



# REPORT TO COUNCIL

## City of Sacramento

# 12

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

CONSENT  
September 13, 2005

Honorable Mayor and  
Members of the City Council

**Subject:** River Oaks Subdivision: Rezone (P01-132)

**Location/Council District:** Northwest corner of W. El Camino Avenue & Main Drainage Canal. APN: 225-0220-030, -066, -068, -071, -086 thru -089. Council District 1

**Recommendation:**

1) Review a Resolution amending the Community Plan land use designation for acreage from Low Density Residential and Medium Density Residential to Medium Density Residential, Medium-High Density Residential and Parks/Open Space; 2) Review a Resolution to establish a Planned Unit Development, including Guidelines and Schematic Plan, for the River Oaks Planned Unit Development; 3) As required by Sacramento City Charter 32(c) Pass for Publication an Ordinance amending the Comprehensive Zoning Ordinance Title 17 of the Sacramento City Code by removing acreage from Agriculture (A) zone and Agriculture Planned Unit Development (A-PUD) zone and placing in the Single Family Alternative Planned Unit Development (R-1A-PUD) zone in order to develop 640 single-family lots on the property located at the northwest corner of W. El Camino Avenue and Main Drainage Canal; and 4) continue to September 20, 2005 for adoption.

**Contact:** David Hung, Associate Planner, 808-5530; Gregory Bitter, Senior Planner, 808-7816

**Presenters:** David Hung, Associate Planner

**Department:** Development Services Department

**Division:** Planning

**Organization No:** 4875

**Summary:**

The applicant is requesting entitlements to allow the development of 80.33± acres into 640 lots for single-family development, two park lots, one 0.5± net acre private recreation center lot, one 1.5± net acre water quality lot, and landscape lots. The



property consists of 13.48± acres in the Agriculture (A) zone and 66.85± acres in the Agriculture Planned Unit Development (A-PUD) zone; the applicant is proposing to rezone 80.33± total acres to Single Family Alternative Planned Unit Development (R-1A-PUD) zone in order to accommodate the proposed development. Staff is bringing forward the Rezone to provide consistency with the proposed land use and the zoning designation.

**Background Information:**

The project site, zoned as Agriculture (A) and Agriculture Planned Unit Development (A-PUD) is currently vacant, and a records search indicated that a portion of the site was formerly known as the Willow Creek North Planned Unit Development that was annexed into the City in July 1984 (M84-024).

**Financial Considerations:**

This project has no fiscal considerations.

**Environmental Considerations:**

In accordance with CEQA Guidelines, Section 15081, Environmental Planning Services (EPS) determined that an EIR should be prepared for the proposed project.

**Policy Considerations:**

The proposed project is consistent with the proposed zoning designation. The project is consistent with the General Plan policies to promote a variety of housing types within neighborhoods to encourage economic diversity and housing choice. The project is also consistent with the South Natomas Community Plan policy to provide housing of varied types, densities and prices, arranged to enhance neighborhood identity, to create and maintain family-oriented environments, and to avoid visual monotony.

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. The subject proposal enhances housing opportunities by creating medium to medium high density developments that foster a walkable community and promote cycling and public transit.

Strategic Plan Implementation- The recommended action conforms with the City of Sacramento Strategic Plan, specifically by adhering to policies that promote development of the fullest range of housing choices in every community in the City and to invest in infrastructure development that will achieve established community standards and optimize economic growth.

**Emerging Small Business Development (ESBD):**

No goods or services are being purchased under this report.

Respectfully Submitted by:   
Carol Shearly  
Interim Planning Director, Planning

Recommendation Approved:

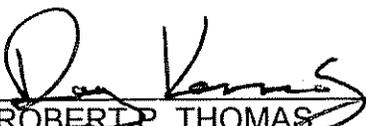
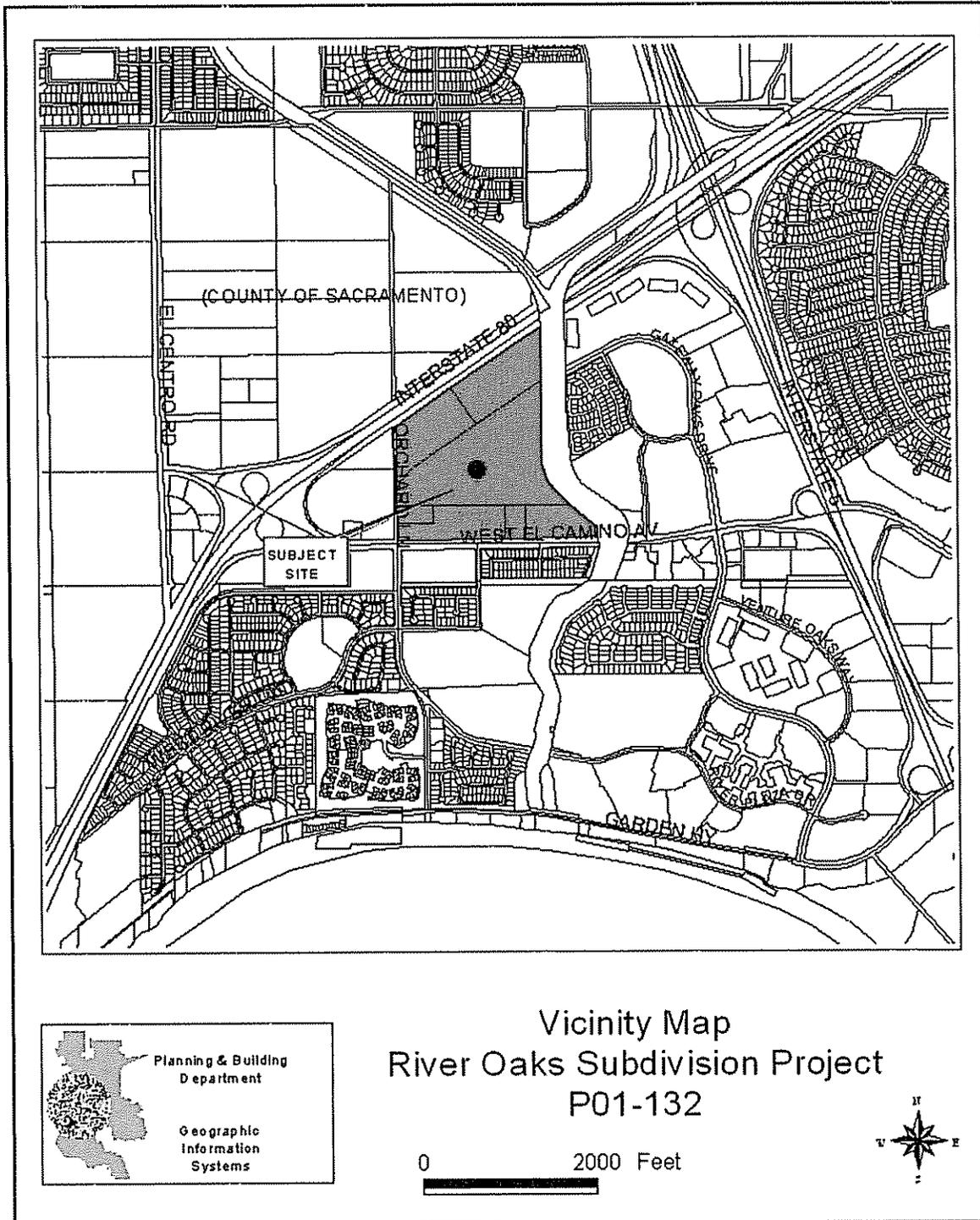
  
for ROBERT P. THOMAS  
City Manager

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**RESOLUTION NO. 2005-XXXX**

Adopted by the Sacramento City Council

Date

**RESOLUTION AMENDING THE SOUTH NATOMAS COMMUNITY PLAN LAND USE MAP FOR 46.83± ACRES OF LOW DENSITY RESIDENTIAL AND 33.5± ACRES OF MEDIUM DENSITY RESIDENTIAL (7-15 du/na) TO 28.97± ACRES OF MEDIUM DENSITY RESIDENTIAL (7-15 du/na), 26.79± ACRES OF MEDIUM-HIGH DENSITY RESIDENTIAL (11-21 du/na), 16.74± ACRES PARKS/OPEN SPACE AND 7.83± ACRES OF PUBLIC STREETS FOR THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF WEST EL CAMINO AVENUE AND THE MAIN DRAINAGE CANAL. (APN: 225-0220-030, -066, -068, -071, -086 thru -089) (P01-132)**

**BACKGROUND**

The City Council conducted a public hearing on September 20, 2005 concerning the South Natomas land use map and, based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

- A. The proposed land use amendment is consistent with the conversion of this site to medium density and medium-high density residential to implement the goals and policies of the South Natomas Community Plan to provide housing of varied types, densities and prices, arranged to enhance neighborhood identity;
- B. The proposed plan amendment is compatible with the surrounding uses; and
- C. The proposal is consistent with the policies of the General Plan to provide adequate housing opportunities for all income households and to accommodate projected housing needs.

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

Section 1. The property (APN: 225-0220-030, -066, -068, -071, -086 thru -089), as described on the attached Exhibit A, within the City of Sacramento is hereby designated on the South Natomas Community Plan land use map as Medium Density Residential, Medium-High Density Residential and Parks/Open Space.

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Exhibit A: Community Plan Amendment Exhibit – 1 page



**RESOLUTION NO. 2005-XXXX**

Adopted by the Sacramento City Council

Date

**RESOLUTION TO ESTABLISH A PLANNED UNIT DEVELOPMENT, INCLUDING GUIDELINES AND SCHEMATIC PLAN, FOR THE RIVER OAKS PLANNED UNIT DEVELOPMENT, LOCATED AT THE NORTHWEST CORNER OF WEST EL CAMINO AVENUE AND THE MAIN DRAINAGE CANAL IN THE SOUTH NATOMAS COMMUNITY PLAN AREA. (APN: 225-0220-030, -066, -068, -071, -086 thru -089) (P01-132)**

**BACKGROUND**

The City Council conducted a public hearing on September 20, 2005, to consider the establishment of the River Oaks Planned Unit Development (PUD) and adopt the Planned Unit Development Guidelines and Schematic Plan for the River Oaks development. Based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds:

- A. The proposed PUD establishment conforms to policies of the General Plan and South Natomas Community Plan to promote a variety of housing types within neighborhoods to encourage economic diversity and housing choice; and
- B. The PUD establishment will not be injurious to the public welfare, nor to other properties 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 be well-designed, and that the residential 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. The City Council of the City of Sacramento, in accordance with the City Code, Chapter 17, resolves that the River Oaks Planned Unit Development with the Development Guidelines and Schematic Plan (as shown on the attached Exhibits A and B) are hereby approved subject to the following conditions:
  - A. Any construction of residences within the River Oaks Subdivision shall require the review and approval of a Planning Director's Special Permit (PDSP).
  - B. The applicant shall include language within the Sales and Purchase Agreement limiting initial home sales to persons intending to occupy said premises for a period of not less than 18 months.

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Exhibit B: PUD Schematic Plan Amendment Exhibit – 1 page

# River Oaks

City of Sacramento, California

## PLANNED UNIT DEVELOPMENT GUIDELINES



Draft  
June 24, 2005

Exhibit A: PUD Guidelines Exhibit

**River Oaks** **PUD Guidelines**

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Exhibit A: PUD Guidelines Exhibit

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## Exhibit A: PUD Guidelines Exhibit

**River Oaks****PUD Guidelines****1.0 Overview****1.1 Purpose and Intent**

The overall guidance for planning and development in the South Natomas area is contained in the *South Natomas Community Plan* (City of Sacramento Resolution No. 88-1018, adopted November 29, 1988) and the City of Sacramento General Plan adopted in 1988 (Resolution No. CC88-058) and amended in 2003.

The *South Natomas Community Plan* mandates preparation of Planned Unit Development (P.U.D.) Guidelines. The P.U.D. Guidelines are intended to act as a supplement to and a bridge between the documents described above and the proposed projects tentative map. The combination of the *South Natomas Community Plan*, the General Plan and the P.U.D. Guidelines is intended to provide a unified vision for the development of River Oaks. The P.U.D. Guidelines provide the framework for the planning principles used to create the community and the design principles used to create the homes that will exist within the River Oaks community.

River Oaks provides a unique opportunity to incorporate a variety of compact housing types into a highly walkable, pedestrian friendly community. River Oaks integrates parks, trails, a club house, five different and distinct housing product types into the existing South Natomas Community Plan. The PUD guidelines outline the planning principles used to create the community and the design principles used to create each unique home that will exist within that community.

**1.2 Location and Setting**

This property is located in the South Natomas Community Plan and is bound by West El Camino on the south, Orchard Lane on the west, Interstate 80 on the north, and the RD 1000 Natomas Main Drain on the east. The property comprises 80.33± acres (gross) and 56.63 acres (net; excluding roads, landscape corridors, RD-1000 Main Drain Canal Easement, parks, club house and open space). The developer, Beazer Homes, intends to develop the property as single-family residential, consistent with the densities outlined in the existing Community Plan, totaling 642 single-family for sale homes. The existing Community Plan anticipates a density range of 422 to 877 residential units. The proposed project density falls within this range and is considered to be consistent with the Community Plan.

The single-family for sale housing product proposed for this site consists of five different product types in two distinct neighborhoods. The first neighborhood consists of three housing types, utilizing a 30-ft and a 40-ft wide by 70-ft deep lot and a 40-ft wide by 90-ft deep alley loaded, each with multiple elevations for each product type and front and rear yard setbacks as outlined in the architectural submittal. The 30/40 ft x 70 ft product includes a zero lot line on one side. These are mixed in at an approximate ratio of 2:1, respectively. The second neighborhood type consists of two new product types nicknamed 10-Packs and Brownstones. They are both new to

## Exhibit A: PUD Guidelines Exhibit

**River Oaks****PUD Guidelines**

Beazer's inventory of single-family housing and are aimed strategically and specifically at the entry-level homebuyer. The 10-Pack product is comprised of five different types of homes and was literally laid out by taking a multi-family condo project and pulling apart the individual units, creating individual single-family buildings. The Brownstones are zero lot line single family detached homes with a 3-ft sideyard on one side and a 0.5-ft side yard on the other. They are alley loaded, with the garages in the rear on a 28-ft wide by 68-ft deep lot. Because the 10-Packs and Brownstones are smaller in size, it will be possible to achieve a more affordable product that will serve a market need, which needs to be met, as well as providing housing diversity in this area of the Community Plan and the City. The 10-packs and Brownstones are proposed with reduced setbacks, which have been identified on the architectural submittal.

In addition to the single-family uses within this project, a 0.515 AC neighborhood clubhouse lot, multiple landscape corridor lots, a 1.902 AC linear open space lot 60-ft wide to buffer the freeway, two park sites of 4.18 AC and 5.12 AC, 0.20 AC trail head lot, a linear open space corridor within the RD-1000 canal easement for a bike trail, a 1.430 AC water quality dry basin lot, and supporting infrastructure are planned.

The proposed development is consistent with the goals and principles of the City of Sacramento Zoning Ordinance, General Plan, and South Natomas Community Plan.

River Oaks will provide single-family housing in response to market demands, consistent with the existing community plan and general plan designations, including net acreage density in the following categories; Residential 4-8 DU/AC and 7-15 DU/AC). The existing Community Plan anticipated a weighted average residential density of 5.25 to 10.92 DU/AC for this site, equating to a holding capacity of 422 to 877 lots, based on gross acreage of the site, within the boundaries of this project. The actual number of lots proposed with this application is 640.

River Oaks proposes three main accesses to the project. The first one is signalized at the intersection of West El Camino Avenue and proposed River Oaks Way. The second one is also signalized at the intersection of West El Camino Avenue and Orchard Lane. The third one is a right in and right out intersection with West El Camino and tentative map Street 11. An emergency access connecting the project to West El Camino is also proposed at the east end. These access locations are consistent with the South Natomas Community Plan and City of Sacramento street standards. Further analysis of these intersections will be required to identify the required turning movements. A proposed striping plan for proposed River Oaks Way is provided with this submittal to identify the necessary turning movements into and out of the project along this roadway. The interior roads of the project do reflect the newly adopted City roadway standards. Separated sidewalks have been incorporated along the major streets of the project, West El Camino Ave., Orchard Lane, Riverdale Drive, and River Oaks Way, as well as the interior 53-ft right-of-way public streets.

The extension of proposed Riverdale Drive across the Natomas Main Drain Canal to connect with existing Gateway Oaks Blvd on the east side is not proposed with this

## Exhibit A: PUD Guidelines Exhibit

**River Oaks****PUD Guidelines**

project. The project applicant is of the opinion that this extension is not warranted and that the circulation element of the Community Plan should be amended to eliminate this connection. It is for this reason, the project has been designed with front on lots facing Riverdale Drive with the garages in the rear (alley loaded) and eliminating sound walls along this corridor through the interior of the project

With the inclusion of front on-alley way houses along proposed Riverdale Drive it is not feasible for this roadway to connect to existing Gateway Oaks Blvd. east of the site. This connection would generate far too many vehicles on this roadway to justify developing front on lots within this project. It is for this reason that this project proposes to extend Riverdale Drive into and through the project, dead-ending it into a traffic round about in the northeast corner of the site, adjacent to proposed Park B in the northeast corner of the site. At this a pedestrian/bike trail would be extended to the east across the canal, connecting the existing trail and the businesses on the east side of the canal with this project and its amenities.

Four construction phases are proposed for this project. The 30/40 X 70 lots and the Brownstones are anticipated to be constructed in three phases, each phase totaling approximately 100 lots. It is anticipated the 10-pack lots will also be constructed in four phases, each phase ranging between 50 and 100 lots

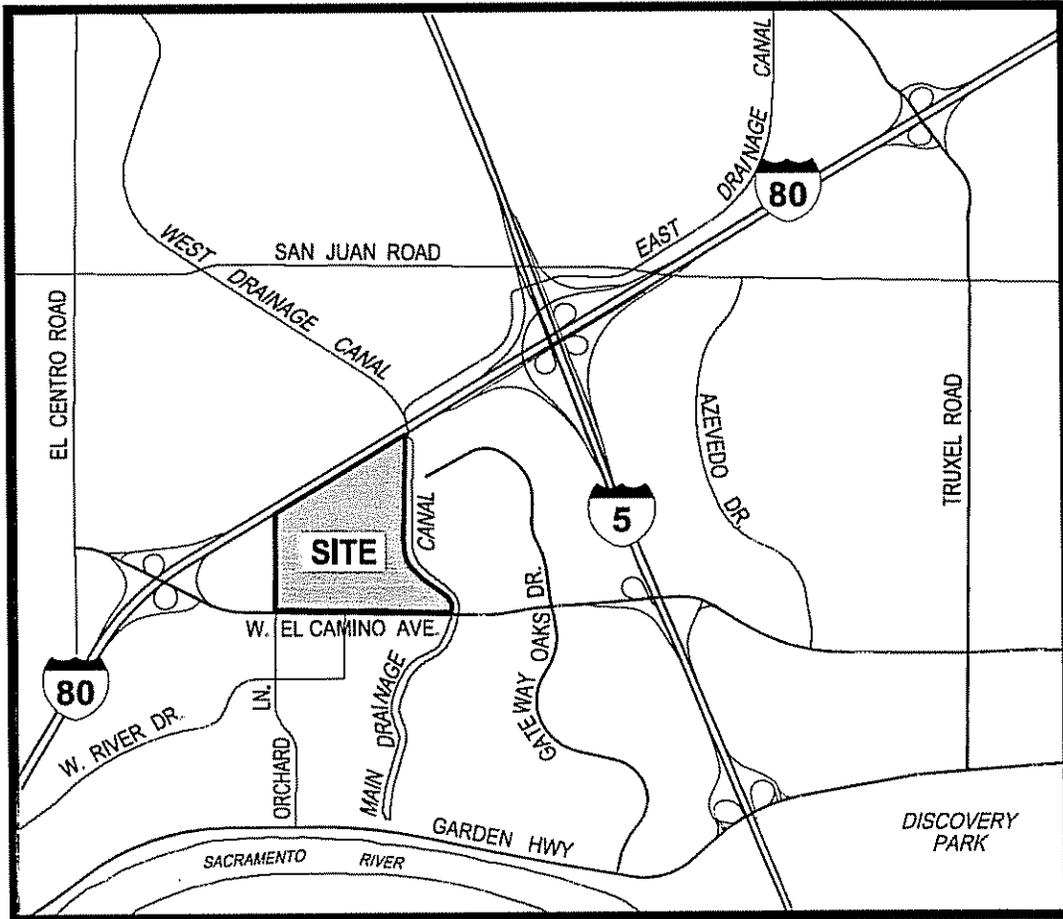
Two park sites are proposed with this project, a 4.18 AC site and a 5.10 AC site. It is the applicant's intention to fully maximize the Quimby credits for both of these parks along with the amenities planned as a part of the clubhouse facility. Full maximization of the Quimby credits will be based on the combined size of the parks and the intended uses at the club house/recreation center. If the land dedication allowances provided with this application fall short of the land dedication requirements per Quimby, then an In-Lieu fee would be paid for the balance of the parkland required per the Quimby Act. If it is determined there has been a dedication of excess Quimby acreage, then one or both of the park sites would be downsized to match the minimum dedication amount.

The 25-ft RD-1000 construction easement which previously occurred along the property's eastern boundary has been Quit Claimed with the approval of the RD-1000 Board of Directors

River Oaks

PUD Guidelines

**Exhibit 1.2.1 Vicinity Map**

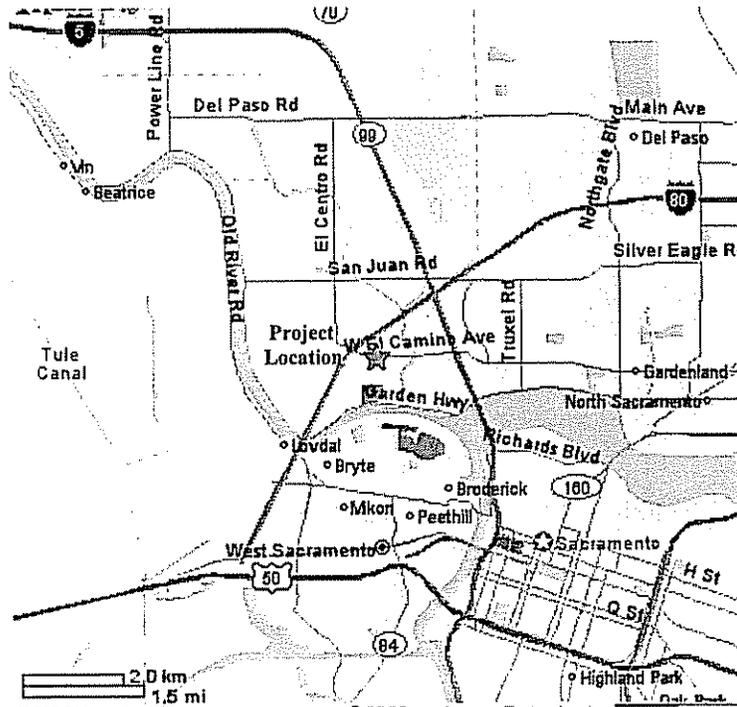


VICINITY MAP

**River Oaks**

**PUD Guidelines**

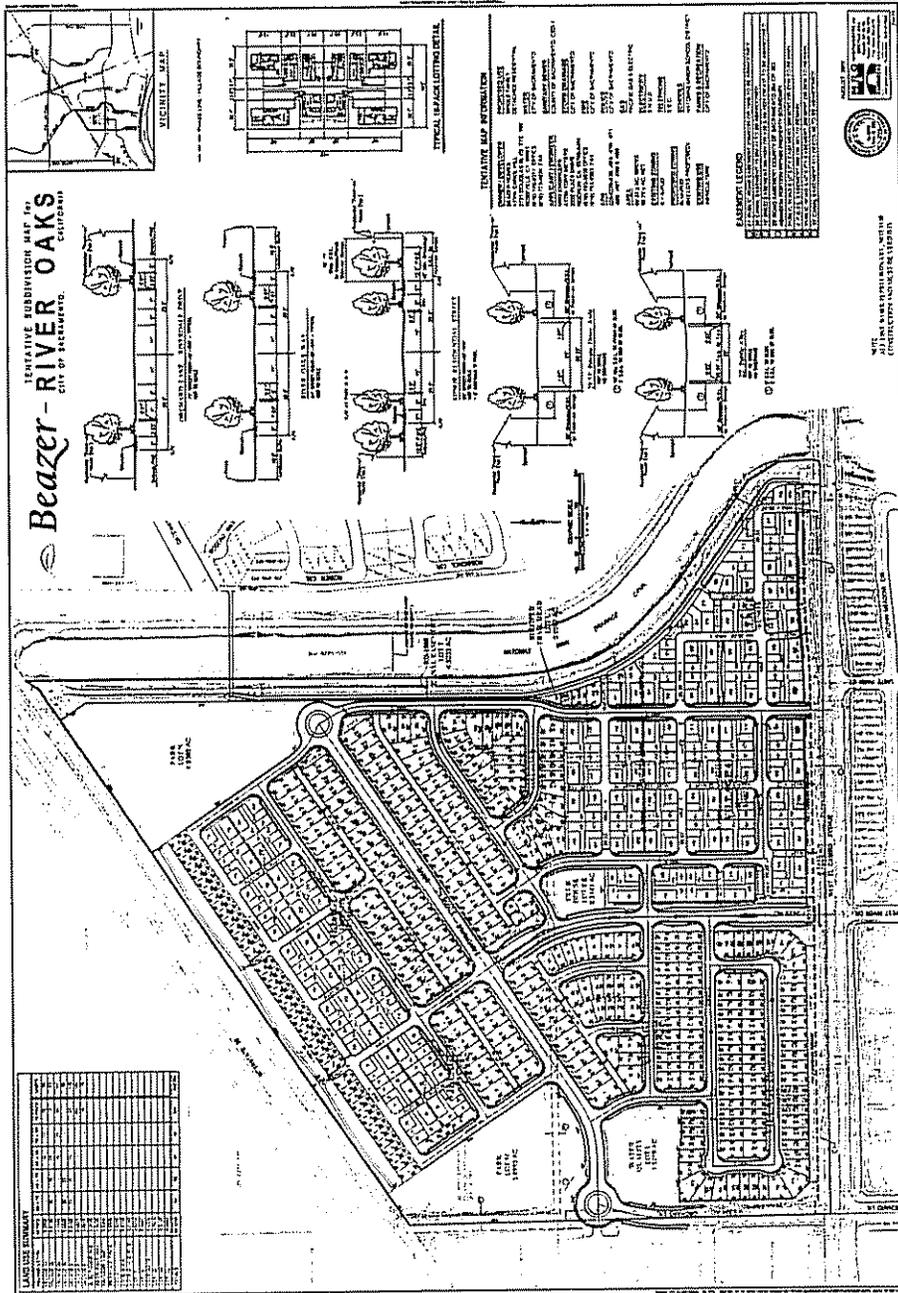
**Exhibit 1.2.2 Regional Location Map**



River Oaks

PUD Guidelines

Exhibit 1.2.3: Tentative Map



**River Oaks**

**PUD Guidelines**

**1.3 Procedure for Approval**

River Oaks shall be reviewed by the City of Sacramento Planning and Development Department and routed to other pertinent agencies and/or organizations for review. The review and subsequent approval of the PUD schematic plan (and/or subdivision tentative map and/or special permit), will be based upon the project's ability to implement this document and to be consistent with the South Natomas Community Plan and other applicable codes and/or city standards.

**2.0 Residential Development Standards**

**2.1 Residential Development Principles**

The following are guiding policies pertinent to residential development as contained in the *South Natomas Community Plan*:

1. Provide housing of varied types, densities and prices, arranged to enhance a neighborhood identity, to create and maintain family-oriented environments and to avoid visual monotony.
2. Evaluate the City's ability to provide public services and facilities and the Plan area's traffic capacity prior to granting plan amendments for increased residential densities.
3. Maintain single-family housing type residential dominance along Interstate 5.
  - a. Attain single-family housing type residential dominance west of Interstate 5.

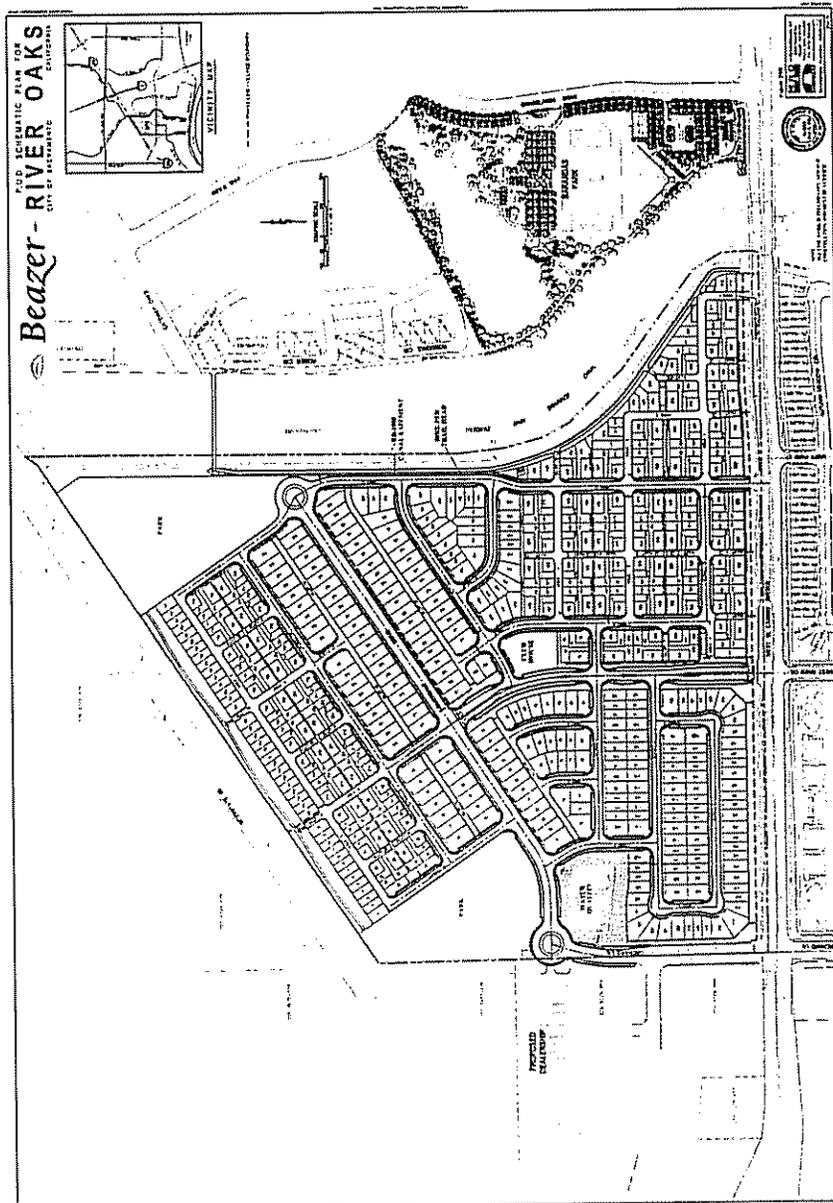
Using these planning principles the following guidelines apply to each of the five distinct districts created within River Oaks for residential development.



River Oaks

PUD Guidelines

**Exhibit 2.1.3 PUD Schematic Plan**



**River Oaks**

**PUD Guidelines**

**2.2 Residential Districts**

**2.2.1 The American Collection at River Oaks**

The applicant is proposing to construct four (4) house plans on the proposed medium density lots in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone. The house plans range in size from 816 square feet to 1473 square feet and range from 2 to 3 bedrooms. The residential lot size is typically 30' x 70'. Lot exhibits are included.

**2.2.2 The Sunrise Collection at River Oaks**

The applicant is proposing to construct four (4) house plans on the proposed medium density lots in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone. The house plans range in size from 1,007 square feet to 1,775 square feet and range from 2 to 5 bedrooms. The residential lot size is typically 40' x 70'. Lot exhibits are included.

**2.2.3 The Landing at River Oaks**

The applicant is proposing to construct six (6) house plans on the proposed medium density lots in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone. The house plans range in size from 964 square feet to 1871 square feet and range from 3 to 5 bedrooms. The residential lot size is typically 40' x 90'. Lot exhibits are included.

**2.2.4 The Discovery Collection at River Oaks**

The applicant is proposing to construct six (6) house plans on the proposed high density lots in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone. The house plans range in size from 1027 square feet to 1837 square feet and range from 2 to 3 bedrooms. Lot exhibits are included.

**2.2.5 The Brownstone Collection at River Oaks**

The application is proposing to construct (4) house plans on the proposed high density 10-pack lots in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone utilizing zero lot lines. The house plans range in size from 1428 square feet to 2233 square feet, and range from 2 to 3 bedrooms. Lot exhibits are included.

**River Oaks**

**PUD Guidelines**

**2.3 The American Collection at River Oaks**

**2.3.1 Description**

The American Collection provides single family detached residences on 30'x70' lots with a zero lot line arrangement. The American Collection offers four (4) distinct floor plans with varying garage configurations including 1 and 2 car garages. Each home has three (3) elevation styles per plan, providing a total of twelve (12) different exterior variations.

**2.3.2 Standards Table**

Maximum House Dimensions	24' -6" wide 47' -6" deep
Garage Recess	5'

**Height, Setbacks, and Lot Coverage: One and two story homes are proposed for all of the lots within the subdivision. Residences may not exceed 35' in height, per the proposed PUD Guidelines amendments. The following minimum setback requirements will be established for medium density, single family residences within the PUD:**

**Setback Requirements**

<b>Setbacks</b>	<b>Requirement</b>
Front Yard Setback (Minimum)	12'-6" to porch 15'-0" to house envelope
Side Yard Setback (Minimum)	0' (zero lot line) one side 5'-0" Min. on opposite interior 12'-6" Min. corner lot @ street
Rear	10'-0"
Garage	20'-0" Min. from back of walk

**Lot Coverage:** With the proposed amendments to the PUD Guidelines, lot coverage for medium density residential is not to exceed 60% for 1-story houses and 60% for 2-story houses. Covered porches in the front or street side yard do not count toward lot coverage. Attached or detached garages that are recessed a minimum of five feet from the living area of the home or porch count 50 percent toward maximum lot coverage. Lot coverage calculations are based upon the minimum, medium density lot size allowed within the PUD (30' x 70' minimum =

**River Oaks**

**PUD Guidelines**

2,100 sq ft. for an interior lot). All four house plans meet the lot coverage requirement stated in the proposed PUD Guidelines:

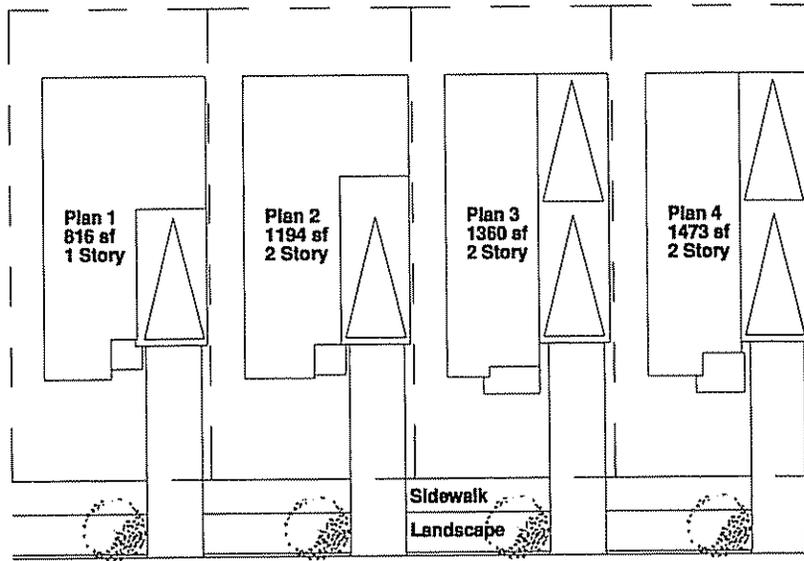
**2.3.3 Architectural Styles**

All four house plans are compliant with the City's Single Family Design Guidelines. Three elevations are proposed for each house plan. The basic features of these elevations are applied uniformly to each house plan, as detailed below with additional variations in entry structures, windows, shutter treatments, vent styles, accent materials, and roof plans.

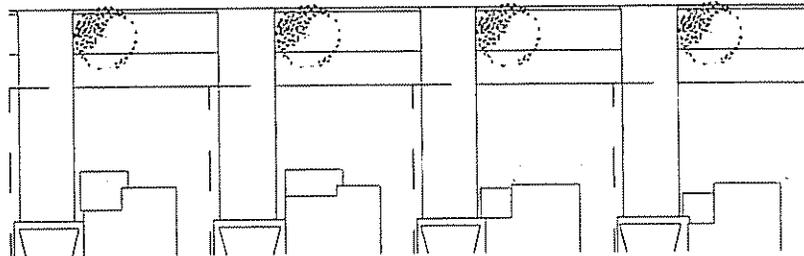
River Oaks

PUD Guidelines

2.3.4 Exhibit: The American Collection at River Oaks – Lot Exhibit



R.O.W.



**River Oaks**

**PUD Guidelines**

**2.4 The Sunrise Collection at River Oaks**

**2.4.1 Description**

The Sunrise Collection provides single family detached residences on 40'x70' lots with a zero lot line arrangement. The Sunrise Collection offers four (4) distinct floor plans all providing 2 car garages. Each home has three (3) elevation styles per plan, providing a total of twelve (12) different exterior variations.

**2.4.2 Standards Table**

Maximum House Dimensions	34' -6" wide 45' deep
Garage Recess	5'0" to 8'0"

**Height, Setbacks, and Lot Coverage: One and two story homes are proposed for all of the lots within the subdivision. Residences may not exceed 35' in height, per the proposed PUD Guidelines amendments. The following minimum setback requirements will be established for medium density, single family residences within the PUD:**

**Setback Requirements**

<b>Setbacks</b>	<b>Requirement</b>
Front Yard Setback (Minimum)	12'-6" to porch 15'-0" to house envelope
Side Yard Setback (Minimum)	0""(zero lot line) one side 5'-0" Min. on opposite interior 12'-6" Min. corner lot @ street
Rear	10'-0"
Garage	20'-0" Min. from back of walk

**Lot Coverage:** With the proposed amendments to the PUD Guidelines, lot coverage for medium density residential is not to exceed 55% for 1-story houses and 55% for 2-story houses. Covered porches in the front or street side yard do not count toward lot coverage. Attached or detached garages that are recessed a minimum of five feet from the living area of the home or porch count 50 percent toward maximum lot coverage. Lot coverage calculations are based upon the minimum, medium density lot size allowed within the PUD (40' x 70' minimum =

**River Oaks**

**PUD Guidelines**

2,800 sq ft for an interior lot). All four house plans meet the lot coverage requirement stated in the proposed PUD Guidelines:

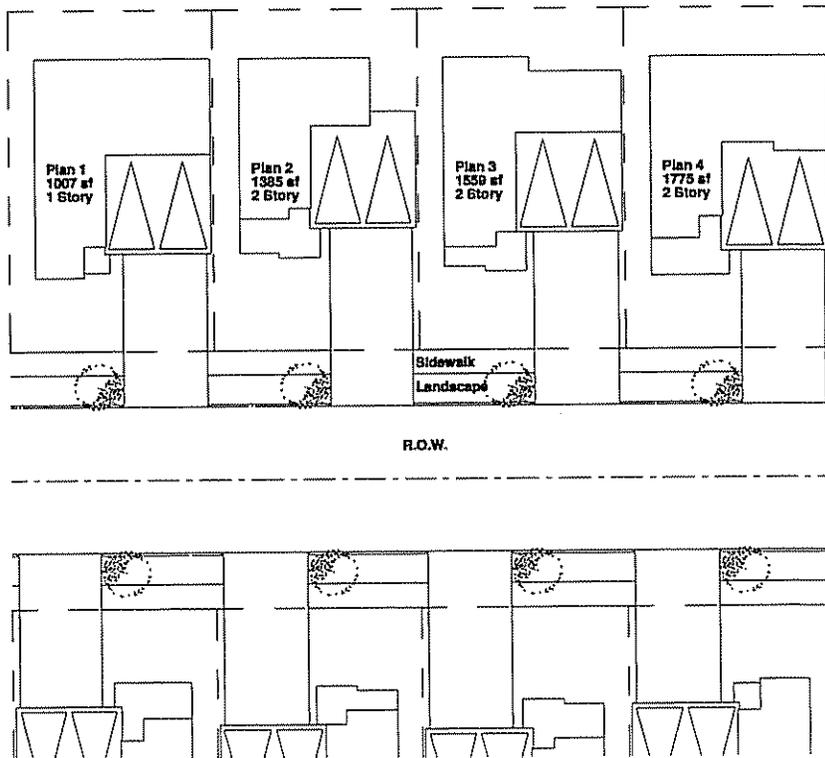
**2.4.3 Architectural Styles**

All four house plans are compliant with the City's Single Family Design Guidelines. Three elevations are proposed for each house plan. The basic features of these elevations are applied uniformly to each house plan, as detailed below with additional variations in entry structures, windows, shutter treatments, vent styles, accent materials, and roof plans.

**River Oaks**

**PUD Guidelines**

**2.4.4 Exhibit: The Sunrise Collection at River Oaks – Lot Exhibit**



**River Oaks**

**PUD Guidelines**

**2.5 The Landing at River Oaks**

**2.5.1 Description**

The Landing provides alley loaded single family detached residences on 40'x90' lots. The Landing offers six (6) unique floor plans all providing 2 car garages. There are a total of six (6) different elevation styles with each plan utilizing three (3) elevation styles, providing a total of eighteen (18) different exterior variations, and a diverse streetscene

**2.5.2 Standards Table**

Maximum House Dimensions	30' -0" wide 71' -0" deep
Garage Recess	Alley

**Height, Setbacks, and Lot Coverage:** One and two story homes are proposed for all of the lots within the subdivision. Residences may not exceed 35' in height, per the proposed PUD Guidelines amendments. The following minimum setback requirements will be established for medium density, single family residences within the PUD:

**Setback Requirements**

Setbacks	Requirement
Front Yard Setback (Minimum)	12'-6" to porch 15'-0" to living space
Side Yard Setback (Minimum)	5'-0" at interior 12'-6" at corner lot
Rear yard	
Garage at Alley	6'-0" (Apron only)

**Lot Coverage:** With the proposed amendments to the PUD Guidelines, lot coverage for medium density residential is not to exceed 50% for 1-story houses and 50% for 2-story houses. Covered porches in the front or street side yard do not count toward lot coverage. Attached garages that are alley loaded count 50 percent toward maximum lot coverage. Lot coverage calculations are based upon the minimum, medium density lot size allowed within the PUD (40' x 90' minimum = 3,600 sq ft for an interior lot). All six house plans meet the lot coverage requirement stated in the proposed PUD Guidelines.

**River Oaks**

**PUD Guidelines**

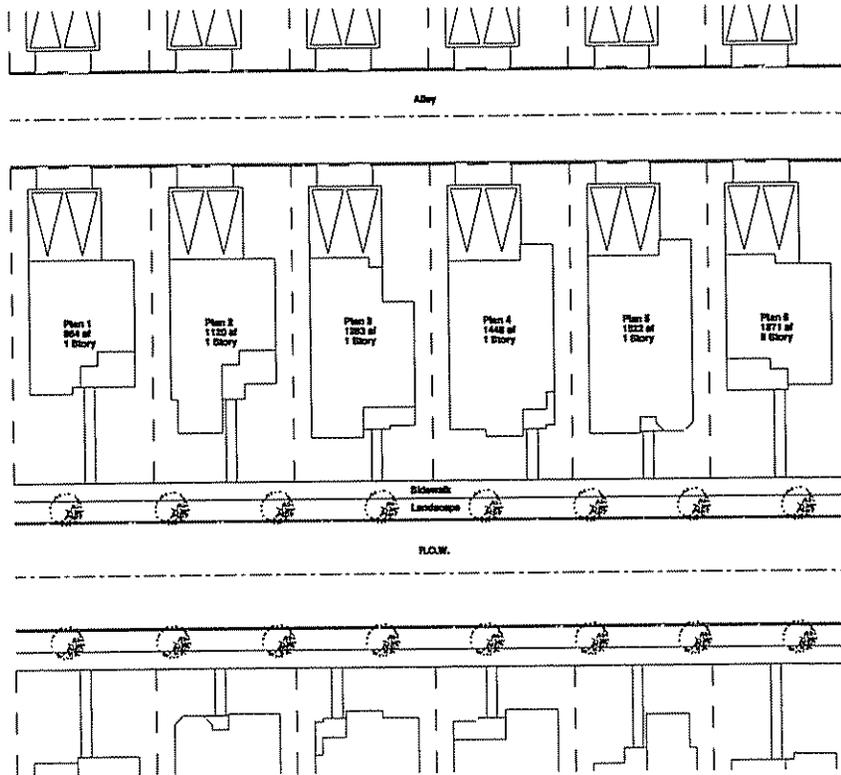
**2.5.3 Architectural Styles**

All six house plans are compliant with the City's Single Family Design Guidelines. Four elevations are proposed for each house plan. The basic features of these elevations are applied uniformly to each house plan, as detailed below with additional variations in entry structures, windows, shutter treatments, vent styles, accent materials, and roof plans.

**River Oaks**

**PUD Guidelines**

**2.5.4 Exhibit: The Landing at River Oaks – Lot Exhibit**



**River Oaks**

**PUD Guidelines**

**2.6 The Discovery Collection at River Oaks**

**2.6.1 Description**

The Discovery Collection provides a unique alternative to high density attached housing, having paired homes in an innovative 10-pak cluster arrangement. The overall 10-pak layout is 192'x103' with the residences strategically placed to mitigate garages from the main street as well as allow for a pedestrian friendly paseo. The Discovery Collection also offers 6 floor plans with 4 highly articulated elevation styles per plan, providing 24 different exterior variations. Rich color schemes reinforce the authentic character of the community making it a desirable alternative to buy.

**2.6.2 Standards Table**

Maximum House Dimensions	88' -0" wide 40' -2" deep
Garage Recess	15' -0"

**Height, Setbacks, and Lot Coverage:** One and two story homes are proposed for all of the lots in the subdivision. Residences may not exceed 35' in height, per the proposed PUD Guidelines amendments. The following minimum setback requirements will be established for medium density, single family residences within the River Oaks PUD:

**Setback Requirements**

<b>Setbacks</b>	<b>Requirement</b>
Front Yard Setback (Minimum)	Min. 10'-0" at street frontages Min. 5'-0" at paseo minimum
Side Yard Setback (Minimum)	Min. 3'-0" at interior Min. 5'-0" at private drives
Driveway (Minimum)	Min. 20'-0" driveway
Rear Yard	Varies per lot 3'-0" Minimum 12'-0" Maximum

**Lot Coverage:** With the proposed amendments to the PUD Guidelines, lot coverage for high density residential is not to exceed 50% for 1-story houses and 50% for 2-story houses. Covered porches in the front or street side yard do not count toward lot coverage. Attached or detached garages that are recessed a minimum of five feet from the living area of the home or porch count 50 percent

**River Oaks**

**PUD Guidelines**

toward maximum lot coverage All four house plans meet the lot coverage requirement stated in the proposed PUD Guidelines:

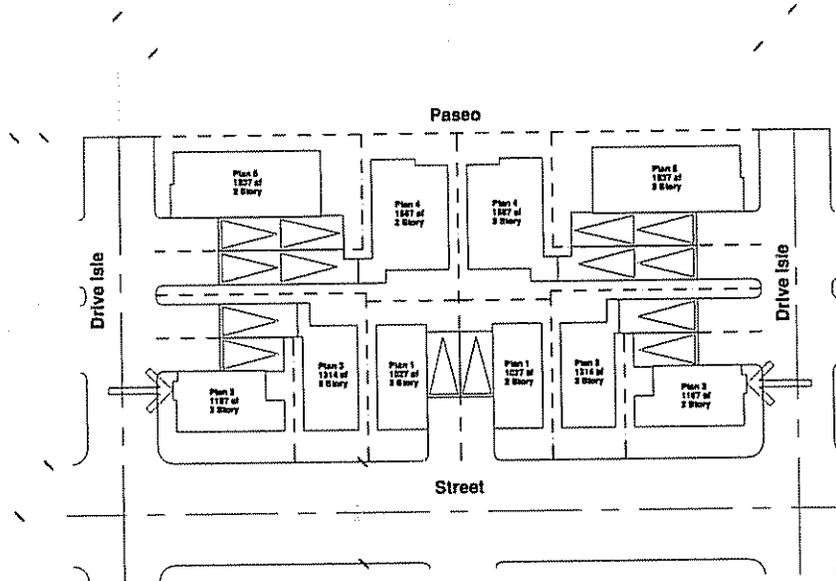
**2.6.3 Architectural Styles**

All six house plans are compliant with the City's Single Family Design Guidelines. Four elevations are proposed for each house plan. The basic features of these elevations are applied uniformly to each house plan, as detailed below with additional variations in entry structures, windows, shutter treatments, vent styles, accent materials, and roof plans.

**River Oaks**

**PUD Guidelines**

**2.6.4 Exhibit: The Discovery Collection at River Oaks -- Lot Exhibit**



**Typical "Pull-a-Part"™ Townhome Layout**

**River Oaks**

**PUD Guidelines**

**The Brownstone Collection at River Oaks**

**2.7.1 Description**

Within the Brownstone District, there will be 16 house variations- 4 floor plans with 4 distinct elevation styles. Lots are lane loaded from the rear of the house, providing a street scene free of garage doors. The lots also utilize a zero lot line configuration which creates a more urban street scene.

**2.7.2 Standards Table**

**Lot Requirements**

Minimum Lot Size: 1904 square feet

Minimum Lot Width: 28'

Minimum Corner Lot Width: 33'/38' (1)

Minimum Lot Depth: 68'

Maximum Lot Coverage: 53.5% (2) (Range 48.5%-53.5%)

**Setback Requirements**

Front Yard: 10'

Side Yard: 0'/3'

Corner Side yard: 10'

Rear Yard: 5'/10 (3)

Maximum Building Height: 37' (3 stories)

- (1) End units at opposite ends of blocks containing zero lot line units must compensate for the additional 3' setback at one block end unit.
- (2) Coverage includes garage, living, and covered porch areas.
- (3) 5' to garage, 10' to living on first floor/5' to living on second floor.

Parking provided at 2 covered spaces per unit.

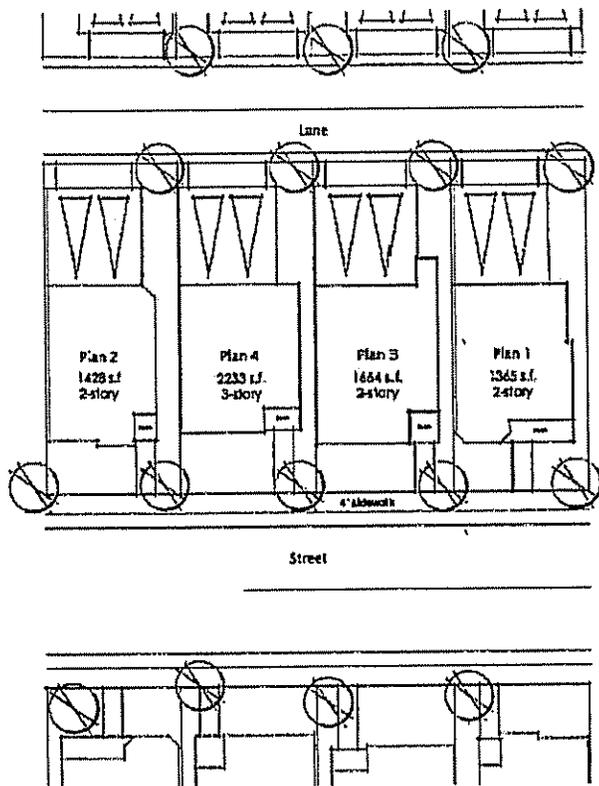
**2.7.3 Architectural Styles**

The Brownstone District is comprised of four architectural styles: National, Americana, Shingle, and Italianate

**River Oaks**

**PUD Guidelines**

**2.7.4 Exhibit: Brownstone District Setback Diagram**



**3.0 Circulation and Access**

## Exhibit A: PUD Guidelines Exhibit

**River Oaks****PUD Guidelines****3.1 Circulation System**

The design of the River Oaks PUD circulation system incorporates a balanced network of structured streets and pathways to serve the Plan Area. The internal project streets are designed such that they create a block or grid pattern. The sidewalks/pathways are designed to provide non-vehicular transportation opportunities through the site in both the north-south and east-west directions. This creation of a well-connected hierarchy of roadways allows for the efficient flow of vehicular traffic and also encourages walking, biking, skating, and other alternatives to the automobile.

The Plan Area identifies a basic street framework and hierarchy that establishes the primary elements of neighborhoods and community character. The basic street hierarchy is first established by West El Camino Avenue, River Oaks Way, Riverdale Drive, and Orchard Lane.

Streets within the PUD are classified based on their functional requirements and their relative importance in establishing the character of the project and defining its neighborhoods, key land uses, and allowing for opportunities for alternative modes of travel. Project roads would become part of the public right of way and be maintained by the City of Sacramento Department of Public Works. All streets proposed as a part of this PUD are discussed and detailed herein.

**3.2 Street Pattern**

The street pattern designed for this Plan Area incorporates fairly uniform blocks, with streets interconnected at numerous points, thereby allowing internal vehicular and pedestrian trips to avoid the external arterial streets and providing numerous routes through the site. Long unbroken blocks that create a repetitious appearance and discourage internal pedestrian circulation have been avoided.

**3.3 Existing Streets**

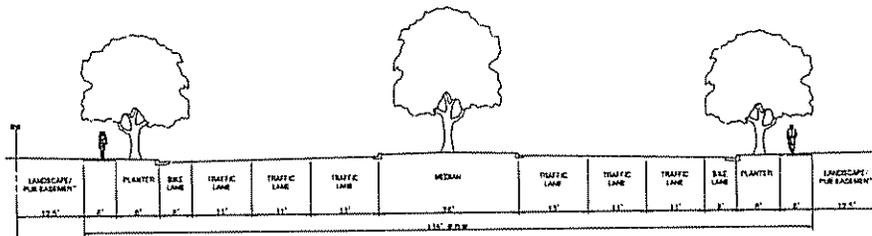
West El Camino Avenue is the only thoroughfare within or adjacent to the Plan Area and is the primary access to Interstate 5 to the east and Interstate 80 to the west. West El Camino Avenue, located on the south boundary of the Plan Area, is an existing roadway and has been constructed to 4-lanes by the city. Other improvements include establishment of a 25-foot easement for public utilities, landscaping along the project side of the road, sidewalks, and bicycle lanes. West El Camino Avenue is identified in the South Natomas Community Plan to build out at 6-lanes. Ultimate right-of-way will be dedicated upon project approval.

Exhibit A: PUD Guidelines Exhibit

**River Oaks**

**PUD Guidelines**

Improvements to Orchard Lane were constructed concurrently with improvements to West El Camino Avenue. Improvements include widening the roadway, to include a 12.5-foot easement for public utilities, landscaping along the project side of the road, sidewalks, and bicycle lanes.

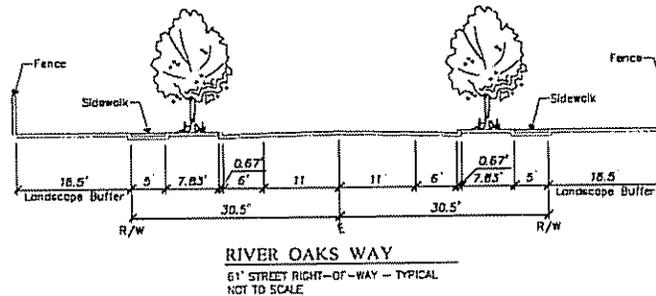


West El Camino Avenue Street Section

**3.3.1 Collector Streets**

Collector streets carry light to moderate traffic volumes serving residential neighborhoods. River Oaks Way, Orchard Lane and Riverdale Drive will be extended into and through the Plan Area connecting West El Camino Avenue and Orchard Lane to the Plan Area.

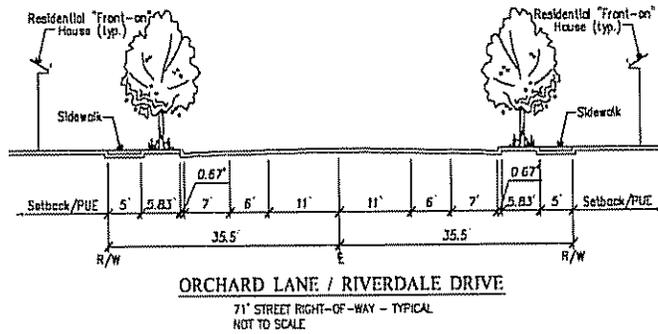
River Oaks Way, when completed, will consist of 2 travel lanes, a 6-foot bicycle lane, an 8-foot planter, a 5-foot sidewalk and a 16.5-foot landscape buffer on either side of the centerline. Riverdale Drive, when completed will consist of 2 travel lanes, a 7-foot parking lane, a 6-foot planter and a 5-foot sidewalk on either side of the centerline. Both River Oaks Way and Riverdale Drive will serve as the primary access facilities to the Plan Area. See figures below for a detailed cross section of the collector roadways.



River Oaks Way Street Section

**River Oaks**

**PUD Guidelines**



Riverdale Residential Street Section

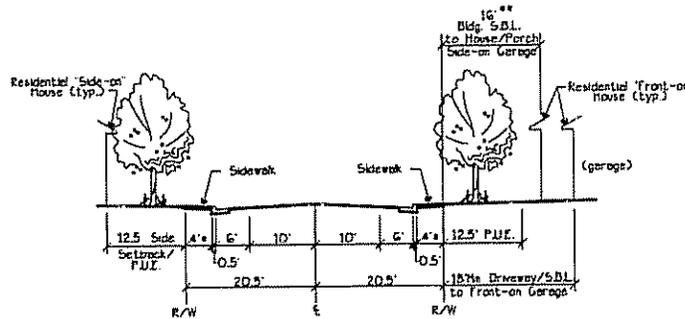
**3.3.2 Minor Residential Streets**

The minor residential streets provide connections into and through the Plan Area, connecting the neighborhoods with the park facilities and the club house/recreation center, allowing the Plan Area residents the ability to travel within and through the plan without traveling on the outlying heavier trafficked streets. The construction of the minor residential streets will occur in a coordinated and timely manner. They will be constructed consistent with the project phasing plan.

Minor residential streets are designed to serve local traffic, provide direct access to residences, and carry low traffic volumes. They are constructed with separated sidewalks and a landscape strip behind the curb. Streets that provide access and connections to and from individual residences and between neighborhoods are essential components in the development of the Plan Area's traditional character. The relationship between the street frontage, sidewalks, trees, front yards and house design is critical in the creation of a pedestrian-friendly, pleasant neighborhood that accommodates the automobile without sacrificing pedestrian ease, comfort, and safety. These are the predominant streets within the residential areas of the Plan. They will be constructed in accordance with the City of Sacramento's 53-ft right-of-way standard street.

**River Oaks**

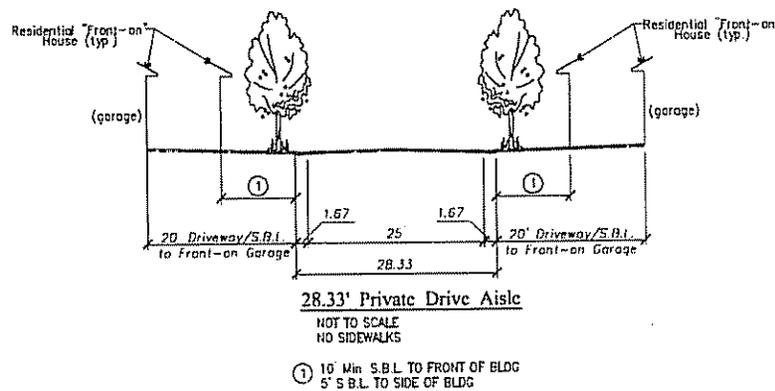
**PUD Guidelines**



Minor Residential Streets Section

**3.3.3 28.33' Driveway Aisles**

The project is served by sixteen 28.33-foot wide driveway aisles that would be constructed to include two travel lanes on 26-foot wide roadbeds with 10-foot front of building and 5-foot side of building setbacks. These driveway aisles provide rear garage access, eliminating garages and driveways from the fronts of these housing products. They carry only the traffic from the lots they serve and do not provide for sidewalks, bicycle lanes, with parking on one side only. The private aisles will be constructed pursuant to the figures below.



Private Drive Aisle

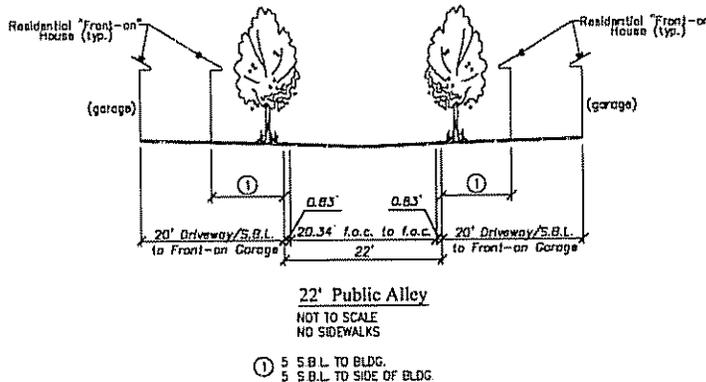
**3.3.4 22' Alleys**

The Plan Area incorporates four 22-foot wide public alleys that would be constructed to include two travel lanes on 20-foot wide roadbeds with 10-foot

**River Oaks**

**PUD Guidelines**

front of building and 5-foot side of building setbacks. These alleys do not provide for sidewalks, bicycle lanes, or parking



Public Alley Street Section

**3.4 Bicycle/Pedestrian Facilities**

The PUD Land Use Plan also provides pedestrian pathways and bikeways, allowing for non-vehicular travel throughout the plan in both the north-south and east-west directions. All arterial roadways will have a Class II bike lane striped on the street. In addition, there are several parkway paseos that provide north-south and east-west pedestrian connections between the neighborhoods, between the neighborhoods and the arterial streets, and between the neighborhood and the retail parcel.

A trail will be constructed to run parallel to the RD-1000 Canal on the East Side of the project. This trail will connect to the pedestrian bridge over the Canal adjacent to Park Lot N.

**4.0 Infrastructure**

This section describes the basic infrastructure required to serve the Plan Area and includes a discussion on the sewer, drainage, water, dry utility systems, and schools necessary to develop the site.

**4.1 Sewer**

The River Oaks PUD is located within the boundaries of the Sacramento County Sanitation District No 1 (CSD-1) and the Sacramento Regional County Sanitation District (SRCSD).

## Exhibit A: PUD Guidelines Exhibit

**River Oaks****PUD Guidelines**

The project will connect to the existing sewer trunk line in Orchard Lane. The conveyance system serving the project runs north to San Juan road then east to the County pump station then east to the central interceptor and has the capacity to accommodate project flows.

The following Sewer Service Standards and Guidelines are identified to ensure necessary infrastructure is provided in a timely manner, consistent with the project-phasing plan:

- The City of Sacramento Citywide General Plan policy mandates public sewer service for new residential developments of densities greater than one unit per two acres. Consistent with this policy, the Plan Area will be served by a public sewer collection system.
- Design and construction of phased sewer infrastructure into and through the Plan Area will be done with the approval and to the satisfaction of the City of Sacramento and CSD-1 staff.
- Building permits for proposed projects shall not be approved until an approved Sewer Study for the Plan Area is approved by CSD-1.
- Interim sewer facilities, if required for phased development of the Plan Area, shall be designed in consultation with CSD-1 staff.

**4.2 Drainage**

The Plan Area is relatively flat with little or no slope at an appropriate elevation of fifteen feet above mean sea level. The project site currently drains to a culvert along the east project boundary that carries storm water run-off from the site under Interstate 80 through a pipe that drains into the Natomas Main Drainage Canal on the other side of the freeway. Water in the Canal is pumped into the Sacramento River at a location south of the project site.

The project will construct a ±1.43 acre water quality detention basin in coordination with the City Department of Utilities. The basin will be designed to accumulate storm water directed into it by the project drainage collection system. The water quality basin will have a capacity of up to 4-acre feet, or approximately 1.3 million gallons of water. The water quality basin will meet City standards for construction. Storm water runoff from the project site will be treated with the construction of the water quality basin.

The following Drainage Service Standards and Guidelines are identified to ensure necessary infrastructure is provided in a timely manner, consistent with the project-phasing plan:

## Exhibit A: PUD Guidelines Exhibit

**River Oaks****PUD Guidelines**

- Design and construction of phased drainage infrastructure into and through the Plan Area will be done with the approval and to the satisfaction of the City of Sacramento Department of Utilities staff.
- Building permits for proposed projects shall not be approved until the City of Sacramento Department of Utilities staff approves a Drainage Study of the Plan Area.
- Interim drainage facilities, if required for phased development of the Plan Area, shall be designed in consultation with City of Sacramento Department of Utilities staff.

**4.3 Water**

The Plan Area is within the service area of the City of Sacramento. The City will provide water service to the Plan Area. Currently the City operates two active water diversion and treatment facilities. The Sacramento River Water Treatment Plant has capacity of 110 million gallons per day (mgd), and the E.A. Fairbairn Water Treatment Plant has a reliable capacity of 90 mgd. In addition to these water treatment facilities, the City also operates and maintains 10 storage reservoirs, 25 active municipal water wells, and approximately 1,420 miles of water mains ranging from four to 60-inches in diameter. This results in a total of 445 mgd of reliable water treatment capacity (wells and treatment plants). The maximum daily usage for the fiscal year 2002/2003 was 206 mgd, resulting in an available capacity of 239 mgd (River Oaks Park Initial Study, 2005).

A water distribution system, constructed in phases, in and through the Plan Area will consist of 12-inch and 8-inch diameter pipes, providing water to each of the proposed land uses in the quantity and pressure necessary for the intended phases of development. Development of the project's water system will be consistent with the Regional Water Forum Agreement. Each project development phase will convey water in the appropriate quantity and pressure to support the proposed level of development without impacting the surrounding area.

The South Natomas Community Plan accounted for water supply service for build-out, which includes this Plan Area. Water demands were projected for the Plan Area based on the land uses identified and the standard methodology implemented by the City Department of Utilities. The proposed water distribution system will be designed and sized to service the demands of the Plan Area.

The following Water Service Standards and Guidelines are identified to ensure necessary infrastructure is provided in a timely manner, consistent with the project-phasing plan:

- The City of Sacramento Citywide General Plan policy mandates public water service for new residential developments of densities greater than one unit per two acres. Consistent with this policy, the Plan Area will be

**River Oaks****PUD Guidelines**

served by a public water distribution system owned and maintained by the City of Sacramento

- Design and construction of phased water infrastructure into and through the Plan Area will be done with the approval and to the satisfaction of the City of Sacramento Department of Utilities staff.
- Building permits for proposed projects shall not be approved until City of Sacramento Department of Utilities staff approves a Water Distribution Plan for the Plan Area.
- Interim water facilities, if required for phased development of the Plan Area, shall be designed with the approval and to the satisfaction of the City of Sacramento Department of Utilities staff.

**4.4 Dry Utilities**

The following section describes the existing "dry" utilities (i.e. electric, gas and telephone) in the vicinity of the Plan Area and the requirements to extend these facilities. Each of the utility service providers listed has indicated that adequate infrastructure exists or can be readily extended to meet the needs of the Plan Area.

**4.4.1 Electrical Power**

The Sacramento Municipal Utilities District (SMUD) currently provides electrical service to the project area. Distribution lines (12kV), attached to poles are located along West El Camino Avenue, along the project's west boundary and across the center of the project site.

The South Natomas Community Plan anticipated the expansion of utility infrastructure to meet the expected demands of new development at the project site. Extension of electrical power into the site may be initiated upon completion and execution of line extension agreements with SMUD. The project will be required to comply with State Title 24 Energy Efficiency Standards in construction, utilize the City Energy Conservation Checklist and Guidelines

**4.4.2 Natural Gas**

Natural gas service is available from PG&E to serve the Plan Area and is located underground along West El Camino Avenue. Extension of natural gas into the site may be initiated upon completion and execution of line extension agreements with PG&E

**4.4.3 Telephone**

Telephone and internet service is available from SBC to serve the Plan Area and has wiring and facilities located along West El Camino Avenue. Extension of

## Exhibit A: PUD Guidelines Exhibit

**River Oaks****PUD Guidelines**

telephone service into the site may be initiated upon completion and execution of line extension agreements with SBC.

The following Dry Utility Service Standards and Guidelines are identified to ensure necessary infrastructure is provided in a timely manner, consistent with the project-phasing plan:

- Coordination with the Dry Utility providers shall be the responsibility of the developer and initial contact shall occur prior to tentative map approval.
- Telecommunication services shall be provided, when possible, to every home within the Plan Area, enhancing the opportunity for telecommuting and home occupation, thereby reducing the impacts on the transportation system and air quality.
- Extensions of all new dry utility services, excluding primary service, shall be installed underground.
- Under-grounding of existing overhead facilities is required to the extent practical.
- To the extent practicable, dry utilities within the Plan Area shall service the homes from the alleys to eliminate pedestals, transformers, junction and service boxes, etc from the front yards of the homes.

**4.5 Schools**

The project site is located in the Natomas Unified School District. Students living in the project area will attend Two Rivers Elementary School for grades K-5; Leroy Green Junior High School, just south of the project area, for grades 6-8; and Natomas High School for grades 9-12. The District charges development fees for residential projects in the district service area that will be the responsibility of the developer.

**5.0 Landscape Design Concept**

The Landscape Design for River Oaks will reflect the eclectic, urban character of the neighborhood employing a mixture of land uses, housing types and landscape treatments. It will encourage diversity, and promote place-making with sensitive transitions between public and private spaces, creating a cohesive, walkable community with pedestrian amenities and unique street scenes without the self-imposed barriers of sound walls. Expressive connectivity in design materials, the emphasis on social interactions, and the relationship of landscape elements to human scale will provide the basis for the River Oaks landscape treatments.

**River Oaks****PUD Guidelines****5.1 Parks and Public Open Space****5.2 General Guidelines**

The parks and open space of River Oaks will contribute to a neighborhood of exceptional quality with enduring value for residents, commercial properties, and the South Natomas community at large. The parks would consist of a ±4.18 (Lot M) acre park in the northwest corner of the project area, a ±5.10 (Lot N) acre park in the northeast corner of the project area, and a ±1.78 acre linear parkway between Interstate 80 and residential units. Themes of place-making, mixed usage, and pedestrian and bicycle connectivity will be the primary forces to shape the public spaces of River Oaks and will offer a variety of passive and active recreational opportunities.

The Parks and Open Space will be developed in accordance with the guidelines set forth in the *South Natomas Community Plan*, the *City of Sacramento Parks and Recreation Master Plan Update 2004*, and will adhere to the *City of Sacramento Park Design Standards* (May, 2004), as well as the *City of Sacramento Water Conserving Landscape Ordinance* (November 1992).

Park areas (Lots M and N) will become part of the City of Sacramento park system and be maintained by the City of Sacramento Department of Parks and Recreation.

Best practice measures shall be taken to ensure the long term success and viability of the landscape materials in the Parks and Open Space which will include, but are not necessarily limited to the following:

- Soils reports will be obtained to determine if subsurface drain lines or soil amendments are required.
- Sidewalks along parks shall be attached to roadway to maximize useable parkland.
- Excavated plant pits shall have positive drainage. Plant pits shall be fully flooded with water to ensure that they drain within 6 hours of filling.
- All plant material will comply with ANSI Z601 "Standard for Nursery Stock" and will have optimum form and characteristic requirements.
- Trees will be staked against prevailing winds, and guy wires will be used on larger trees.
- No trees shall be planted within five feet of sidewalks or underground water mains.

Exhibit A: PUD Guidelines Exhibit

**River Oaks**

**PUD Guidelines**

- Plantings adjacent to "on-street" parking shall be planted with drought tolerant and low maintenance ground covers.
- All planting areas shall be top dressed with a 3" layer of bark mulch to reduce evaporation from soil.
- Water conserving irrigation techniques and equipment shall be used throughout.
- Predominantly low water and low maintenance use plant materials shall be grouped into distinct "hydrozones" depending on plant material and exposures.
- Irrigation heads shall be located and configured to prevent overspray onto paved surfaces and walls/fences.
- Parks shall receive regular maintenance including mowing turf, pruning shrubs and trees, and weeding on a regular schedule. Bark mulch shall be replenished as necessary, a least once every five years.

**5.3 Plant Species List**

Plant selection for River Oaks was based on proven success rates in similar applications, and recommendations set out in the South Natomas Development Guidelines.

**5.3.1 Street Trees**

<u>Botanical Name</u>	<u>Common Name</u>
Acer buergerianum	Trident Maple
Celtis sinensis	Chinese Hackberry
Platanus acerifolia 'Bloodgood'	London Plane Tree
Pistacia chinensis	Chinese Pistache
Quercus agrifolia	Live Oak
Quercus rubra	Red Oak
Quercus suber	Cork Oak
Tilia cordata	Little-Leaf Linden
Zelkova serrata "Village Green"	Village Green Zelkova
Quercus lobata	Valley oak

**5.3.2 Park and Open Space Trees (in addition to Street Trees)**

<u>Botanical Name</u>	<u>Common Name</u>
Cedrus deodara	Deodar Cedar
Fagus sylvatica	European Beech

Exhibit A: PUD Guidelines Exhibit

**River Oaks** **PUD Guidelines**

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Platanus racemosa	California Sycamore
Sequoia sempervirens	Coastal Redwood
Pinus elderica	Afgan Pine

**5.3.3 Accent Trees**

Botanical Name	Common Name
Crataegus phaenopyrum	Washington Hawthorn*
Cupressus sempervirens	Italian Cypress
Lagerstroemia indica	Crape Myrtle*
Podocarpus gracilior	Fern Pine
Prunus caroliniana 'Brite N Tight'	Carolina Laurel Cherry
Pyrus calleryana 'Redspire'	Redspire Pear
Cercis occidentalis	Western Redbud
Cottanus coggigria	Smoke Tree

\*Multi-stemmed

**5.3.4 Evergreen Shrubs**

Botanical Name	Common Name
Agapanthus 'peter pan'	Lily-of-the-Nile
Arctostaphylos densiflora 'Howard McMinn'	Manzanita
Cercis occidentalis	Western Redbud
Cistus purpureus	Orchid Rockrose
Dietes vegeta	Fortnight lily
Escallonia fradesii	Escallonia
Heteromeles arbutifolia	Toyon
Photinia fraseri	Photinia
Phormium tenax 'Rubrum'	Flax
Raphiolepis indica 'Jack Evans'	Raphiolepis
Rhamnus californica 'Eve Case'	California Coffeeberry
Rosa Californica	California Wildrose
Fremontidendron californica	California Flannel Bush

**5.3.5 Perennial Accent Shrubs**

Botanical Name	Common Name
Convolvulus cneorum	Bush Morning Glory
Helictotrichon sempervirens	Blue Oat Grass
Muhlenbergia rigens	Deer Grass
Zauschneria californica	California Fuchsia

**5.3.6 Ground Covers**

Botanical Name	Common Name
Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita

Exhibit A: PUD Guidelines Exhibit

**River Oaks**

**PUD Guidelines**

Trachelospermum jasminoides	Star Jasmine
Rosa 'Magic Blanket'	White Groundcover Rose
Rosemarinus officinalis 'Lockwood de Forest'	Dwarf Rosemary
Juniperus conferta	Shore Juniper

**5.4 Neighborhood Parks**

The ±4.18 and ±5.10 acre neighborhood parks will be developed by the City of Sacramento Parks and Rec. Department. The project also includes a ±1.78 acre linear parkway between Interstate 80 and residences on the northern property boundary, which will be installed and maintained by the Homeowners Association (HOA). All three sites will be important cultural and social anchors for the community, and they shall be developed in such a way as to compliment and support the architectural goals of the neighborhood. Neighborhood parks may include children's playground, group picnic area, nature and unlighted sports fields and courts, and on-street parking.

**5.5 Clubhouse**

The Clubhouse will contribute greatly to the overall aesthetic of the community, and bring a community gathering place into the heart of the residential villages. The Clubhouse would include community recreational activities and a swim center. Due to the central location of the Clubhouse with the community that allows easy accessibility within walking distance by residents and available on-street parking adjacent to the site, there will be no off-street parking provided on the site. The Clubhouse would be owned and maintained by a Homeowners Association (HOA).

**5.6 Public Open Space**

Bicycle and pedestrian connectivity has been a cornerstone in the development of South Natomas, and the development of River Oaks is no different. Streets have been designed with the needs of bicyclists and pedestrians in mind, and include connections to a larger biking/walking trail network. Village 3, Lot U offers an excellent opportunity for an enhanced connection to this network.

**6.0 Streetscapes**

**6.1 General Guidelines**

Streetscapes in River Oaks will be developed in accordance with the guidelines set forth in the *South Natomas Community Plan*, and will adhere to the *City of Sacramento Design and Procedures Manual* (May, 2004), as well as the *City of Sacramento Water Conserving Landscape Ordinance* (November 1992).

## Exhibit A: PUD Guidelines Exhibit

**River Oaks****PUD Guidelines**

The River Oaks streetscapes will create a diverse and sustainable urban forest that will promote the unique characteristics of various land uses and community districts. Although each streetscape will be tailored to fit the individual needs of the district, all will be consistent in their use of landscape plantings and other streetscape elements, in order to define a general design aesthetic consistent with the architectural style of the community. A mix of deciduous and evergreen plantings will be used in balanced, layered combinations to create linear parkways which support a hierarchy of pedestrian, bicycle, and vehicular circulation. All streetscapes will have elements consistent with the *North Natomas Development Guidelines* which include, but are not limited to the following:

- Streetscapes will be part of a well integrated network of pedestrian and bike trails that link River Oaks to the nearby neighborhoods, local and regional transit, and other existing and future amenities.
- A diverse and stable population of plant materials will be established based on proven results and Urban Forestry recommendations.
- Irrigation requirements will be minimized through the use of species selection as well as best practice landscape and irrigation design.
- Neighborhood and community gateways will be enhanced with prominent entry treatments (see section 3 – Signage).
- Sidewalks will be separated from roadways wherever possible to increase pedestrian safety, and promote a more park like character.

Additional measures shall be taken to ensure the long term success and viability of the streetscapes which will include, but are not necessarily limited to the following:

- Soils reports will be obtained to determine if subsurface drain lines or soil amendments are required.
- Trees will be staked against prevailing winds, and guy wires will be used on larger trees
- Planter strips adjacent to “on-street” parking lanes shall be planted with durable ground covers or turf; planter strips *not* adjacent to “on-street” parking lanes shall be planted with native and/or low water use ground covers and/or low shrubs.
- When shrubs are used, they shall be low height varieties, less than 3’ high, that do not obscure views and/or access to the walkway or roadway.

**River Oaks****PUD Guidelines**

- Multiple permeations (layering) between right-of-way and adjacent parcels are used wherever space permits.
- Water conserving plant materials shall be used where practical.
- Positive drainage perpendicular to the curb between 2% and 5% shall be maintained within the right-of-way.
- Water conserving irrigation techniques and equipment shall be used throughout
- Irrigation heads shall be located and configured to prevent overspray onto paved surfaces.

**6.2 Street Tree Matrix**

The following matrix indicates the location and species of street and accent trees throughout the community.

Streetscapes along arterial roads (West El Camino) will be appropriately scaled for larger streets and faster traffic. Street and median trees will be used to soften the thoroughfare aspect of the road, and consistent landscape treatments will help unify River Oaks with other neighborhoods of the South Natomas Community.

All arterial streetscapes will have elements consistent with the *South Natomas Development Guidelines* general guidelines for arterial streets such as those listed below:

- Six foot wide separated sidewalks will extend the length of roadways or where bus stops and ADA ramps are required at intersections. Occurs only at West El Camino
- Planters between the back of curb and the front of the separated sidewalk will be planted with drought tolerant groundcovers and shrubs.
- A single row of street trees, in a single species, shall be planted in a straight line at a minimum of 25-foot on center spacing down the middle of the planters that occur between the back of curb to front of separated sidewalk
- Additional accent trees will occur at gateways and intersections

**River Oaks****PUD Guidelines****6.3 Residential Streets**

The residential landscapes of River Oaks shall vary with the diversity of housing types. For the purpose of this section, residential streets will be broadly defined as single-family or multi-family (maybe referred to as 10-pack cluster) and will have elements consistent with the *South Natomas Development Guidelines* general guidelines for major collector streets such as those listed below:

- Single-Family
  - Residential streets will vary greatly from arterial and collector streets in regards to speed of automobile traffic, widths of right-of-ways, and overall character
  - Residential neighborhood streets will be characterized by consistently spaced street trees of a single species which will create a unified landscape character. Street tree species will vary from street to street according to the Street Tree Matrix, and will be planted at a minimum of 25-foot on center spacing on a straight line

**7.0 Signage Standards****7.1 General Guidelines**

Entry monumentation (signage) will be one of the first visual cues to set the architectural tone of the community, and will create a sense of destination and arrival. The signage at River Oaks will strengthen community design themes, and will use consistent materials such as smooth, stucco finishes; stone veneers; pre-cast and computer-cut steel lettering; steel trellises; pre-cast concrete caps; and visible concrete formwork. Monuments will not interfere with sightlines, and will be seamlessly incorporated into the streetscapes that surround them. Trees and shrubs will be selected from the approved Plant Species List (Section 6.4).

**7.2 Major Neighborhood Gateway Sign**

A major neighborhood gateway sign at the corner of West El Camino and Orchard Lane will be the signature monument for River Oaks, and will exemplify the overriding design themes found throughout the project. It will have a highly visible presence that will blend smoothly with streetscape and commercial plantings. All signage and monumentation will be designed so that it does not interfere with safe distance sightlines, or views into the commercial development.

**River Oaks**

**PUD Guidelines**

- The monument/sign will be constructed from consistent materials such as an arched steel cap, visible concrete formwork, low stone veneer walls and columns, and consistent accent plantings.
- The landscape plantings will be layered with uniform ground plane plantings of a single species of evergreen and flowering plant material, massings of flowering shrub material in two or more layers, and accent tree plantings of flowering species.

**7.3 Lighting**

The lighting within Riverdale South will have a major impact on the overall aesthetics and safety of the community. The lighting standards shall be in accordance with the City of Sacramento Zoning Guidelines. The lighting standards are intended to ensure a consistent level of light throughout the project area without creating a monotonous effect. Each light standard and lamp type should be selected within the context of the entire community design objectives and with specific regard to the functional demands for its location.



**ORDINANCE NO. 2005-XXXX**

Adopted by the Sacramento City Council

Date

**AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE TITLE 17 OF THE SACRAMENTO CITY CODE, BY REMOVING 13.48± ACRES OF AGRICULTURE (A) ZONE AND 66.85± ACRES OF AGRICULTURE PLANNED UNIT DEVELOPMENT (A-PUD) ZONE TO 80.33± ACRES OF SINGLE FAMILY ALTERNATIVE PLANNED UNIT DEVELOPMENT (R-1A-PUD) ZONE, FOR THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF WEST EL CAMINO AVENUE AND MAIN DRAINAGE CANAL. (APN: 225-0220-030, -066, -068, -071, -086 THRU -089) (P01-132)**

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

SECTION 1

The property generally described, known and referred to as River Oaks Subdivision (APN: 225-0220-030, -066, -068, -071, -086 thru -089) which is shown on Exhibit A, consists of 13.48± acres currently in the Agriculture (A) zone and 66.85± acres currently in the Agriculture Planned Unit Development (A-PUD) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said property, totaling 80.33± acres, is hereby removed from the said zones and placed in the Single Family Alternative Planned Unit Development (R-1A-PUD) zone.

SECTION 2

Rezoning of the property described in the attached Exhibit A by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as said procedures have been affected by recent court decisions.

SECTION 3

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning map, which is a part of said Comprehensive Zoning Ordinance, Title 17 of the City Code, to conform to the provisions of this Ordinance.

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