RESOLUTION NO. 2006-538

Adopted by the Sacramento City Council

July 18, 2006

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

Adopted by the City of Sacramento City Council on July 18, 2006 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: None.

Heather Fargo
Mayor, Heather Fargo

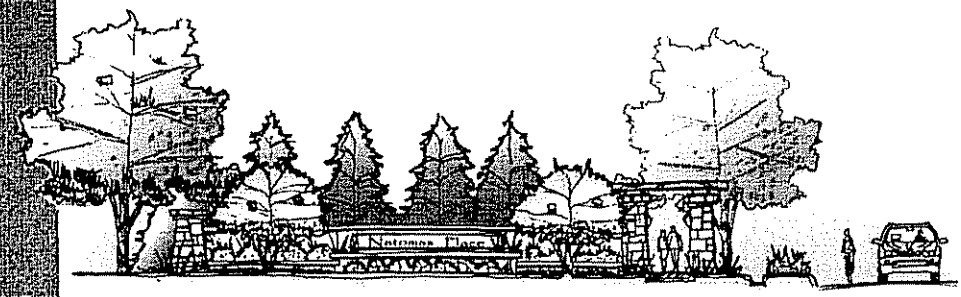
Attest:

Shirley Concolino
Shirley Concolino, City Clerk

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.

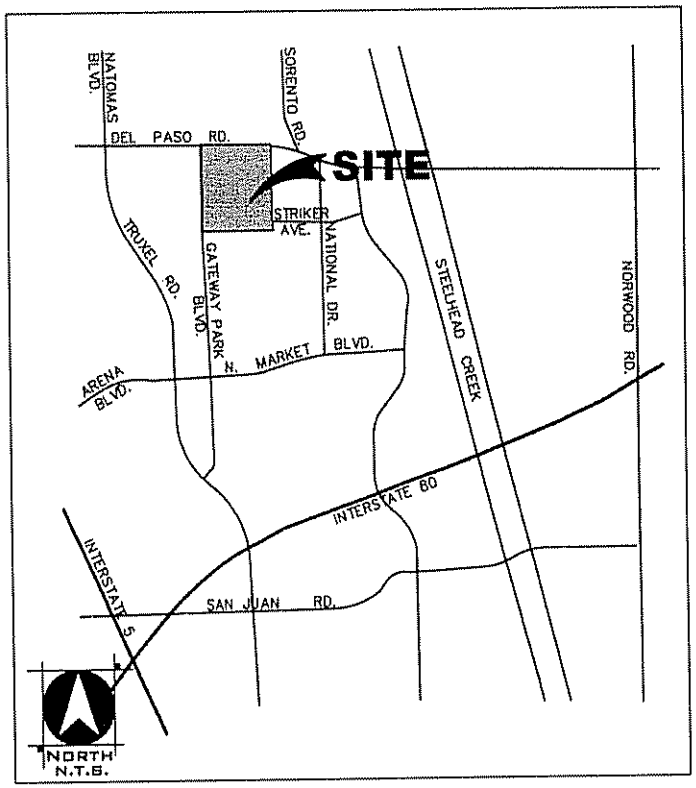


Figure I.1 Location Map

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.

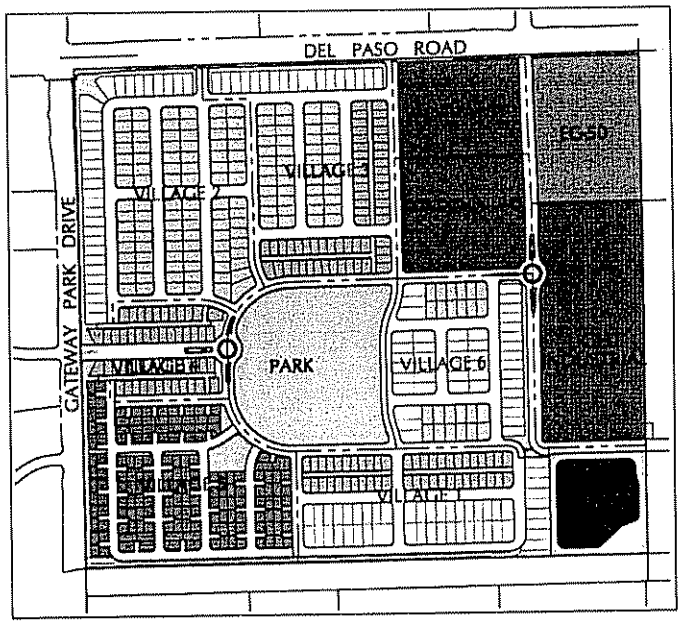


Figure I.2 Land Use

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.

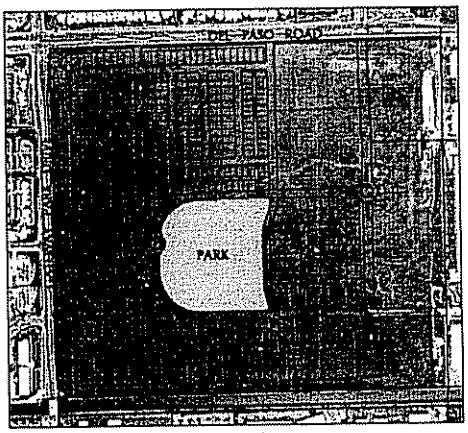


Figure II.1 Neighborhood Focus

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. Attached Units – Medium Density and High 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.

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.

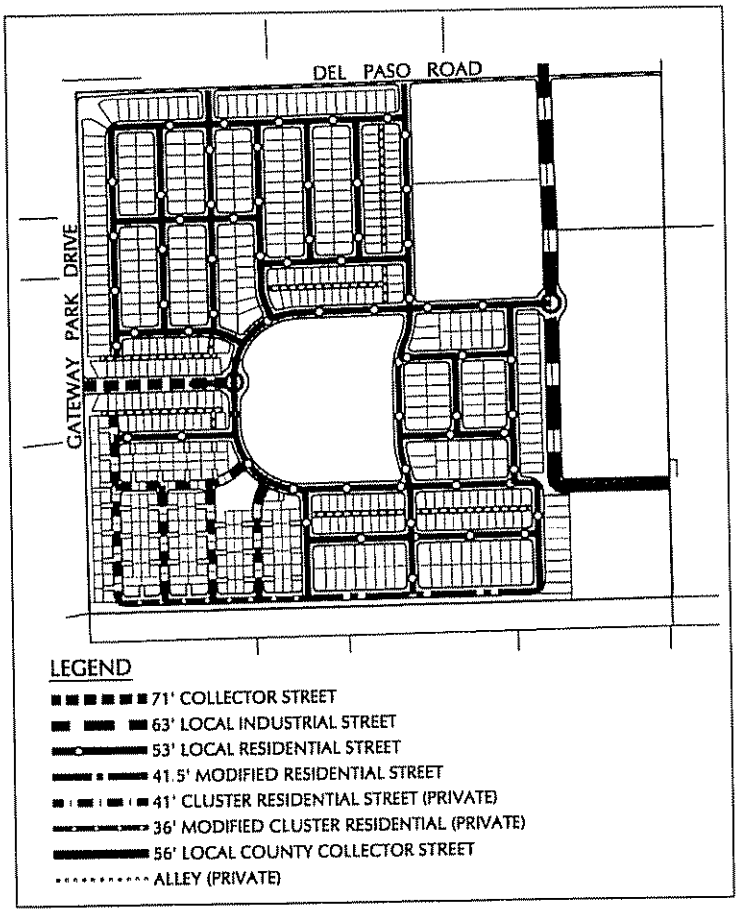
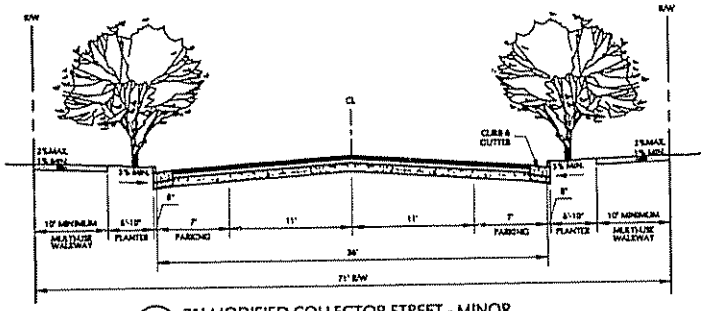
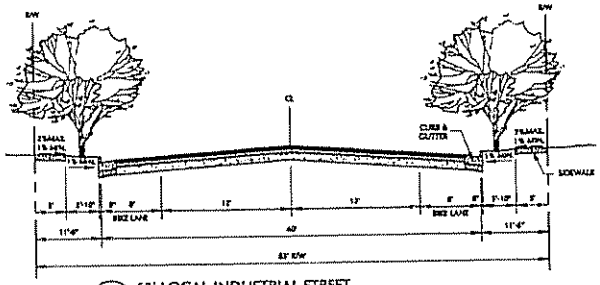


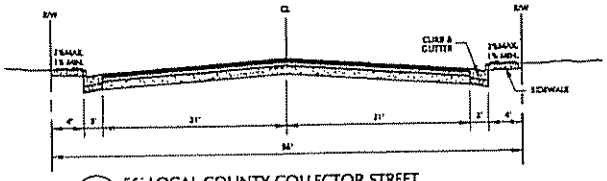
Figure IV.1 Street Network



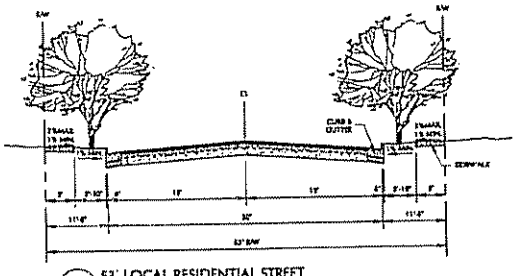
71' MODIFIED COLLECTOR STREET - MINOR
NOT TO SCALE



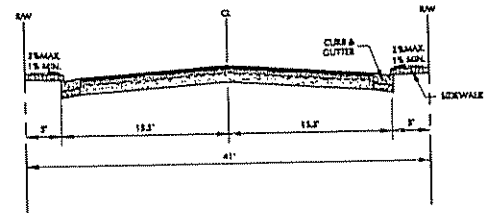
63' LOCAL INDUSTRIAL STREET
NOT TO SCALE



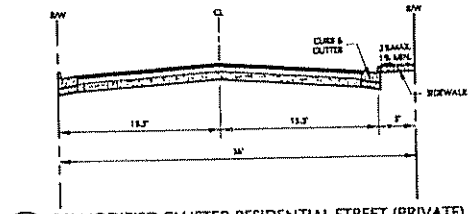
56' LOCAL COUNTY COLLECTOR STREET
NOT TO SCALE



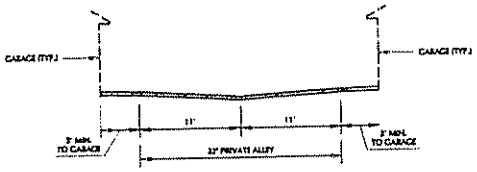
53' LOCAL RESIDENTIAL STREET
NOT TO SCALE



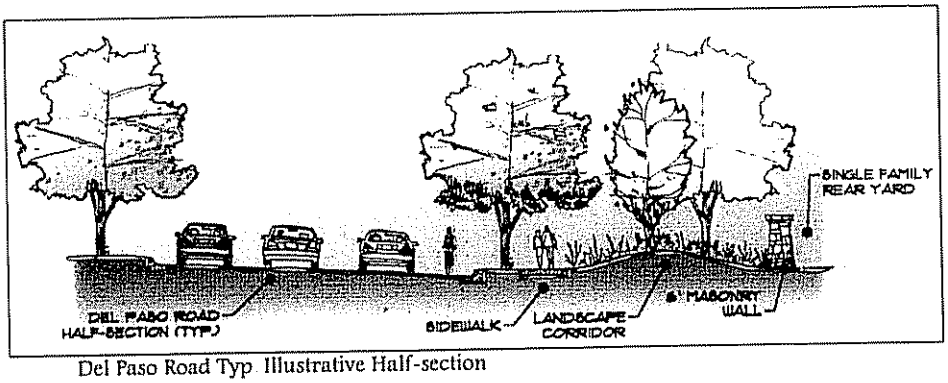
41' CLUSTER RESIDENTIAL STREET (PRIVATE)
NOT TO SCALE



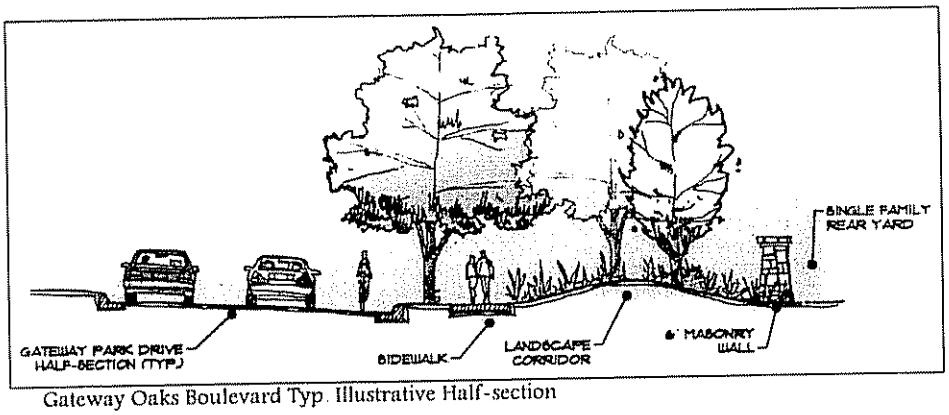
36' MODIFIED CLUSTER RESIDENTIAL STREET (PRIVATE)
NOT TO SCALE



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.

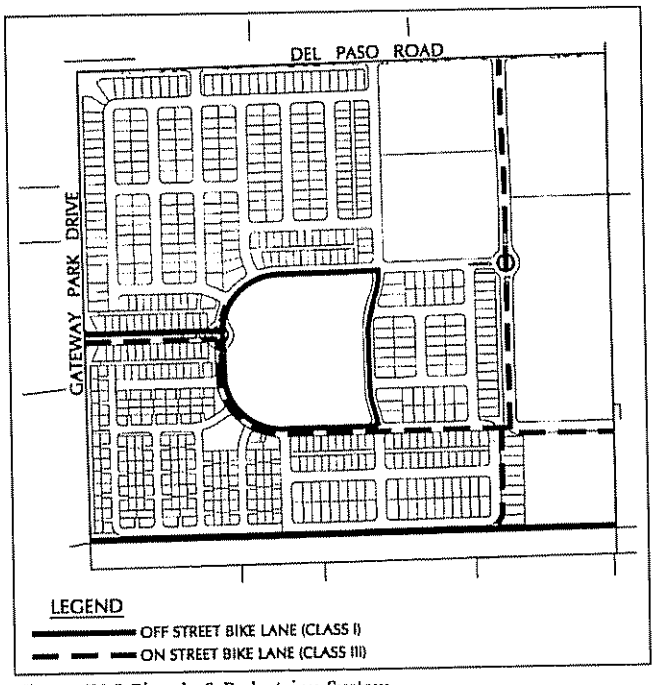


Figure IV 2 Bicycle & Pedestrian System

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.

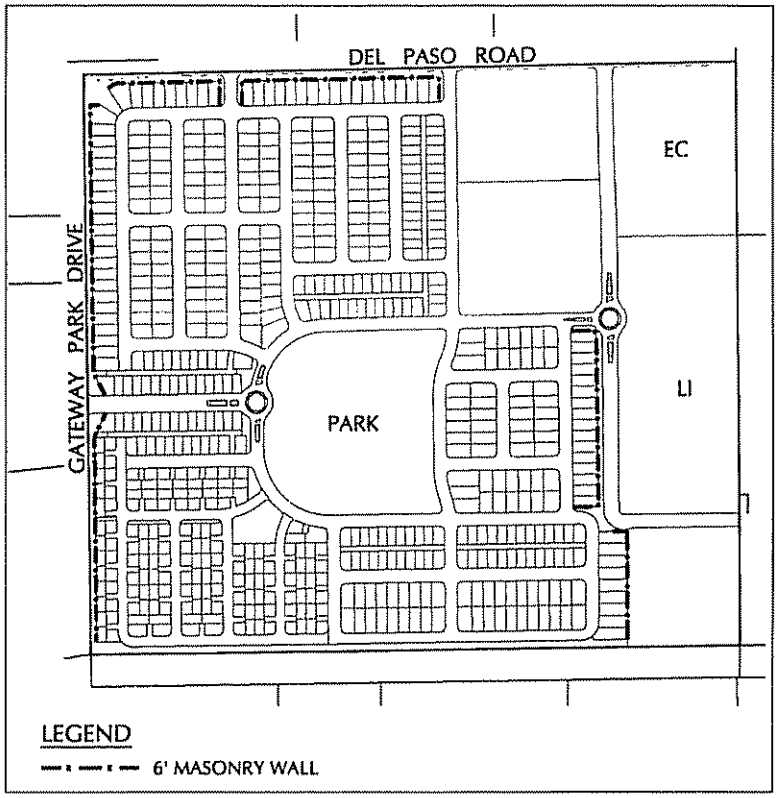


Figure V.3 Wall Location

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.

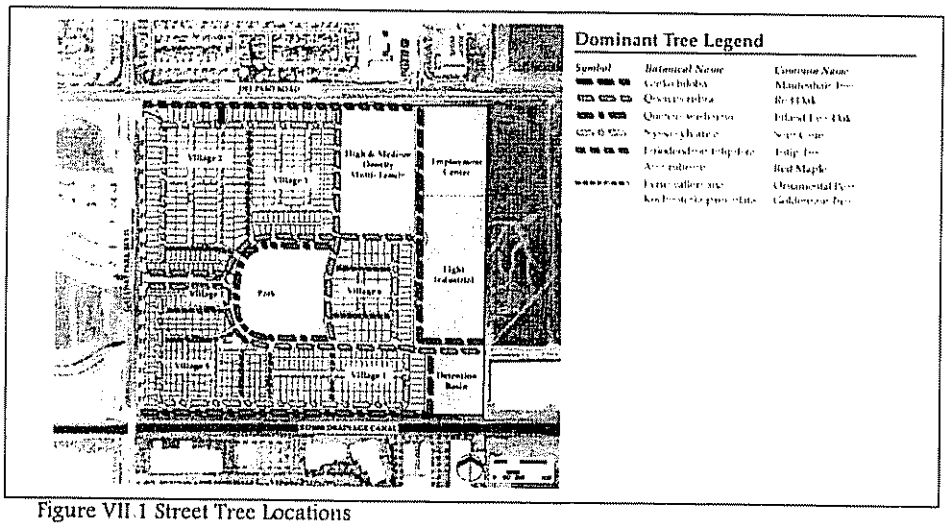


Figure VII.1 Street Tree Locations

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, I 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*

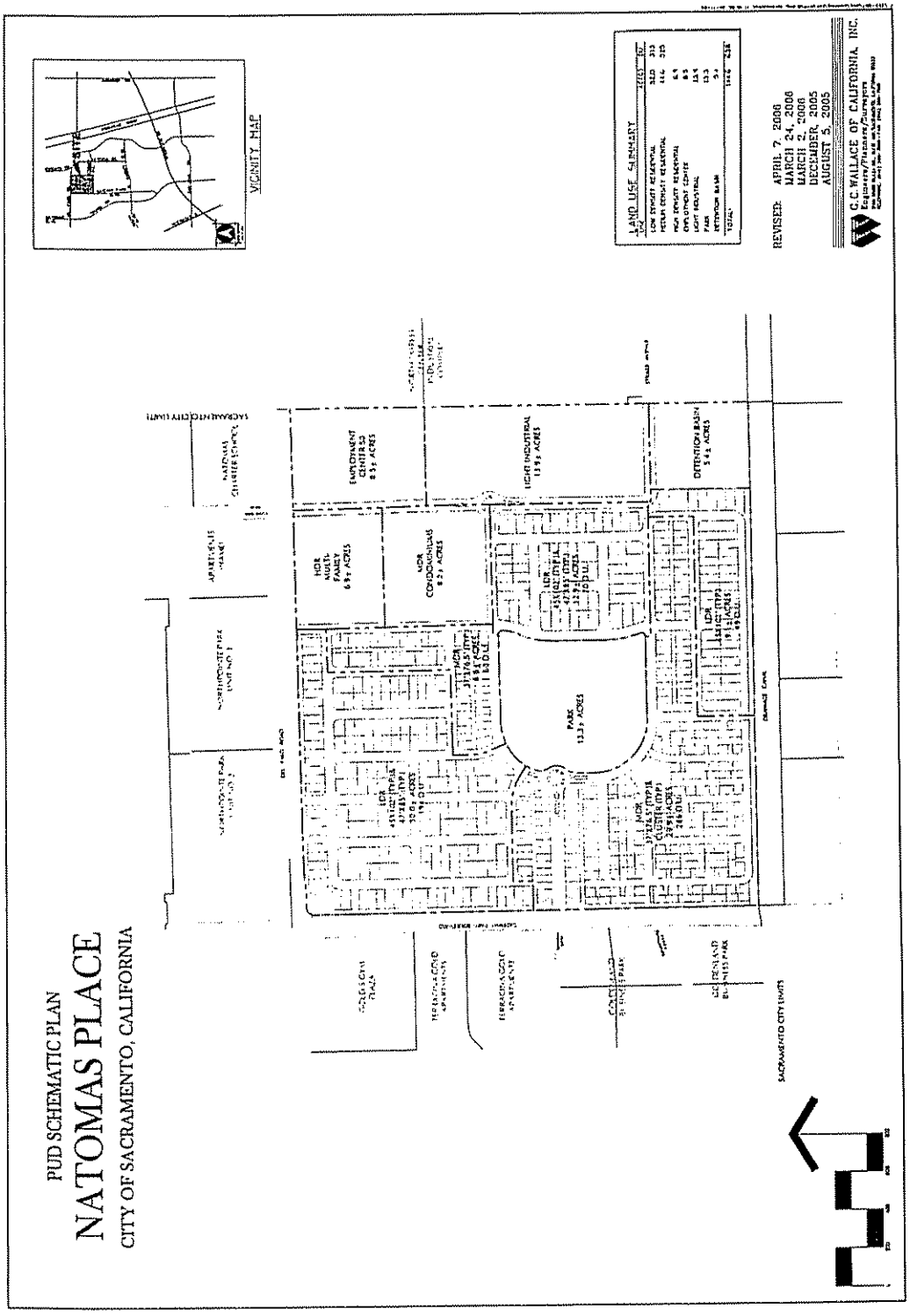
Landscaping plans for all areas within the Natomas Place PUD shall be prepared by a licensed Landscape Architects knowledgeable about site conditions inherent to the projects they are designing. To promote unity in the area, designers should select plants from the recommended plant materials lists, which 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


PUD SCHEMATIC PLAN
NATOMAS PLACE
CITY OF SACRAMENTO, CALIFORNIA
VICINITY MAP
LAND USE SUMMARY
REVISED: APRIL 7, 2006
MARCH 24, 2006
MARCH 2, 2006
DECEMBER, 2005
AUGUST 5, 2005
G.C. WALLACE OF CALIFORNIA, INC.
Engineers/Planners/Surveyors
PARK
LIGHT INDUSTRIAL
EMPLOYMENT CENTER
DETENTION BASIN
SACRAMENTO CITY LIMITS