



DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

New City Hall
915 I Street, 3rd Floor
SACRAMENTO, CA
95814-2998

August 7, 2007

Angelina Childers
Sr. Accounting Technician
Development Services Department

RE: Refund for Application P06-173 for River Oaks Subdivision

Dear Angelina:

The applicant has requested a withdrawal of the above referenced project and a partial refund is available as a result. According to my calculations, per attached Project Billing Card, a total of \$3,999.32 in fees shall be refunded for this application. The refund check shall be made payable to the order of and sent to:

Beazer Homes
Northern California Division
3721 Douglas Blvd., Suite 100
Roseville, CA 95661
Attn: John Bacigalupi

If you have any questions, please let me know. Thank you.

Sincerely,

David Hung, Associate Planner
(916) 808-5530

cc: File (P06-173)



ATTACHMENT 6
PROJECT BILLING CARD

File # P06-173

Entitlements Requested: PUD Guidelines Amendment and Post Sub Mod

Total Planning Fee Paid: \$ 6,658.48

A. Pre-App/Application Intake	\$169.50	Hearing Fees:
B. Noticing*	\$ 0	SRC/MRC = \$85.00
		DR/PB/ZA/CPC = \$150.00
C. Hearing Fee	\$ 0	CC = \$800
D. Post/Close 4hr	\$452.00	

Fixed Costs \$ 621.50 + 4% Surcharge = \$ 646.36

Total Fee – Fixed Costs \$ 646.36 divide by \$113.00 ** 53 = Hrs

Available for Project

Actual Planning Review Time: 15 hrs. x \$113/hr + 4% Surcharge = \$1,762.80

Development Engineering fee collected: \$250.00

Additional Entitlement Fee Due \$ _____ (_____) entitlement(s)

Additional Hours Fee Due \$ _____ (_____ hours over projected hours)

Note: Italicized areas will be filled in by the Counter Staff. For additional information on the fixed fees refer to the same lettered items on the Hourly fee calculation form.

Summary:

Total Planning Fee Paid: \$ 6,658.48 – Fixed Costs and Staff Time: \$ 2,659.16 =

Refund Amount: \$ 3,999.32

**NOTE: Technology Surcharge (4%) applies to Staff Hourly fees!



CITY OF SACRAMENTO
 DEVELOPMENT SERVICES DEPARTMENT
ACCOUNTING UNIT MAIL CODE N4811
 2101 ARENA BLVD. #200
 SACRAMENTO, CA 95834

DEVELOPMENT SERVICES "INTERNAL" REFUND REQUEST FORM

Application Number: POC-173

Amount of Refund: \$3,999.32

Reason for Refund: Withdrawal of application

Requested By: David Hung PHONE: 808-5530

Counter/Supervisor Approval: [Signature] DATE: 3/7/07

COMPLETE IN ACCELA PRIOR TO SUBMITTING REFUND REQUEST:

- Add Condition (Type:ACCT - Name:Refund) to application
- Fees have been voided
- Void has been invoiced
- New fees have been assessed (PLN - Billing)
- New fees have been invoiced

ATTACH PAPERWORK FOR REFUND:

- Cash register receipt, if available (Refund can be delayed if receipt is not provided)
- Cash receipt from Accela
- Invoice of voided fees
- Invoice of new fees
- Fee Summary located under Reports/ARW (~~PLN FEE SYN80.V3.XML OR SACR BLDG 0600080 R61122.XML~~)
- Attach memo or Bldg Refund Form indicating refund amount and applicant's information where check is to be mailed. (This is the back-up documentation that will be attached to refund check)

ACCOUNTING STAFF ONLY:

- Add Condition in application
- Apply credit to reassessed fees (if needed)
- Process payment voucher for refund amount
- Process JV (if needed)
- Attach receipts
- Complete refund process

PLEASE ALLOW 10 BUSINESS DAYS FOR PROCESSING REFUND REQUEST

RECEIPT

**CITY OF SACRAMENTO
 DEVELOPMENT SERVICES
 915 I STREET, 3RD FLOOR
 (916) 808-5656
 (866) EZ-PERMIT**

Application: P06-173
Application Name: RIVER OAKS GUIDELINES AMENDMT
Application Type: Planning / Planning / P Files / Up to 10 Entitlements
Address: 2700 ORCHARD LN, SACRAMENTO, CA

Receipt No.:	Ref Number	Amount Paid	Payment Date	Cashier ID	Comments
278667		\$2,729.36	03/15/2007 10:49:00 AM	KMCCOLLUM	

Owner Info.: BEAZER HOMES HOLDINGS CORP
 3721 DOUGLAS BLVD 100

Work Description: A request to amend the Planned Unit Development guidelines for the River Oaks PUD in the South Natomas Community Plan area. (District 1) APN: 225-0220-030 A. Environmental Determination: tbd; B. PUD Guidelines Amendment to amend the development guidelines in the River Oaks Planned Unit Development.

T8108-D
 Version 4.0

RECEIPT

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 DEVELOPMENT SERVICES
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Application: P06-173
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Address: 2700 ORCHARD LN, SACRAMENTO, CA

Receipt No.:	Ref Number	Amount Paid	Payment Date	Cashier ID	Comments
207365	70085918	\$3,929.12	09/15/2006 12:00:00 AM	ASPEASE	RecptNo:R0617098

Owner Info.: BEAZER HOMES HOLDINGS CORP
 3721 DOUGLAS BLVD 100

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T8108-D
 Version 4.0

Invoice Detail

Permit ID #: P06-173

Invoice #: 261617

Invoice Date: 08/02/2007 10:48:41 AM

Period	Fee Item	Qty	Fee
FINAL	Plng Entitlement/Env Fee	1	(\$3,778.00)
FINAL	Plng-Technology Surcharge	1	(\$151.12)
FIRST	Tentative Map-Post Subdivision Mod - 231	1	(\$2,384.00)
FIRST	Staff Hourly Rate - 231	20.5	\$2,316.50
FIRST	Planning Technology Surcharge - 214	1	\$92.66
FIRST	Planning Technology Surcharge - 214	1	(\$95.36)

Total Fee: (\$3,999.32)

T8108-D
Version 4.0

P06-173
3-14-07

DUPLICATE
 DATE: 03/15/2007 06047AD K00140454
 PRT: P06173 PLANNING
 02690 OTHER P/W FEES \$250.00
 0231 PLAN PROCESSING \$2,384.00
 0214 PLANNING TECH SURCHA \$95.36
 PC \$2,729.36
 CHANGE \$0.00

IENDMT

to 10 Entitlements
FO, CA

Date	Cashier ID	Comments
10:49:00 AM	KMCCOLLUM	

Work Description:

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T8108-D
Version 4.0

PAID
CITY OF SACRAMENTO
MAR 15 2007
NEW CITY HALL

River Oaks

City of Sacramento, California

PLANNED UNIT DEVELOPMENT GUIDELINES



June 24, 2005

Proposed Revisions, April 2006

Proposed changes are found in red on pp. 14-26 & 31 only

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guidelines_pr_amendment_0406.doc

P06-173
SEPT. 15, 2006

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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 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 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.

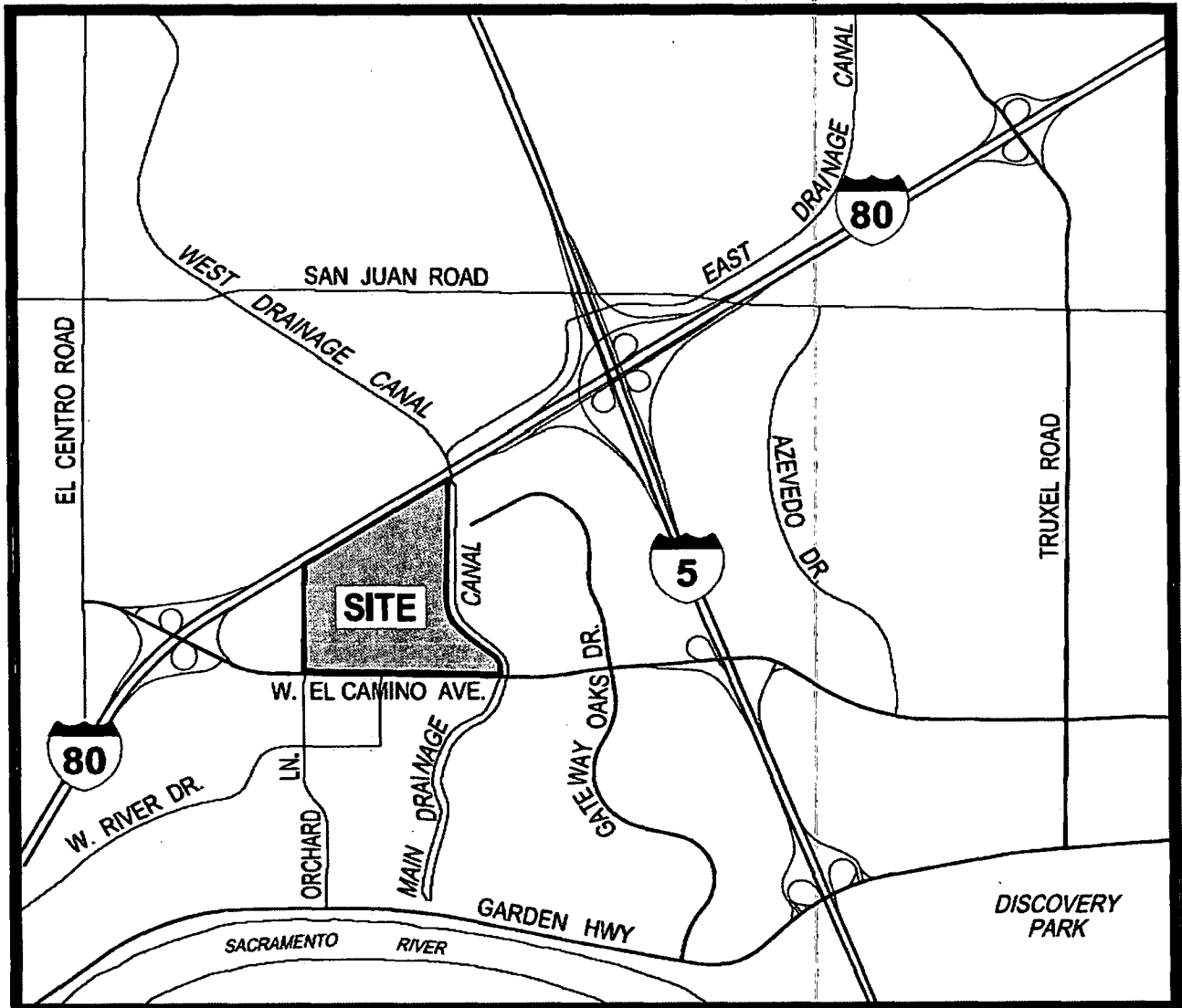
With the inclusion of front on-alley way houses along proposed Riverdale Drive it is not feasible for this roadway to connect to existing Gateway Oaks Blvd. east of the site. This connection would generate far too many vehicles on this roadway to justify developing front on lots within this project. 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.

Exhibit 1.2.1 Vicinity Map



VICINITY MAP

Exhibit 1.2.2 Regional Location Map

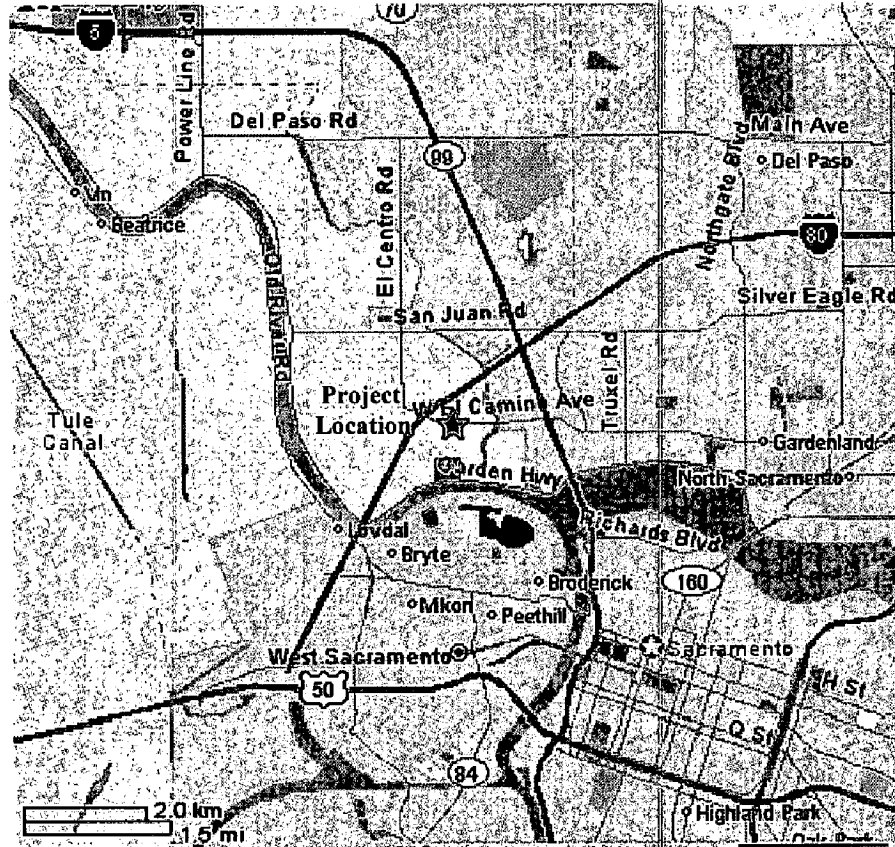
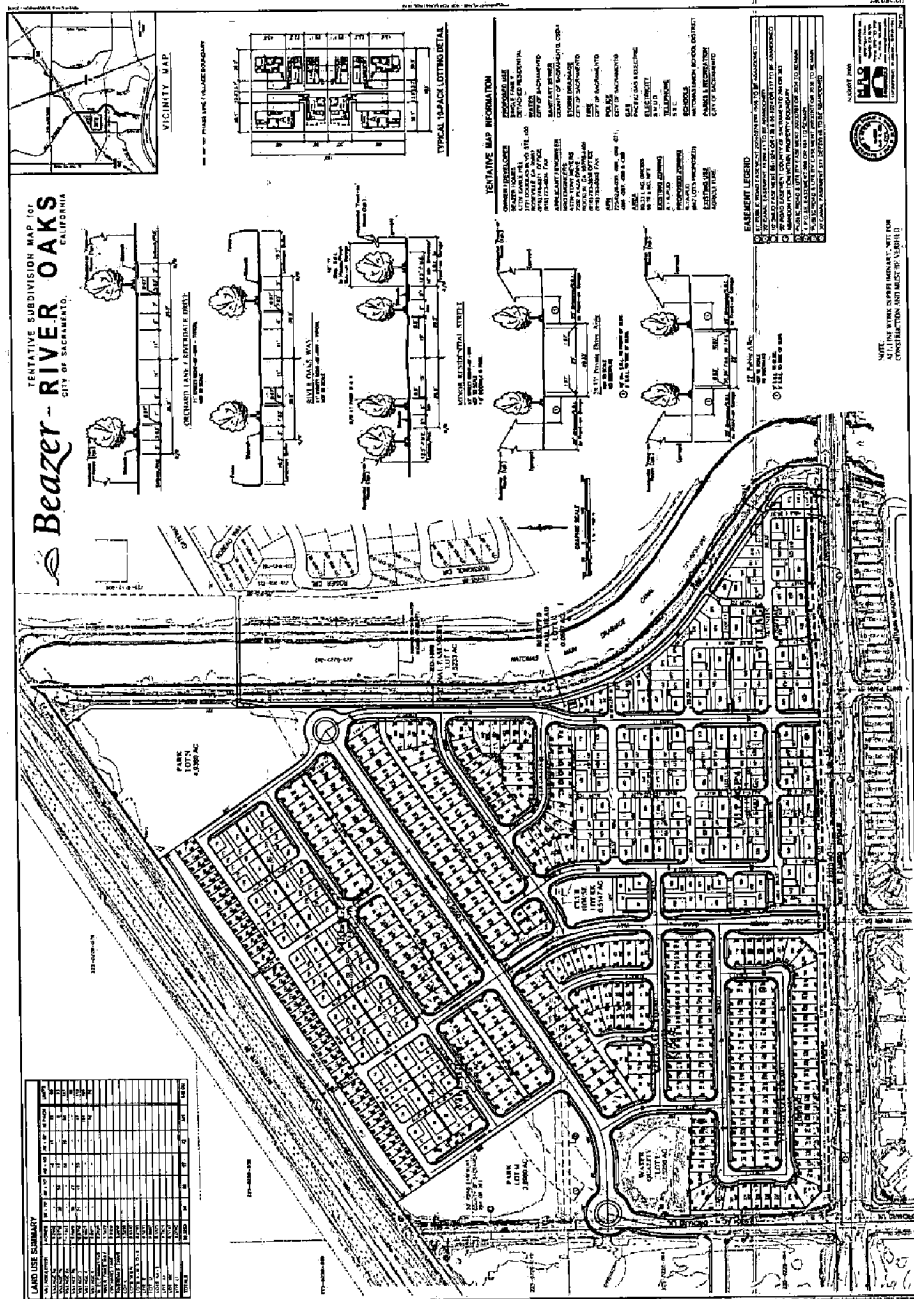


Exhibit 1.2.3: Tentative Map



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, and Planning Director's Plan Review for the construction of residences), 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.

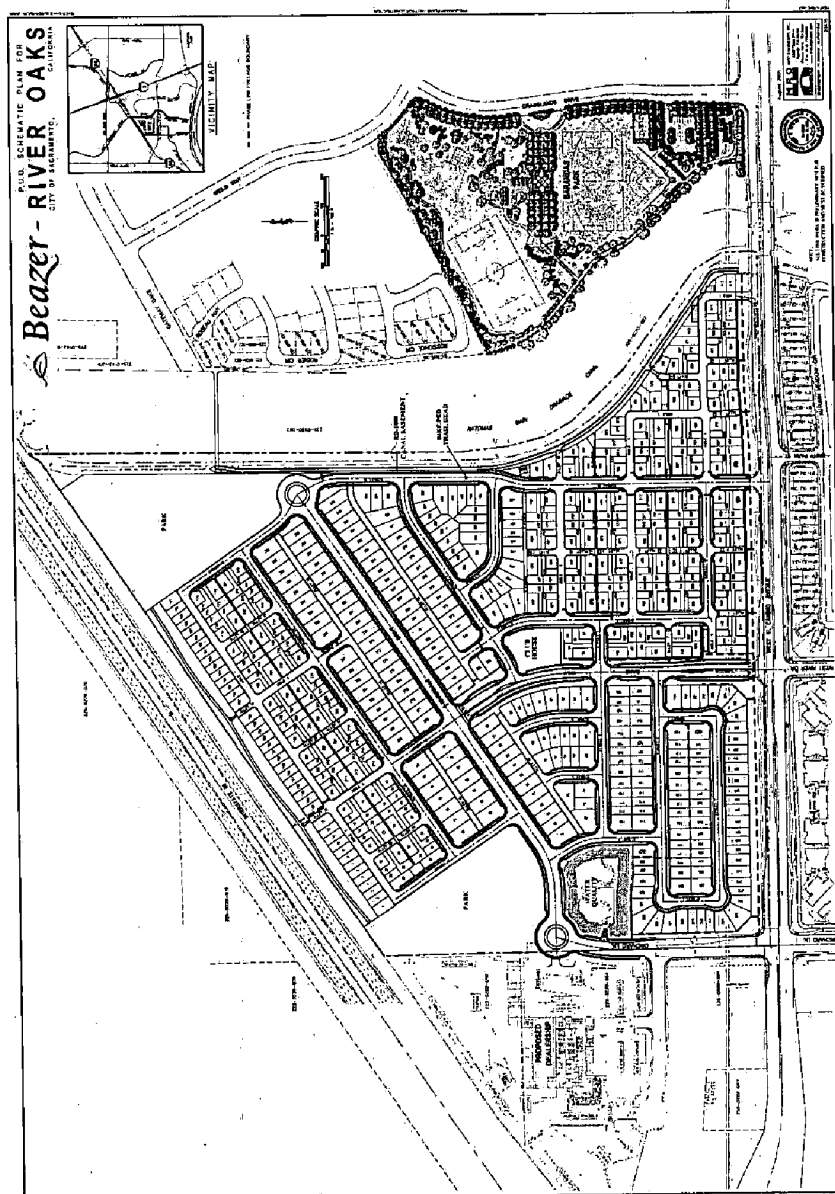
2.0 Residential Development Standards**2.1 Residential Development Principles**

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.

Exhibit 2.1.3 PUD Schematic Plan



Pol-132
Rec'd 8-31-05

3.0 Circulation and Access

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.

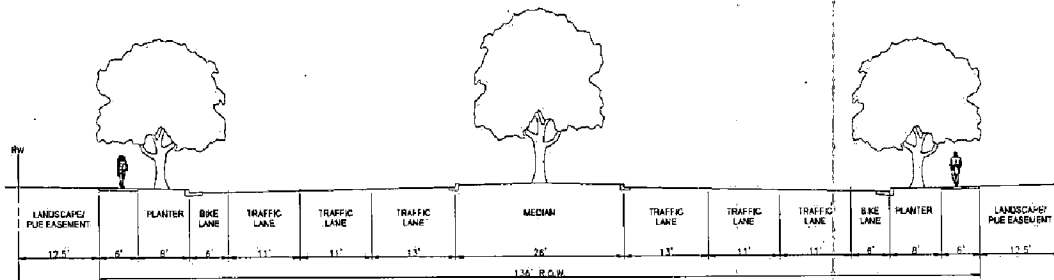
3.2 Street Pattern

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.

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.

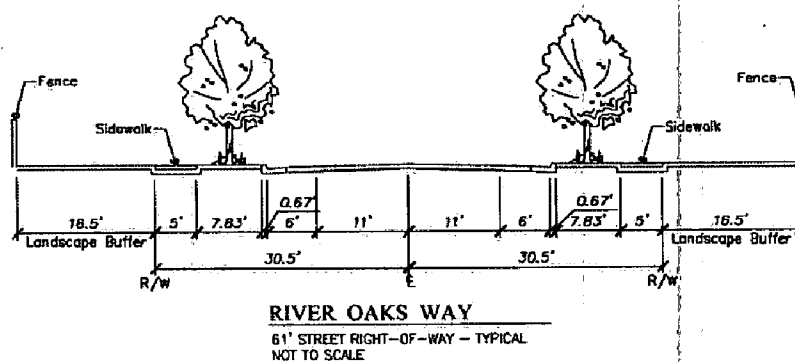


West El Camino Avenue Street Section

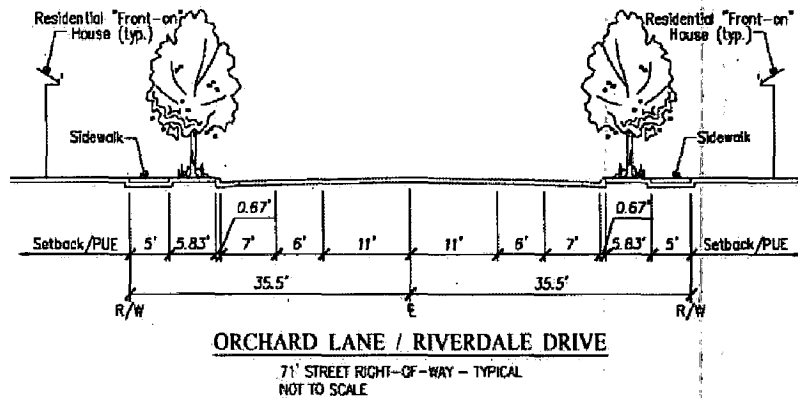
3.3.1 Collector Streets

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



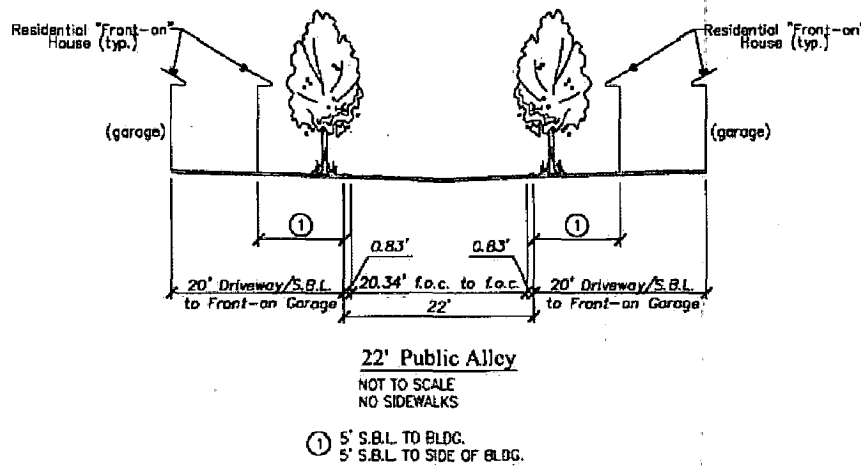
Riverdale Residential Street Section

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.

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).

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:

- 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

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

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.

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.

- 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

Botanical Name	Common Name
Acer beurgerianum	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)

Botanical Name	Common Name
Cedrus deodara	Deodar Cedar
Fagus sylvatica	European Beech

Platanus racemosa
Sequoia sempervirens
Pinus elderica

California Sycamore
Coastal Redwood
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 coggigia	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

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).

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.

- 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.

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.

- 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.