the subdivision may be reviewed and approved at the Planning Director's Special Permit (PDSP) level:

- Except as provided below, the lot coverage for a single and two story homes do not exceed 45 percent.
- A maximum of 50 percent of the lots within the PDSP area may exceed 40 percent lot coverage.
- A maximum of 10 percent of the lots within the PDSP area may have a lot coverage for single story homes not exceeding 48 percent with the applicable allowances for covered porches, recessed garages, and accessory structures.
- In determining lot coverage, the following allowances shall be permitted:
  - Covered porches in the front or street side do not count toward the maximum lot coverage;
  - The area of attached or detached garages that are recessed at least four feet toward the rear of the lot from the living area of the home (not the porch) count 50 percent toward the maximum lot coverage; and
  - At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.
- Findings: Staff must be able to make the following findings regarding the proposed subdivision or project:
  - higher quality building materials and design are provided;
  - high quality, enhanced landscaping materials are provided; and each lot that exceeds the 40 percent lot coverage shall be within 880 feet (walking distance) of a public open space.

b) Criteria for Lot Coverage to be Approved by Planning Commission Special Permit

If the proposed subdivision does not meet the lot coverage regulation stated in section a. above, the applicant shall submit an application for a Special Permit from the Planning Commission (instead of the Planning Director) in which case, the Commission has the discretion to grant higher lot coverage standards.

III. Open Space and Public Utility Uses

A. Parks

Development within the Natomas Place PUD is subject to state Quimby Act requirements and the City of Sacramento Subdivision Ordinance. Although total park acreage on the project site may vary consistent with these state and local requirements, as designed, the project will feature approximately 11.4 acres of public parkland. The park is centrally located in the community to best serve all of the future residents of the area. Park design and construction will be accomplished by the City of Sacramento. If homebuilders within the Natomas Place PUD choose to construct park facilities prior to development by the City of Sacramento, all design and construction shall comply with City design standards and adopted policies. Reimbursement for the cost of park development shall be provided subject to the terms of the Park Development Reimbursement /Credit Agreement.

Outdoor hardscape elements such as benches, bollards, trash receptacles, kiosks, interpretive exhibits, etc. should be compatible with the architecture of the Natomas Place PUD. Acceptable materials for hardscape elements within the park include brick, natural stone, concrete and powder coated steel.

All parks should be located to facilitate access and emphasize security considerations. All public parks should be designed with ample frontage along adjacent streets. No more than one side of any park should be designed with back-on single-family residential lots. Where common areas within alternative housing style projects or multi-family residential projects adjoin public parks, visual and non-vehicular access should be maintained. Open fencing with pedestrian gates at walkways and bike trails is permissible.

B. Canal

An open drainage canal runs along the southern boundary of the Natomas Place PUD. The primary purpose of the canal is to carry storm drainage run-off from the surrounding developments to the south and east. The canal will empty into a detention basin located off-site. A portion of the drainage canal corridor will include a pedestrian/bicycle trail. Figure III.1 depicts the U Street/drainage canal interface with the pedestrian/bicycle trail.

C. Detention Basin

An approximately 5.0± acre detention basin will be constructed to accommodate storm water run-off for the project including the Employment Center (EC) and Light Industrial (LI) areas. The basin will be sized in accordance with the City of Sacramento Public Utilities Department standards, which may include increasing the volume of the basin to provide storm water treatment. The basin will be sized to accommodate 100-year rainfall events. A storm water pump station will also be constructed adjacent to the detention basin to pump storm water into the RD-1000 drainage canal.

IV. EMPLOYMENT CENTER AND LIGHT INDUSTRIAL

A. Employment Center and Light Industrial

The guidelines pertaining to Employment Center and Light Industrial shall be developed at time of the development application for these parcels. The Natomas Place PUD guidelines must be amended at that time

V. CIRCULATION PLAN

A. Streets

The street network within the Natomas Place PUD is intended to reinforce two primary design strategies:

1. Utilize a logical hierarchy of street types to foster safe and efficient transportation.
2. Develop a grid-like pattern of local streets, where possible, to provide multiple routes of traffic through neighborhoods and to create multiple linkages within and between neighborhoods.

Figure IV.1 shows the street network for the PUD. The cross-sections are included below.

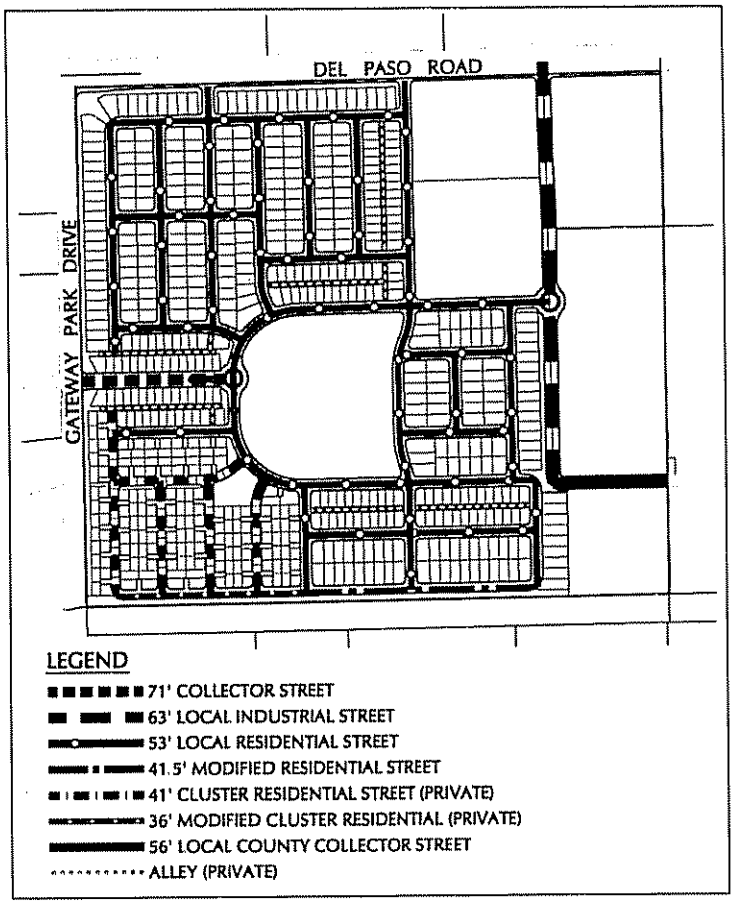
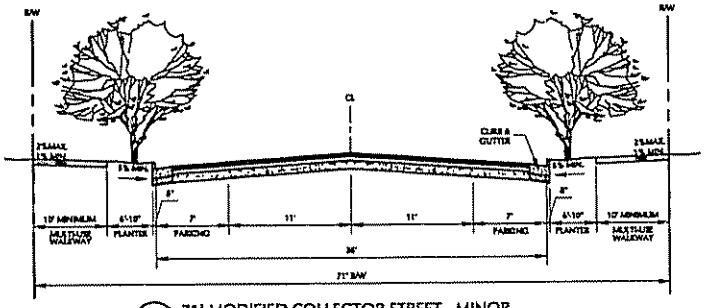
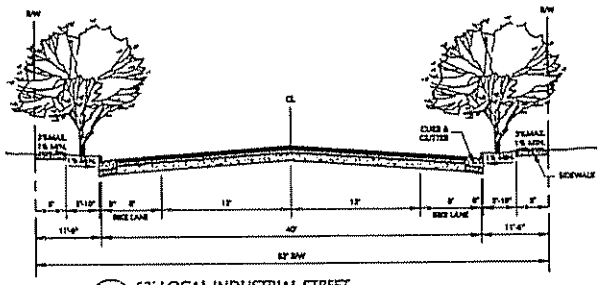


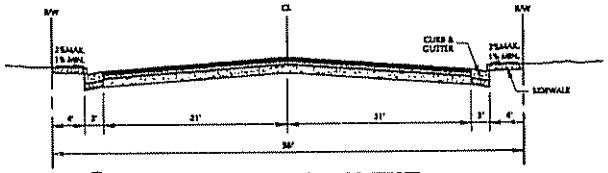
Figure IV.1 Street Network



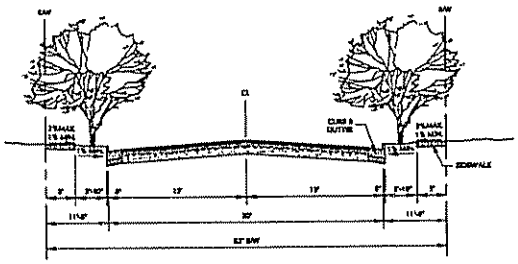
71' MODIFIED COLLECTOR STREET - MINOR
NOT TO SCALE



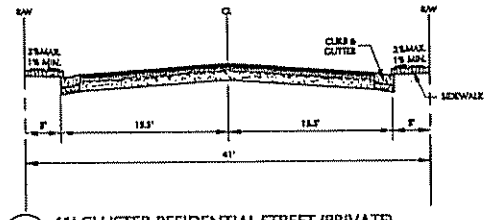
63' LOCAL INDUSTRIAL STREET
NOT TO SCALE



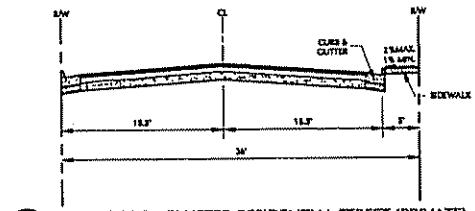
56' LOCAL COUNTY COLLECTOR STREET
NOT TO SCALE



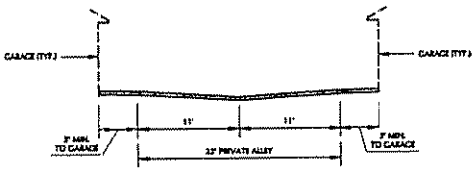
53' LOCAL RESIDENTIAL STREET
NOT TO SCALE



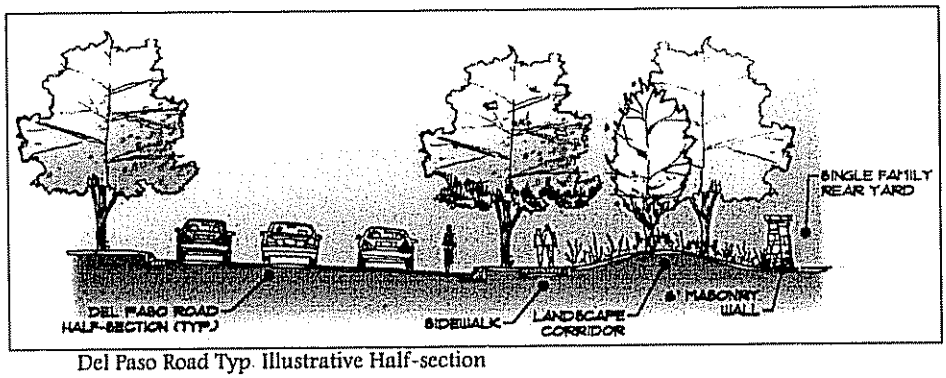
41' CLUSTER RESIDENTIAL STREET (PRIVATE)
NOT TO SCALE



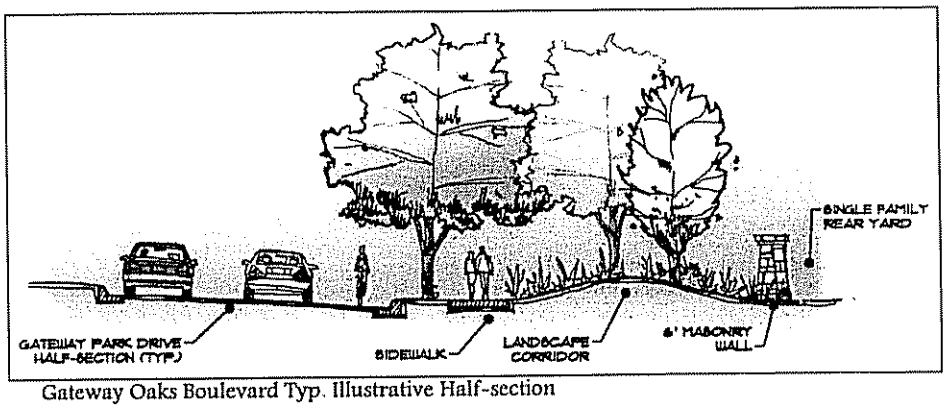
36' MODIFIED CLUSTER RESIDENTIAL STREET (PRIVATE)
NOT TO SCALE



22' PRIVATE ALLEY
NOT TO SCALE



Del Paso Road Typ. Illustrative Half-section



Gateway Oaks Boulevard Typ. Illustrative Half-section

B. Bicycle/Pedestrian Facilities

Bicycle and pedestrian facilities are provided throughout the Natomas Place PUD. As build out of the area proceeds, additional facilities may be added. The core of the system is shown in Figure IV.2.

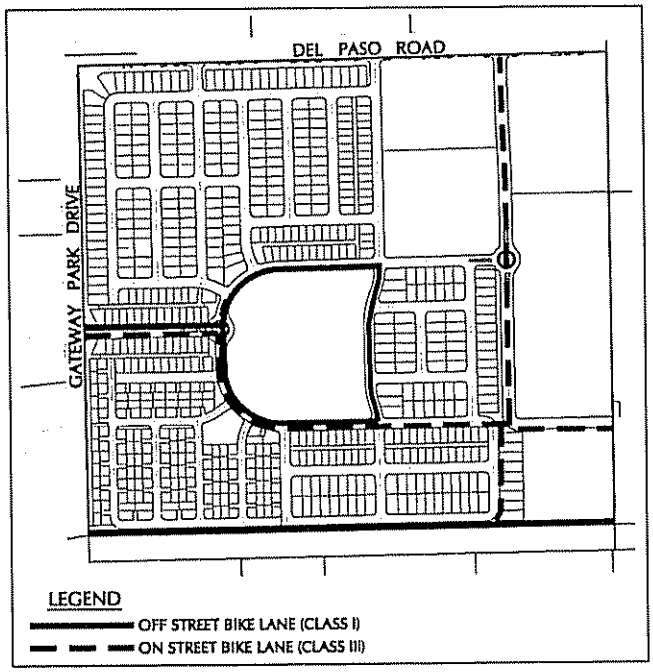


Figure IV.2 Bicycle & Pedestrian System

VI. LIGHTING, SIGNAGE AND SITE AMENITIES

A. Street Lighting

Street lighting is an important unifying element within the neighborhood. The repetition of the same style of light standards throughout the community will help create a sense of place. The light standards should relate to the human scale and should be of an attractive, understated design so as to not become dated with the passage of time. All street lighting must achieve illumination standards set forth by the City of Sacramento.

Within the PUD, local street light standards shall be decorative in their styling, and spaced no more than 120' apart. The fixtures and poles shall be acceptable to the City of Sacramento if they area placed in public rights of way and are to be maintained by the City.

B. Site Lighting

1. Parking Lots

Parking lots shall be illuminated according to the City of Sacramento standards. The fixtures should match or compliment the architectural style of the buildings the parking lot serves. Excessive glare should be avoided through proper selection and placement of light fixtures, and appropriate screening or shielding.

2. Accent Lighting for Multi-Family Residential and Club House Buildings

All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas. Low, indirect light sources are encouraged.

3. Light Color

Incandescent and other types of light which enhance the natural color of objects are acceptable. Colored lights (red, yellow, green, blue, etc.) are not acceptable.

C. Signage

1. General Provisions

a) Review and Permitting

Signage proposals shall be reviewed by the City at the time of Special Permits for compliance with these guidelines. For all signage regulations not specifically addressed herein, all signage must comply with the City of Sacramento Sign Ordinance. Appropriate sign permits must be secured.

b) Maintenance

All signs shall be maintained in a safe and attractive condition at all times. The building owner or parcel owner shall be responsible for all ongoing maintenance of signage. No owner shall permit a sign to exist in a condition that is dangerous to the public or that is unsightly.

c) Protective Coatings

All bronze and brass used on signage must have a protective coating and must be polished on a regular basis. Clear protective coatings subject to deterioration must be removed and reapplied as necessary.

d) Labels

All signs shall be free of manufacturing labels and manufacturer advertising. Labels as required by the City of Sacramento Sign Ordinance are permitted.

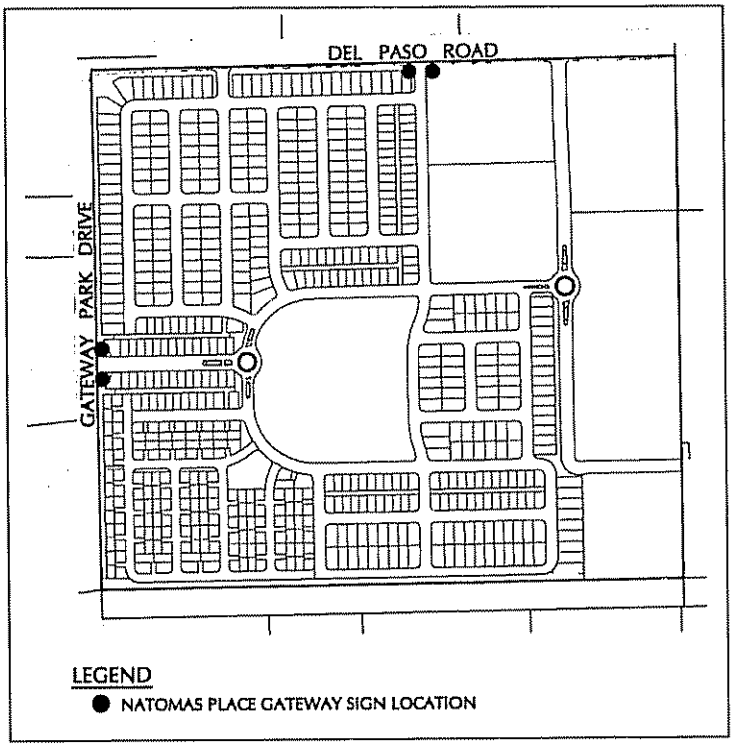


Figure V.1 Natomas Place Gateway Sign Locations

2. Natomas Place Gateway Signs

a) Location and Quantity

Gateway signs shall be erected at the primary entries to Natomas Place. All of these signs shall be similar to one another and placed within landscape areas of similar design. Gateway signs are considered to be similar if they look substantially the same. That is, they should be constructed of the same materials; all colors and finishes should be the same. Lighting should create the same visual effect. There may be slight variations in the size, orientation, associated landscaping or proportions of the signs in order to best adapt to site conditions. The locations for the Natomas Place monument signs are illustrated in Figure V.1.

b) Design Guidelines

The gateway signs should be designed to be consistent with the following guidelines:

- Materials and finishes for these signs should be of the highest quality. Suggested materials are natural stone, brick, masonry, aluminum, brass, stainless steel, porcelain enamel, glass and other similar materials.
- Size – The gateway sign and base shall not exceed 6' in height. The sign base may be a specialized section of a decorative wall. The face of the sign (excluding base) shall not exceed 50 square feet.
- Copy – The Natomas Place monument signs should include only the name of the PUD, Natomas Place and its logo.

Illumination – The gateway signs should be ground-lit or made up of individual letters which are back-lit.

3. Project Identification Monument Signs

a) Location

Identification monument signs are encouraged to identify the primary entry to each project. A project could be a traditional single-family detached subdivision, an alternative housing style development, or a multi-family residential project.

Two alternatives are appropriate for locating identification monument signs. These are in a median in the primary entrance or as a matching pair on each side of the primary entryway to frame the project entrance.

b) Quantity

A maximum of two monument signs; or one per street frontage.

c) Design Guidelines

The monument signs should be designed to be consistent with the following guidelines:

- All monument signs in the PUD should be designed to coordinate with the architectural style of the Natomas Place gateway signs.
- Appropriate materials for monument signs include natural stone, brick, masonry, metal, glass, Lexan high-density plastic, and other high quality

materials. The material selected for the base of the sign should be the same as the primary material used for the Natomas Place gateway signs.

- Size – Project monument signs (including base) shall not exceed 6' in height. The sign base may be a specialized section of a decorative wall. The face of the sign (excluding base) shall not exceed 30 square feet.
- Copy – The monument signs should include only the name of the project including its logo. Multi-family project monument signs may also include an address as part of the sign copy. Signs that are perpendicular to the street shall be double-faced and have the same copy on both sides.
- Illumination – The monument signs may be ground-lit or made up of individual letters which are back-lit.

4. Attached Building Address Signs in Multi-Family Projects

a) Location

Signs must be located at least 1' away from all building corners, and the roofline. The signs must be at least 8' above ground. No sign may be higher than the roofline.

b) Quantity

Only one building address sign is allowed on each building elevation. Number signs to identify the individual units should also be provided.

c) Design Guidelines

All building address signs in multi-family projects should be consistent with the following guidelines:

- The background for address sign must be the building surface.
- The sign must be constructed of individual numbers and/or letters. No portion of any letter or number may be narrower than 2". The individual characters shall be of a color that contrasts with the building surface that forms the base of the sign.
- Appropriate materials for the attached address signs include aluminum, brass, painted metal or steel, porcelain enamel, and Lexan or other high quality plastic. All mounting hardware shall be concealed.
- Size – Sign area must not exceed four square feet.
- Copy – The sign may only include the building address and the project logo.
- Illumination – Address letters/numbers shall be adequately illuminated to make them easily read from the street, fire lane through the parking lot, and other logical points of ingress. Front lighting or back lighting of the individual address characters is acceptable.

5. Temporary Signs

a) Purpose

The purpose of temporary signs is to provide adequate direction to sales offices, model homes, and adjacent uses while keeping visual clutter to a minimum.

b) Removal

All temporary promotional, leasing or advertising flags and/or signs must be removed by the appropriate party within 30 days of the completion, sale or lease of the advertised or promoted property, project or development.

c) Builder Identification Signs

Includes signs that announce arrival at Natomas Place and provide direction to individual development projects and signs that announce arrival at a particular development project and provide information about it.

- High quality, weather resistant materials must be used
- The signs shall not be illuminated.

All signs of this type shall conform to the guidelines below:

	PUD Directional Signs	Project Information Signs
Purpose	Identify Natomas Place PUD and provide direction to current sales/leasing complexes and future amenities	Identify active development areas and provide directions to sales centers and general information about the project
Quantity	Up to 12 throughout Natomas Place	No more than 3 per project
Size	Maximum of 40 square feet of copy area, exclusive of base; Maximum height of 10' including base or supports	Maximum of 65 square feet of copy area, exclusive of base; Maximum height of 8' including base or supports
Copy	Name and logo of PUD, names of amenities (such as park site, school site), and names, logos and builders of projects actively being marketed along with direction indicators to these destinations	Name and logo of project; name and logo of builder; specific information about the project such as telephone number, web site address, and sales or leasing office business hours

d) Model Home Signs

These signs are located outside of each model home to identify it by model name and/or number. Two are allowed per model. They may be either ground mounted or attached to the building. The copy area must not exceed 4 square feet. All model home signs must be made of high quality, weather resistant materials.

e) Banners, Flags and Other Temporary Decorations

These elements serve to identify the sales/leasing office and aid visitors in locating it. No more than 8 flags, banners or pennants are allowed per grouping. No more than 3 groupings are allowed per project. The poles used to display the pennants shall be a maximum height of 35'. All pennants, banners and flags must be made of nylon or other weather resistant fabric.

f) Temporary Site Signs

These signs identify the future use of undeveloped parcels. No more than 2 per street frontage is allowed. The maximum size for these signs is 32 square feet, with a maximum height of 12'. They must be constructed of high quality, weather

resistant materials. The signs may include text or graphic information about the future use of the property such as its use, estimated time of construction, rendering of the planned development and sources of additional information. These signs shall not be illuminated.

6. Prohibited Signs

Box signs with interior lights, neon signs, lighted signs with moving parts or flashing lights, billboards, trailer mounted or other movable signs, sandwich boards and other similar sign types are generally not acceptable. No audible signs are allowed.

D. Walls and Fences

Walls and fences create privacy, render protection from adjoining noise sources, and provide separation between uses of differing intensities. However, used in excess, walls and fences become barriers to developing a cohesive neighborhood. The guiding principal for using walls and fences within the Natomas Place PUD is to provide them when they are necessary but to minimize their use through implementation of other reasonable alternatives such as careful site planning, and appropriate building orientation.

Throughout Natomas Place, vine coverings should be used to soften the visual impact of solid masonry walls and wood fences along public properties. With the construction of these walls, vine plantings are strongly encouraged at a spacing not to exceed 10 feet on center.

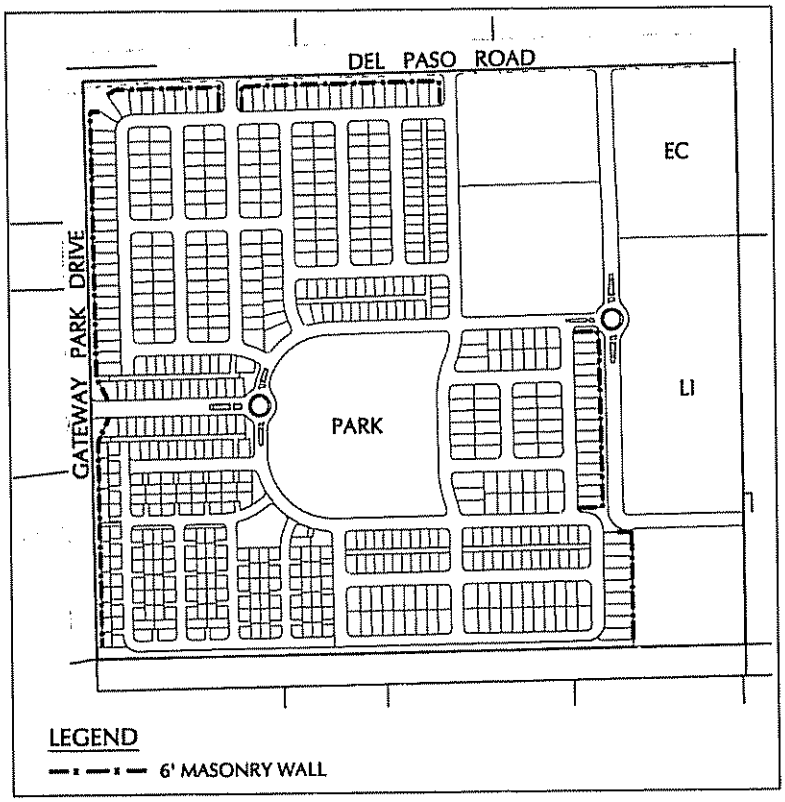


Figure V.3 Wall Location

1. Sound Walls along Arterials and Collectors

Single family residences near arterial and collector streets shall be protected from excessive noise levels as defined by the North Natomas Community Plan Environmental Impact Report (NNCP EIR). Mitigation Measure 4.6-1 (A) of the Draft Supplemental NNCP EIR sets these levels at 60 dB for usable outdoor space and 45 dB for interior spaces. The use of sound walls adjacent to major streets should be minimized through implementation of reasonable site design measures.

Sound walls should be implemented as a noise control measure when site planning and landscape berms cannot reasonably achieve environmental noise standards. Sound walls are required at the locations shown in Figure VI.2 shall be not higher than 6 feet, unless required by project specific mitigation measures.

2. Sound Wall Design

All sound walls within the Natomas Place PUD shall be constructed of solid masonry and shall be of a consistent design. Sound wall height shall be as determined through appropriate noise attenuation studies. The walls must be designed and landscaped so as to protect against graffiti. Suggested alternative designs include split-face concrete block with a pre-cast concrete cap, natural stone or brick pilasters with stucco covered or painted masonry block panels, or brick pre-treated to facilitate graffiti removal. The landscaping scheme along all sound walls should include vine plantings at the base of the wall a maximum of 10' on center.

3. Privacy Fences for Single Family Residences

Long, uninterrupted lengths of privacy fences along collector streets is discouraged. Site planning should avoid continuous rows of back-on lots along collector streets which create this condition.

All wooden fencing adjacent to public areas (such as streets, parks and schools) shall be a maximum of 6' in height and shall have continuous top and bottom rails with vertical plank panels, and decorative masonry pilasters at intervals of no less than 100'. These fences shall be constructed of a minimum of 75% western red cedar or redwood. All wooden fences, which are adjacent to public areas, within public rights-of-way or city owned landscape lots shall be maintained by an appropriate landscape maintenance district. Within the interior of residential developments, fence design, finish and materials shall be of a type that is complimentary to the architecture of the residences. Wood, masonry, and wrought iron are acceptable. No cyclone, concertina, or wire fencing shall be allowed. All fences located in side or rear yard areas shall be a maximum height of 6' above lot grade. Any fence located between the front of a house and the street shall not exceed 3' in height.

VII. LANDSCAPE GUIDELINES

A. Streetscapes

1. General Requirements

The land area available for landscaping along streets shall include any unpaved portion of the street right of way. All landscape areas on private lots shall adhere to the provisions of Section VII.B., Residential Lot Landscaping.

All landscaping within public street rights of way will be owned by the City of Sacramento. Maintenance will be provided by a landscape maintenance district or by a similar entity.

B. Residential Lot Landscaping

1. Low and Medium Density Detached Units

Homebuilders shall install an average of two 15-gallon trees along the street frontage for each unit. In addition, along street side yards adjacent to public streets, the homebuilder shall install an average of one 15-gallon tree for each 30' of street frontage. All street trees shall be planted prior to the occupancy of single family residences. All street trees shall be located 4' behind the back of walk unless a planting strip is provided between the street curb and the sidewalk. In that case, the trees shall be planted in the planting strip. At least 75% of the shade trees planted along the frontage of a given street should be of the same species.

The dominant street trees to be used for selected streets is shown in Figure VII.1 and listed in Table VII.4. Two dominant street trees are listed for each street.

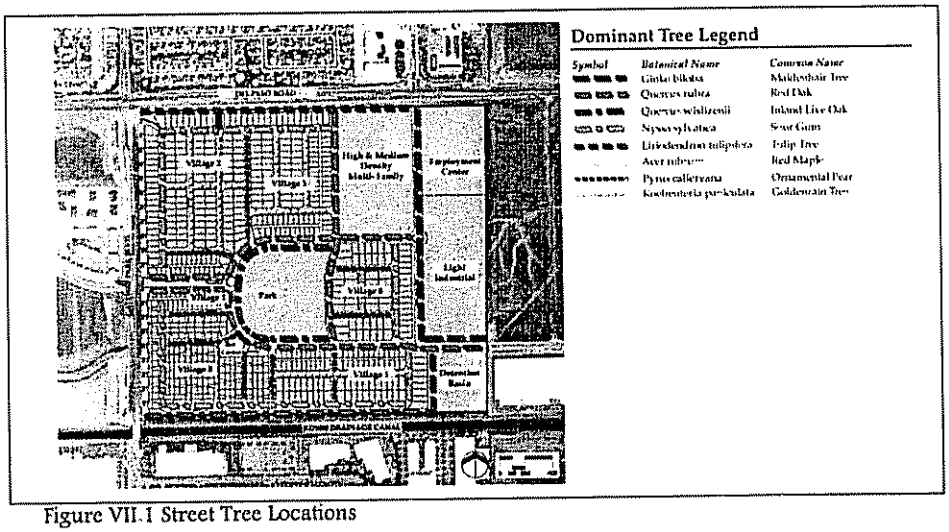


Figure VII.1 Street Tree Locations

Table VII.1 Selected Street Trees

Street Name	Dominant Street Tree
Black Rock Road, Striker Avenue, K Street	Ginko biloba/ Maidenhair Tree Zelkovia serrata/Sawleaf Zelkova
Terracina Drive, M Street, L Street, Striker Avenue, W Street	Quercus rubra/ Red Oak Quercus coccinea/ Scarlet Oak
M Street, U Street, W Street	Quercus wislizenii/ Interior Live Oak Quercus suber/ Cork Oak
G Street, I Street, A Street, O Street, V Street, AA Street, BB Street	Nyssa sylvatica/ Sour Gum Fraxinus angustifolia 'Raywood'/Raywood Ash
Del Paso Road	Liriodendron tulipifera/ Tulip Tree Tilia cordata/Little Leaf Linden
Gateway Park Boulevard	Acer rubrum/ Red Maple Pistacia chinensis/Chinese Pistache
D Street, K Street, N Street, R Street, S Street, V Street, W Street, X Street, Y Street, Z Street	Pyrus calleryana/ Ornamental Pear Crataegus phaenopyrum/Washington Hawthorn
B Street, C Street, E Street, F Street, H Street, J Street, P Street, Q Street, T Street	Koelreuteria paniculata/ Golenrain Tree Ulmus parvifolia/ Chinese Elm

Homebuilders are required to install full front yard and street side yard landscaping with underground sprinkler systems prior to building occupancy. If separated sidewalks with parkway planting strips are provided, a sleeve for irrigation pipes shall be installed under the sidewalk.

2. Medium and High Density Attached Units

Multi-family developers shall install an average of one 15-gallon tree for each 30' of street frontage. All street trees shall be planted prior to the occupancy of the residences. All street trees shall be located 4' behind the back of walk unless a planting strip is provided between the street curb and the sidewalk In that case, the trees shall be planted in the planting strip. At least 75% of the shade trees planted along the frontage of a given street should be of the same species.

Landscaping is required in all side and rear yard setback areas.

Foundation plantings around buildings is strongly encouraged. Planting design should consider the mature size and form of the selected plants and be sensitive to visual and security issues.

All privacy fences around patios should be surrounded with a planter strip for shrubs. The shrub bed planter strip should be at least 2' wide.

Screen plantings are required along the enclosures for trash and recyclable collection or outdoor vehicular storage areas (for boats, recreational vehicles, etc.).

All landscaping must be irrigated with an automatic irrigation system controlled by a timer. The system should be designed to discourage vandalism and ensure the efficient use of water. The use of low water plant materials is encouraged.

C. Public Use Areas

Landscaping in public use areas including the drainage canal parcels, the agricultural buffer, the elementary school site and public parks shall satisfy City of Sacramento landscape design standards. Vine plantings at a maximum spacing of 10 feet on center are strongly encouraged on solid walls or fences.

D. Recommended Plant Materials

Landscaping plans for all areas within the Natomas Place PUD shall be prepared by a licensed Landscape Architects knowledgeable about site conditions inherent to the projects they are designing. To promote unity in the area, designers should select plants from the recommended plant materials lists, which follow as Table VII.6. Additional plants may be specified at the discretion of the project designer subject to review and approval by the City of Sacramento.

RECOMMENDED TREES	
Botanical Name	Common Name
Street Trees/ Shade Trees	
Acer rubrum	Red Maple
Celtis occidentalis	European Hackberry
Crataegus phaenopyrum	Washington Hawthorn
Fraxinus angustifolia 'Raywood'	Raywood Ash
Ginkgo biloba	Maidenhair Tree
Liriodendron tulipfera	Tulip Tree
Nyssa sylvatica	Sour Gum
Pistacia chinensis	Chinese Pistache
Platanus acerfolia	London Plane Tree
Platanus racemosa	California Sycamore
Pyrus calleryana 'Aristocrat' or 'Bradford'	Ornamental Pear
Quercus coccinea	Scarlet Oak
Quercus lobata	Valley Oak
Quercus rubra	Red Oak
Quercus suber	Cork Oak
Quercus wislizenii	Interior Live Oak
Tilia cordata	Little Leaf Linden
Ulmus parvifolia	Chinese Elm
Zelkova serrata	Sawleaf Zelkova
Accent Trees	
Acer palmatum	Japanese Maple
Cercis canadensis	Eastern Redbud
Koelreuteria paniculata	Goldenrain Tree
Lagerstroemia indica	Crape Myrtle
Magnolia soulangeana cultivars	Saucer Magnolia
Pistacia chinensis	Chinese Pistache
Prunus cerasifera	Flowering Plum
Screen Trees	
Cedrus deodora	Deodar Cedar
Sequoia sempervirens 'Aptos Blue'	Coast Redwood
Shrub Trees	
Cercis occidentalis	Western Redbud
Dodonaea viscosa 'Purpurea'	Hopseed Bush
Heteromeles arbutifolia	Toyon
Leptospermum scoparium	New Zealand Tea Tree

RECOMMENDED SHRUBS	
Botanical Name	Common Name
Abelia grandiflora	Glossy Abelia
Agapanthus 'Peter Pan'	Lily-of-the-Nile
Arctostaphylos densiflora 'Howard McMinn'	Manzanita
Berberis thunbergii 'Atropurpurea'	Red-Leaf Japanese Barberry
Callistemon citrinus 'Compacta'	Compact Lemon Bottlebrush
Ceanothus spp.	California Lilac
Cistus purpureus	Orchid Rockrose
Cotoneaster lactea	Parney Cotoneaster
Dietes bicolor	Fortnight Lily
Echium fastuosum	Pride of Madera
Escallonia 'Compakta'	Compact Escallonia
Escallonia 'Terri'	Dwarf Escallonia
Helictotrichon sempervirens	Blue Oat Grass
Hemerocallis hybrida	Daylily
Ilex cornuta 'Rotunda'	Dwarf Chinese Holly
Juniperus spp.	Juniper
Lavandula angustifolia	English Lavender
Lirope muscari	Lily Turf
Miscanthus sinensis	Miscanthus
Muhlenbergia rigens	Deer Grass
Photinia fraseri	Fraser's Photinia
Pittosporum tobira	Pittosporum
Phormium tenax cultivars	New Zealand Flax
Plumbago capensis	Cape Plumbago
Raphiolepis indica	India Hawthorne
Rosmarinus officinalis 'Golden Rain'	Rosemary
Sarcococca ruscifolia	Sarcococca
Syringa vulgaris	Lilac
Viburnum tinus	Viburnum
Xylosma congestum "Compacta"	Xylosma

RECOMMENDED GROUND COVERS	
Botanical Name	Common Name
Acacia redolens	Acacia
Ajuga reptans	Carpet Bugle
Annuals	Selected for Season
Arctostaphylos 'Emerald Carpet'	Manzanita
Baccharis pilularis 'Twin Peak'	Coyote Brush
Ceanothus spp.	California Lilac
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster
Cotoneaster horizontalis	Rock Cotoneaster
Hedera helix 'Baltica'	English Ivy
Juniperus spp.	Juniper
Myoporum parvifolium	Myoporum
Potentilla verna	Cinquefoil
Ribes viburnifolium	Catalina currant
Rosa banksiae	Lady Banks' Rose
Rosa noaschnee	Flowering Carpet Rose
Rosmarinus officianalis	Rosemary
Trachelopermum jasminoides	Star Jasmine
Turf Lawn Grasses	Turf

RECOMMENDED VINES	
Botanical Name	Common Name
Campsis radicans	Common Trumpet Vine
Clematis spp.	Clematis
Clytostoma callistegioides	Violet Trumpet Vine
Ficus repens	Creeping Fig
Parthenocissus tricuspidata	Boston Ivy
Passiflora alatocaerulea	Passion Vine
Wisteria sinensis	Chinese Wisteria

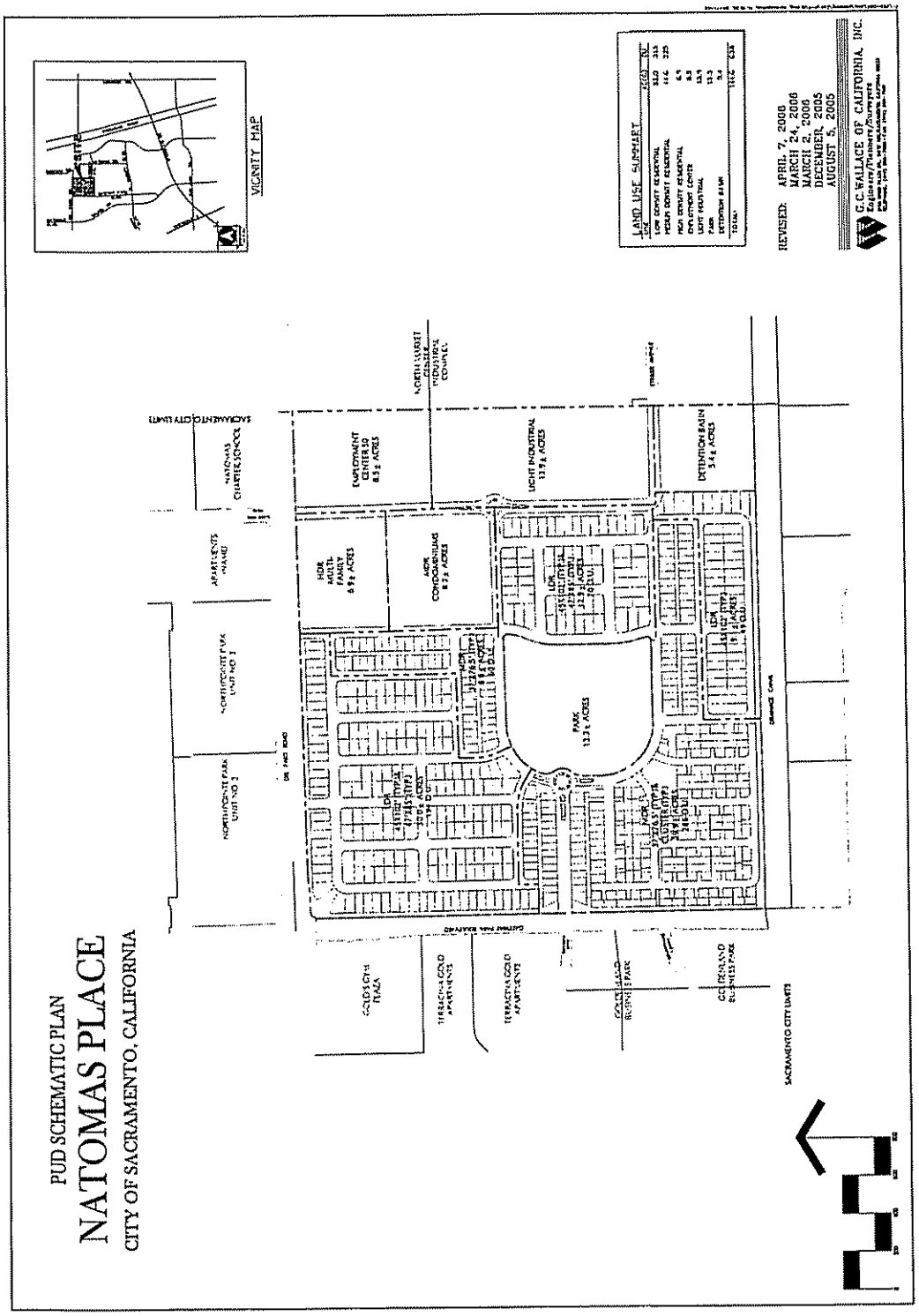



Exhibit B: Natomas Place PUD Schematic Plan Exhibit