



CITY OF SACRAMENTO  
CALIFORNIA

NEIGHBORHOODS, PLANNING  
AND DEVELOPMENT SERVICES DEPARTMENT

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

**PLANNING DIRECTOR'S SPECIAL PERMIT  
FOR SINGLE FAMILY RESIDENTIAL IN A PUD**

**FILE:** P99-002

**PREVIOUS FILE NUMBER(S):** P96-106 (Gateway West Planned Unit Development)

**PROJECT NAME:** Kaufman & Broad in Gateway West PUD -  
Villages 4 & 9 (138 Units total)

**ASSESSOR'S PARCEL NUMBER(S):** 225-0140-028

**APPLICANT'S NAME/ADDRESS:** Kaufman & Broad c/o Derek Spalding  
9216 Kiefer Blvd  
Sacramento, CA 95826 (916) 362-9275

**APPROVAL:** This Planning Directors Special Permit (PDSP) approval is for **138 lots** in Villages 4 & 9. Additional PDSP will be required for future development of other villages. After approval of the PDSP, the following entitlements are required prior to construction of the residential development: 1) Zoning Administrators Model Home Special Permit; 2) Building Permit.

**PROJECT INFORMATION:**

Zoning:	R-1-PUD	Range in House Size:	1,634 to 2,543 square feet
Typical Lot Size:	60' x 105'	Range in Price:	\$160,000 - \$240,000
Number of Lots:	138	Number of Models:	6
Gross Acres:	29.1	Number of Elevations:	3
Net Acres:	22.2	Number of Color Palettes:	9
Net Density:	6.2		

**BACKGROUND:** On July 24, 1997, the Planning Commission approved a) the Tentative Master Parcel Map to divide six parcels of 368.8± gross acres into 30 master parcels - ten lots for Low Density residential use; four lots for Medium Density residential use; two lots for High Density use; four lots for Employment Center-50 Employees Per Net Acre uses (EC-50); two lots for Neighborhood/Community Commercial; one Convenience Commercial; a school site; three park sites; three lots to constitute a Detention Basin/lake on-site; and one lot for a Canal Buffer; b) the various Tentative Parcel Maps to

create 886 residential lots and 13 open space lots; c) Subdivision Modifications to allow non-standard bulb radius to allow elbows greater than 100 degrees for streets "O", "P", "Q", and "R", (P96-106).

The Gateway West Planned Unit Development (PUD) was approved by City Council on August 26, 1997. Previous entitlements included a Development Agreement, General Plan and 1994 North Natomas Community Plan amendments, Rezoning, PUD Designation with Development Guidelines and Schematic Plan, a Tentative Master Parcel Map, and a Tentative Subdivision Map with Subdivision Modifications related to street standards in order to accommodate the proposal. In approving the PUD Guidelines, the Council determined that a Planning Director's Special Permit (PDSP), in lieu of a Planning Commission Special Permit, would be the appropriate means of review and approval for single family / two family residential development within the PUD, provided that the PDSP application was consistent with the PUD Guidelines.

The applicant is requesting approval of a Planning Director's Special Permit for six single family house plans on 138 lots within Villages 4 & 9 of the Gateway West PUD (North Natomas Neighborhood #3.) There is one typical lot size in these tracts – 60 feet wide by 105 feet deep (6,300 square feet in area). The proposed six floor plans, excluding the garage, are 1634 square feet (Plan 1), 1820 square feet (Plan 2), 1969 square feet (Plan 3), 2183 square feet (Plan 4), 2323 (2483 w/option) square feet (Plan 5), 2543 (up to 3280 w/option) square feet (Plan 6). **All floor plans (except Plan 6) feature active living areas in the front of the house.** Please see Tables 1 and 2 below regarding information for each house plan. Each plan has three elevations and nine color/material options. There are six roofing material choices, all of which are variations of concrete shingle.

Table 1

Plan #	# Stories	# Bedrooms (# / optional)	Garage Stalls	Square Footage (House/ Garage)	Porch ? (size)	Recessed Garage ?
1	1	4	2	1,634/443	Y 75	N (side entry)
2	1	4	2	1,820/468	Y 91	N (projects 14')
3	2	4	2 (3 option)	1,969/435	Y 135	N (projects 10')
4	2	4	2 (3 option)	2,183/407	N on A (covered entry), Y on B,C	Y (Flush w/facade)
5	2	4	3	2,323/610 2,483w/options	Y 84	Y (2' beh. porch)
6	2	5	3	2,543/705	Y 80	N (side entry)

**COMMENTS:** Public notice was mailed to adjacent property owners by the applicant on November 23, 1998. No comments were received from the public notice.

On August 26, 1997, the City Council ratified a Negative Declaration for the original project (P96-106). Potentially significant environmental issues regarding Water, Air Quality, Plant/Animal Life, Noise, Transportation and Circulation, Human Health, and Cultural Resources were discussed and mitigated in this document. The proposed project was analyzed in this previous environmental document. No new issues or new information is known that would trigger additional environmental analysis. Section 15162 of the California Environmental Quality Act Guidelines provides that an additional Negative Declaration (or Environmental Impact Report) need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. A Mitigation Monitoring Plan has been prepared for the mitigation measures that were identified in the previous Negative Declaration that are applicable to the proposed project.

Public Works staff comments require that a minimum 20 foot driveway be provided on each Plan. Also, Public Works staff has reviewed and approved the Transportation Systems Management (TSM) Plan for Gateway West. Air Quality Mitigation measures are being provided with these plans, and are included as conditions of approval.

Staff finds that the proposed house plans comply with all applicable General Plan, Community Plan, and Zoning Ordinance requirements, and are consistent with the Gateway West PUD Guidelines (as amended 1/21/99) and Schematic Plan.

**ACTION:** The Planning Director approves the requested Planning Director's Special Permit based on the following findings and subject to the following conditions:

**Findings:**

1. The proposed residential development is consistent with the objectives of the General Plan and the 1994 North Natomas Community Plan in that:
  - o the project is consistent with the General Plan land use designations;
  - o the project is consistent with the 1994 North Natomas Community Plan land use designations;
  - o the project is consistent with policies related to land use, including residential densities and open space proximity;
  - o the project begins to develop planned North Natomas neighborhoods each focused on an elementary school, with a variety of housing densities and types, and commercial, civic, transit, and park uses close by; and
  - o the project advances City transportation management and air quality goals.
2. The proposed residential development is consistent with the adopted PUD Guidelines and Schematic Plan for the Gateway West PUD in that the housing designs provided meet the purposes and criteria stated in the City Zoning Ordinance Sections 8A and 8B in that the PUD facilitates mixed residential uses designed to assure that new development is healthy and of long lasting benefit to the North Natomas community and the City; and
3. The proposed residential development will not be detrimental to the public health, safety or welfare in that the single family residential development will be in harmony with the general purposes and intent of the Zoning Ordinance in that the approved elevations are well-designed;

and that the proposed uses will not create a negative impact on any nearby sensitive uses.

**Conditions:**

1. The design of the proposed house plans shall substantially conform to the plans as shown on **Exhibits 3 through 9**. Any change in the design, materials or colors shall be submitted to the Planning Director for review and approval.
2. Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Special Permit.
3. The applicant shall obtain all necessary building permits prior to commencement of construction.
4. The applicant shall comply with the originally approved Mitigation Monitoring Plan (P96-106) (attached).
5. Expiration - this PDSP shall expire two years from date of issue, on **February 24, 2001**.
6. Not more than two (2) of any combination of Plans 2 and 3 (which have projecting front garages) shall be built in a row.
7. The applicant shall comply with the Gateway West PUD Air Quality Mitigation Strategy for residential development:
  - a. Water Heaters - install low nitrogen oxide emitting, and/or high efficiency water heaters.
  - b. Natural gas lines/electrical outlets - install natural gas lines or electrical outlets to all back yards to encourage the use of natural gas or electric barbecues.
  - c. Windows - install energy efficient dual-pane windows.
8. The parcel builder shall provide and install an average of two 15-gallon size trees per lot frontage, with the trees specified in the Street Tree Matrix in **Exhibit 10 of the Gateway West PUD Development Guidelines (attch.)** These trees shall have an average spacing of 20' to 30' on center, as measured along the entire length of the street. For corner lots, the exposed side yard facing the street shall also be planted with trees planted approximately 20-30' on center, as per the Street Tree Matrix in Exhibit 10.

If spacing is interrupted by street lights or driveways, the trees shall be re-spaced to accommodate required clearances while maintaining the required quantity of trees on average. All planting shall conform to City standards for sight line requirements at intersections and driveways.
9. Side Yard fences up to six feet (6'-0") from house grade are allowed except within the front setback. Within this setback the fence shall be no greater than 3'-6" in height. Side yard fences shall be consistent with adjacent front and back fence for height, material and colors. Exposed side yard fences must be softened with hedges or other plantings, of one- gallon minimum size, planted 5' on center along the entire length of fence.

10. Rear yard fences of up to six feet (6'-0") in height from street grade are allowed; for areas visible from public streets and parks, requirements are detailed below. The goal is to create privacy while keeping open the public view corridor.

Fencing visible from public areas shall be no higher than six feet (6'-0") above street grade, and shall be stained with semi-transparent stain in a neutral tone to be specified by the Gateway West Design Review Committee (GWDRC), subject to the approval of the Planning Director. Other architectural materials may be incorporated, upon GWDRC approval, subject to the approval of the Planning Director.

Side and rear yard fences visible from the parks and public areas which are composed of wood shall have continuous top and bottom rails. This applies only to those locations indicated in **Exhibit 20, of the Gateway West PUD Development Guidelines (attach.)**

11. The lot coverage shall not exceed 40 percent.
12. For corner lots, design enhancements shall be provided on the exterior street side. Side windows not screened by fencing shall mimic front window treatments for grid patterns, exterior trim, shutters, etc.
13. Special Rear Elevations: The rear elevations on the following lots which will be visible from streets and other public areas shall be enhanced by mimicking front window treatments for grid patterns, exterior trim, shutters, etc. Affected Lots - Village 4: Lot 23 which sides on to the elementary school site, and Village 9: Lots 66-80 which back up to the sound wall along "South Loop Road."
14. All roofing shall include end and ridge caps.

**APPROVED ON: February 24, 1999**

**PREPARED BY:**

  
Thomas S. Pace, Assistant Planner

**APPROVED BY:**

  
Scot Mende, Senior Planner

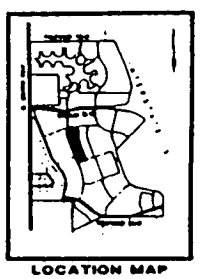
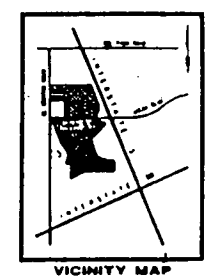
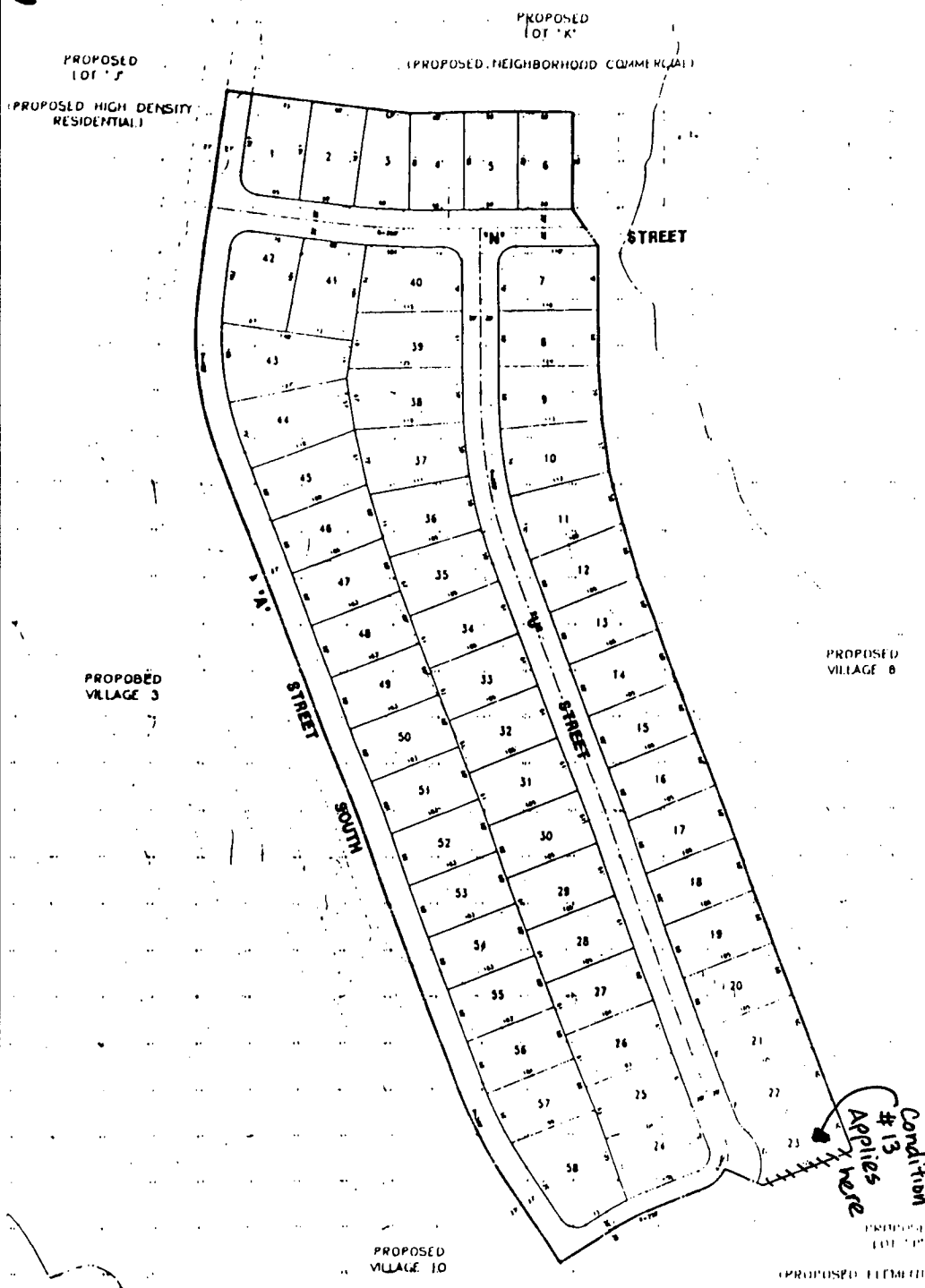
**Attachments:**

Exhibit 1: Site Plan (Tentative Map - Village 4)  
Exhibit 2: Site Plan (Tentative Map - Village 9)  
Exhibit 3: Typical Landscaping Plan  
Exhibit 4a: Plan 1 Floor Plan  
Exhibit 4b: Plan 1 Floor Plan Options  
Exhibit 4c: Plan 1 Front Elevations  
Exhibit 4d: Plan 1 Side/Rear Elevations  
Exhibit 5a: Plan 2 Floor Plan

Exhibit 5b: Plan 2 Floor Plan Options  
Exhibit 5c: Plan 2 Front Elevations  
Exhibit 5d: Plan 2 Side/Rear Elevations  
Exhibit 6a: Plan 3 Floor Plan  
Exhibit 6b: Plan 3 Floor Plan Options  
Exhibit 6c: Plan 3 Front Elevations  
Exhibit 6d: Plan 3 Side/Rear Elevations  
Exhibit 7a: Plan 4 Floor Plan  
Exhibit 7b: Plan 4 Floor Plan Options  
Exhibit 7c: Plan 4 Front Elevations  
Exhibit 7d: Plan 4 Side/Rear Elevations  
Exhibit 8a: Plan 5 Floor Plan  
Exhibit 8b: Plan 5 Floor Plan Options  
Exhibit 8c: Plan 5 Front Elevations  
Exhibit 8d: Plan 5 Side/Rear Elevations  
Exhibit 9a: Plan 6 Floor Plan  
Exhibit 9b: Plan 6 Floor Plan Options - 1  
Exhibit 9c: Plan 6 Floor Plan Options - 2  
Exhibit 9d: Plan 6 Front Elevations  
Exhibit 9e: Plan 6 Side/Rear Elevations  
Exhibit 10: Gateway West PUD Exhibits 10 & 20.  
Exhibit 11: Mitigation Monitoring Plan  
Exhibit 12: PDSP Letter of Agreement

File: Original  
cc: Development Services - Building Division: Bryon Nakashima  
Development Services - Building Division: David Hay  
Applicant  
PUD Binder

TENTATIVE MAP  
**GATEWAY WEST**  
 VILLAGE No. 4  
 JULY 1997 SCALE: 1"=50'



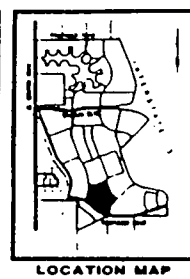
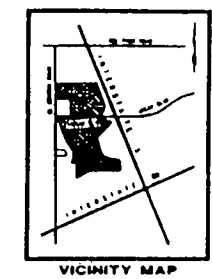
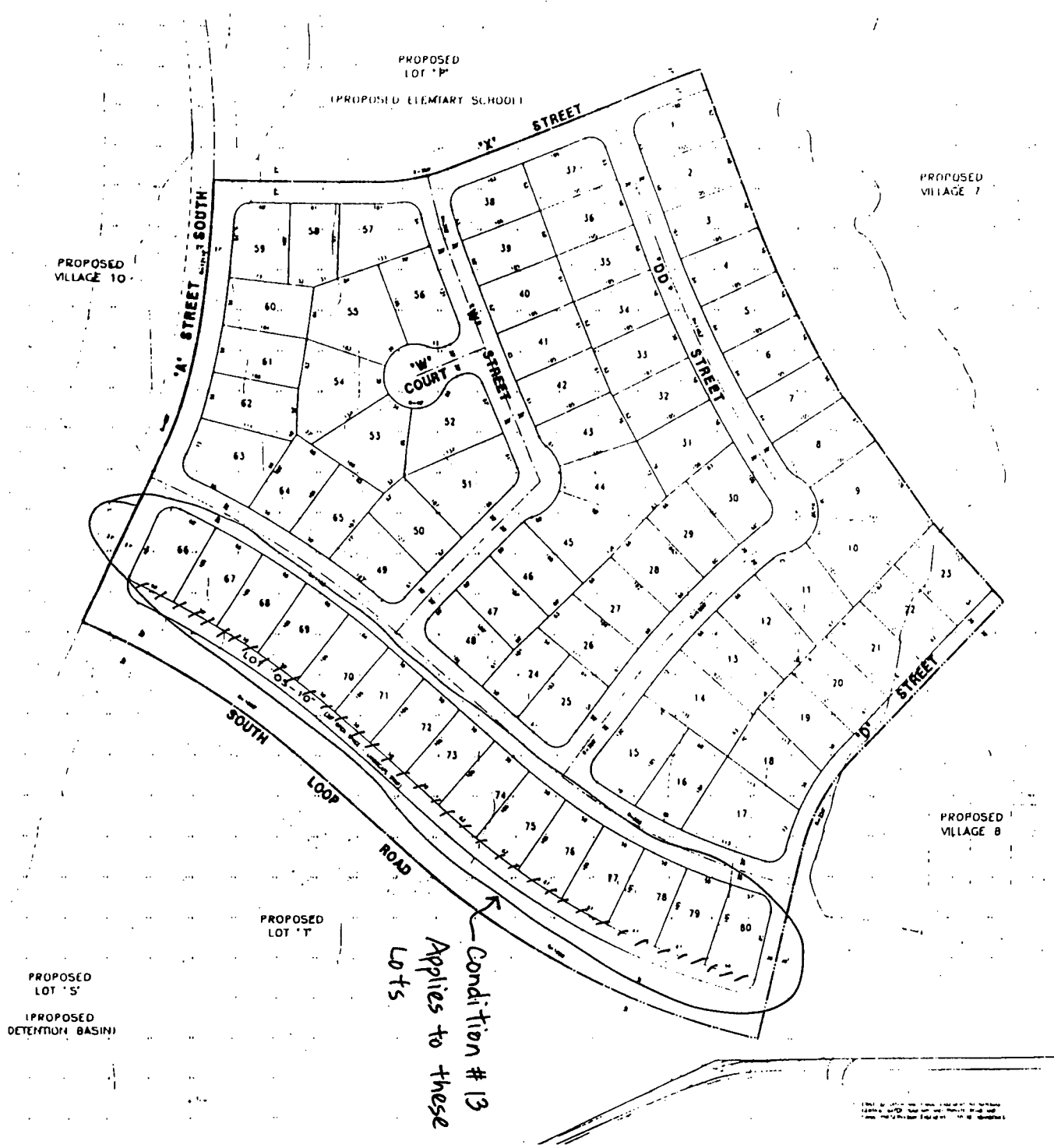
OWNER	GATEWAY TRUST PARTNERSHIP 2424 N STREET, 2ND FLOOR SACRAMENTO, CA 95816 PH: (916) 446-1113
SUBDIVIDER	GATEWAY TRUST PARTNERSHIP 2424 N STREET, 2ND FLOOR SACRAMENTO, CA 95816 PH: (916) 446-1113
PRESENT USE	VACANT - AGRICULTURAL CROPLAND
PROPOSED USE	SINGLE FAMILY RESIDENTIAL LOW DENSITY
PRESENT ZONING	A-1-PUB
PROPOSED ZONING	R-1-PUB
TOTAL ACREAGE	11.1 ACRES
NET ACREAGE	8.8 ACRES
NUMBER OF LOTS	58 LOTS (18.0 S.F. PER AC)
LOT SIZE	6800 S.F. MIN
SCHOOL DISTRICT	SACRAMENTO CITY UNIFIED
PARK DISTRICT	CITY OF SACRAMENTO
FIRE DISTRICT	CITY OF SACRAMENTO
WATER DISTRICT	CITY OF SACRAMENTO
STORM DRAINAGE	CITY OF SACRAMENTO
FLOOD CONTROL	CITY OF SACRAMENTO
SANITARY DISPOSAL	CITY OF SACRAMENTO

APP: P03 215-0140-021 & 020

**mnp** MORTON & PITAL  
 CIVIL ENGINEERING - PLANNING  
 1000 J STREET, SUITE 200  
 SACRAMENTO, CA 95811

P99-002  
 EXHIBIT 1  
 SITE PLAN  
 TENTATIVE MAP - VILLAGE 4

TENTATIVE MAP  
**GATEWAY WEST**  
 VILLAGE No. 9  
 JULY 1997 SCALE T-50'



NOTES:	
OWNER:	GATEWAY TRUST PARTNERSHIP 2416 H STREET 2nd FLOOR SACRAMENTO, CA 95816 PH(916) 666-1113
SUBDIVIDER:	GATEWAY TRUST PARTNERSHIP 2416 H STREET 2nd FLOOR SACRAMENTO, CA 95816 PH(916) 666-1113
PRESENT USE:	VACANT - AGRICULTURAL CROPLAND
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL LOW DENSITY
PRESENT ZONING:	A-1-PUB
PROPOSED ZONING:	R-1-PUB
TOTAL ACRES:	18.8 ACRES
NET ACRES:	13.3 ACRES
NUMBER OF LOTS:	87 LOTS (8.7 B.U. PER AC)
LOT SIZE:	6000 S.F. MIN
SCHOOL DISTRICT:	SACRAMENTO CITY UNIFIED
PARK DISTRICT:	CITY OF SACRAMENTO
FIRE DISTRICT:	CITY OF SACRAMENTO
WATER DISTRICT:	CITY OF SACRAMENTO
STORM DRAINAGE:	CITY OF SACRAMENTO
FLOOD CONTROL:	CITY OF SACRAMENTO
SANITARY DISPOSAL:	CITY OF SACRAMENTO
ALP #:	POB 223-0140-00

P99-002  
 EXHIBIT 2  
 SITE PLAN  
 TENTATIVE MAP - VILLAGE 9

**mnp** MORTON & PITAL  
 CIVIL ENGINEERS & PLANNERS  
 1000 J STREET, SUITE 200  
 SACRAMENTO, CALIFORNIA 95811  
 TEL: (916) 441-1111 FAX: (916) 441-1112

Condition # 13  
 Applies to these  
 Lots

PROPOSED LOT 'S'  
 (PROPOSED DETENTION BASIN)

PROPOSED LOT 'T'

PROPOSED LOT 'P'  
 (PROPOSED ELEMENTARY SCHOOL)

PROPOSED VILLAGE 7

PROPOSED VILLAGE 8

PROPOSED VILLAGE 10



KAUFMAN BROAD

ARCHITECTURE

GATEWAY WEST

PRODUCTION FRONT YARDS

KAUFMAN BROAD SACRAMENTO DIVISION

**PLANTING NOTES**

1. ALTERNATE PLANT PALETTE EVERY 3 TO 4 HOUSES IN RANDOM ORDER.
2. ALL LEVEL SHRUB AREAS PLANTED WITH PLANTED GROUND COVER SHALL BE TOP DRESSED WITH A 1" LAYER OF SHREDDED BARK MULCH. ALL OTHER LEVEL SHRUB AREAS SHALL RECEIVE A 2" LAYER. LEAVE A 12" DIAMETER AREA AROUND EACH TREE AND SHRUB MAIN STEM TREE OF BARK MULCH.
3. ALL PLANTED AREAS SHALL BE RAKED CLEAN AND CLEAR OF ALL EXTRANEIOUS MATERIALS. FINISH GRADES AND SURFACE DRAINAGE PATTERNS SHALL BE RESTORED TO THE APPROVED SPECIFIC GRADING PLAN AFTER TREE AND SHRUB INSTALLATIONS AND PRIOR TO GROUND COVER OR BARK INSTALLATION.
4. ALL PLANT MATERIAL SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH AND SHALL BE APPROVED BY THE KAUFMAN AND BROAD LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE CONTRACTOR SHALL SUBMIT PHOTOS OF ALL BOX SIZE TREES FOR APPROVAL BY THE KAUFMAN AND BROAD LANDSCAPE ARCHITECT. SHRUBS WILL BE REVIEWED ON SITE.
5. ALL LANDSCAPE CONSTRUCTION INSTALLATION AND PRACTICE SHALL COMPLY WITH ALL LOCAL AND REGIONAL STANDARDS AND THE CLCA'S STANDARDS FOR LANDSCAPE CONSTRUCTION AND MAINTENANCE.
6. ALL PLANT MATERIAL AND LAWN HAS BEEN PURCHASED BY KAUFMAN AND BROAD FROM NORMAN'S NURSERY (PLANT MATERIAL AVAILABLE AT NORMAN'S NURSERY, TURF AVAILABLE AT AD 800 FARMS). CONTRACTOR SHALL COORDINATE SHIPPING AND RECEIVING OF ALL PLANT MATERIAL AND IS RESPONSIBLE FOR PLANTING INSTALLATION AND GUARANTEE.
7. ANY PLANT MATERIAL DELETIONS OR SUBSTITUTIONS SHALL BE APPROVED BY THE KAUFMAN AND BROAD LANDSCAPE ARCHITECT.
8. ALL TREES SHALL BE LOCATED MIN. 8' (FEET) FROM PROPERTY LINE, FENCING AND WALLS, HARDSCAPE SURFACES, BUILDING EAVES AND SUBSURFACE UTILITIES INCLUDING DRAINAGE LINES, DOMESTIC SUPPLY LINES AND SEWER LINES WHEREVER POSSIBLE. ANY TREE PLANTED WITHIN 5' (FEET) OF HARDSCAPE SURFACES SHALL RECEIVE AN APPROVED ROOT BARRIER INSTALLED PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, ADJACENT AND PARALLEL TO THE HARDSCAPE AND 5' BEYOND THE TREE TRUNK IN BOTH DIRECTIONS. IN CASE OF DISCREPANCIES IMMEDIATELY NOTIFY KAUFMAN AND BROAD LANDSCAPE ARCHITECT. IN ADDITION TREES SHALL BE LOCATED MIN. 3' (FEET) FROM ALL HYDRANTS, MAIL BOXES, WATER METERS, AND SUBSURFACE UTILITIES INCLUDING TELEPHONE, ELECTRICAL AND CABLE TV, MIN. 8' (FEET) FROM THE OODR SIDE OF ALL TRANSFORMER BOXES, MIN. 10' (FEET) FROM ALL EASEMENT BOUNDARIES, MIN. 15' (FEET) FROM ALL STREET LIGHTS, SIGNS AND POWER POLES. CONTRACTOR SHALL VERIFY ALL UTILITIES, EASEMENTS, HARDSCAPE AND EQUIPMENT PRIOR TO THE INSTALLATION OF TREES.
9. PLANTING BACKFILL FOR CONTAINER PLANT MATERIAL (UNLESS SPECIFIED OTHERWISE AND SUBJECT TO CHANGE PER SOILS ANALYSIS) SHALL BE A THOROUGHLY BLENDED MIXTURE OF TOP SOIL (2 PARTS), SOIL CONDITIONER (1 PART) OR APPROVED EQUAL (1 PART) AGRICULTURAL GYPSUM (25 LBS./AC.) AND SUPERTHRIVE PLANT HORMONE WATERED WELL FOR EACH TREE AND SHRUB (1 CAP/L).L

**IMPORTANT NOTE:**

1. THESE PLANS ARE ONLY A REPRESENTATION OF ACTUAL CONDITIONS. IRRIGATION AND PLANT QUANTITIES MAY VARY. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR VISIT THE SITE AND MEMBERS TO VERIFY ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION.

**Plant Legend:**

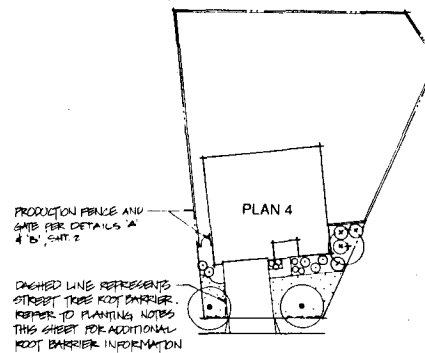
PALETTE 'A'	PALETTE 'B'	PALETTE 'C'	PALETTE 'D'	SIZE
STREET TREES				
PER STREET TREE LEGEND	PER STREET TREE LEGEND	PER STREET TREE LEGEND	PER STREET TREE LEGEND	
<b>FRONT YARD TREES</b>				
PRUNUS C. 'THUNDERCLOUD'	PYRUS C. 'ARISTOCRA'	LAGERSTROEMIA 'NATCHEZ'	MAGNOLIA G. 'ST. MARY'	15 GAL
<b>SHRUBS</b>				
ABUTILON UNEDO 'COMPACTA'	PITISPORUM TOBIRA	PHOTINIA FRASERI	LAGOSTRUM J. 'TE XANUM'	5 GAL
COTONEASTER HORIZONTALIS	ROS MARINUS PROSTRATUS	COTONEASTER HORIZONTALIS	ROS MARINUS HYSTIATUS	1 GAL
RAPHANOLEPIS 'BALLERINA'	RAPHANOLEPIS 'CLARA'	PITISPORUM T. 'WHEELER'	GHEVILLEA NOELI B	1 GAL
AGAPANTHUS 'PETER PAN'	HEMEROCALLIS SPP.	AGAPANTHUS 'PETER PAN'	HEMEROCALLIS SPP	1 GAL
<b>TURF</b>				
MARATHON HE TURF	MARATHON HE TURF	MARATHON HE TURF	MARATHON HE TURF	500

**GATEWAY WEST Village No. 4 - Street Tree Legend:**

STREET NAME	STREET TREE
'A' STREET SOUTH	CELTIS SINENSIS & QUERCUS PURRA ALTERNATING
'N' STREET	PISTACHIA CHINENSIS
'U' STREET	SEQUOIA S. 'SOQUEL'

**GATEWAY WEST Village No. 9 - Street Tree Legend:**

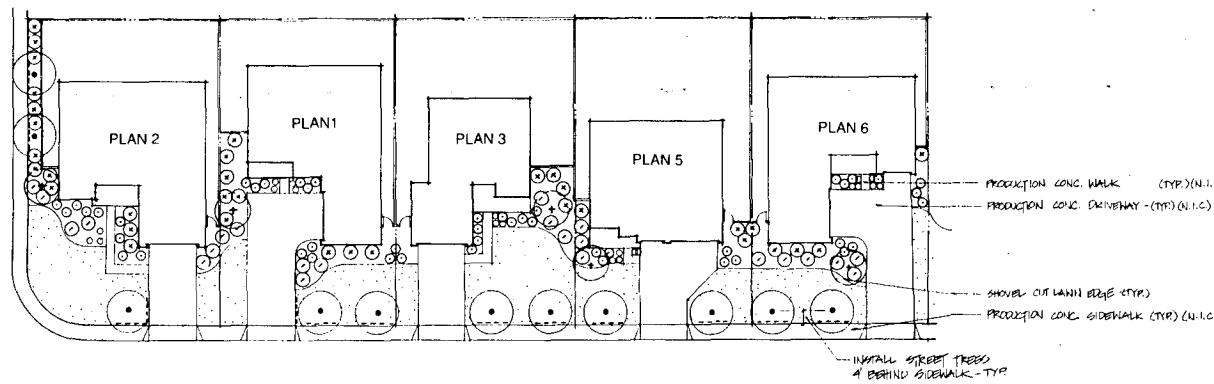
STREET NAME	STREET TREE
'A' STREET SOUTH	CELTIS SINENSIS & QUERCUS PURRA ALTERNATING
'X' STREET	PISTACHIA CHINENSIS
'W' STREET	SEQUOIA S. 'SOQUEL'
'OD' STREET	PISTACHIA CHINENSIS
'D' STREET	SEQUOIA S. 'SOQUEL'
'W' COURT	PISTACHIA CHINENSIS
'V' STREET	SEQUOIA S. 'SOQUEL'



TYPICAL PIE-SHAPED LOT

SCALE: 1" = 20'-0"

1999-002  
revd 1.5.99



TYPICAL CORNER LOT

SCALE: 1" = 20'-0"

TYPICAL INTERIOR STANDARD LOT

SCALE: 1" = 20'-0"

P99-002  
EXHIBIT 3  
TYPICAL LANDSCAPING  
PLAN

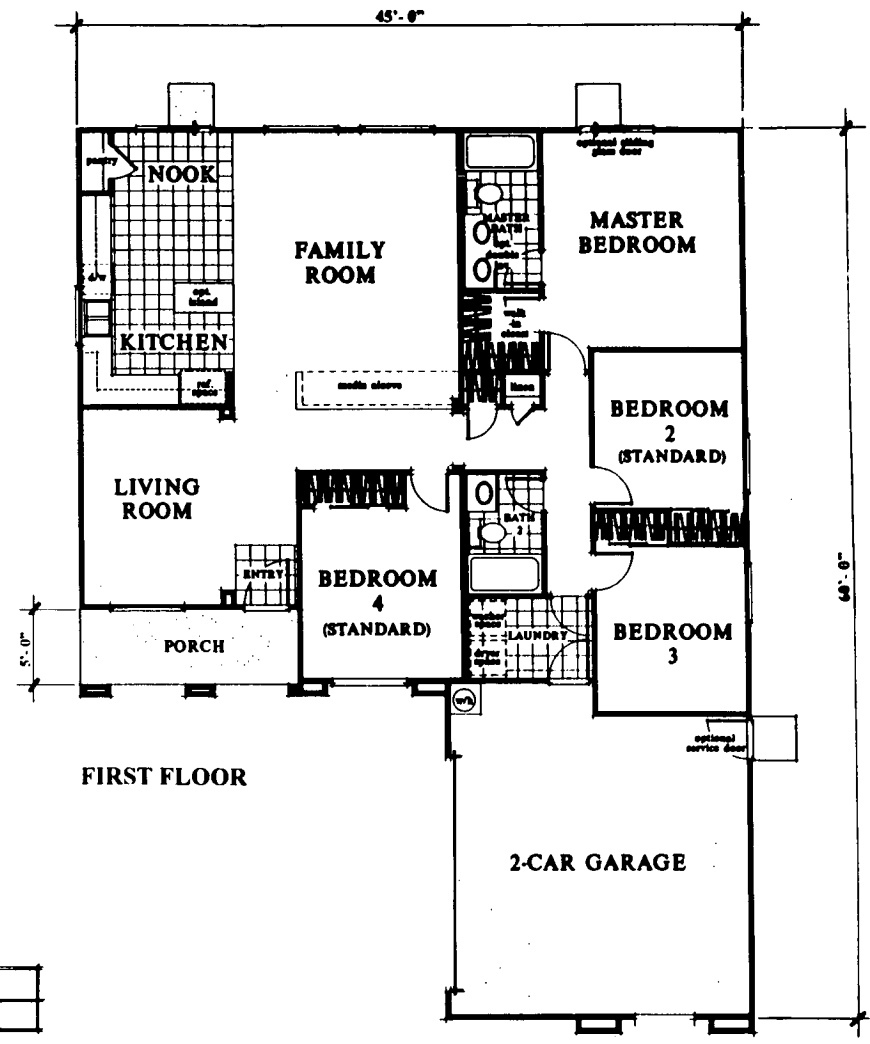
PLAN: PLANTING PLAN

SHEET: 4

OF 8 SHEETS

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SEE PLAN FOR NOTES



TABLATIONS
1634 S.F.



KAUFMAN & BROADWAY

GATEWAY WEST

SOUTHERN CALIFORNIA DIVISION

P99-002  
EXHIBIT 4a  
PLAN 1  
FLOOR PLAN



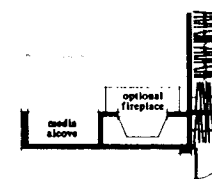
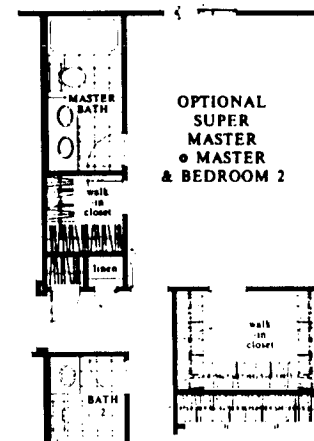
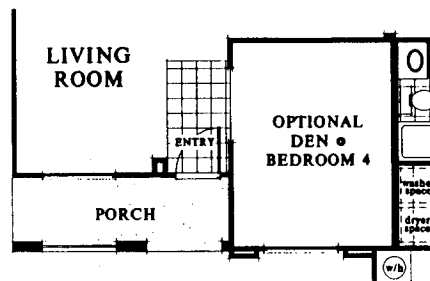
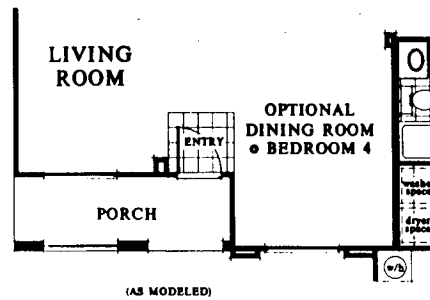
KAUFWAN & FABRY

GATEWAY  
WEST

NORTHERN SACRAMENTO  
DIVISION

DATE: 11/11/09

P99-002  
EXHIBIT 4b  
PLAN 1  
FLOOR PLAN OPTIONS





KAUFMAN BROAD  
ARCHITECTS

GATEWAY  
WEST

NORTHVALE SUBDIVISION  
DIVISION

DATE: SEP. 18, 1991

REVISIONS

P99-002  
EXHIBIT 4c  
PLAN 1  
FRONT ELEVATIONS



ELEVATION B

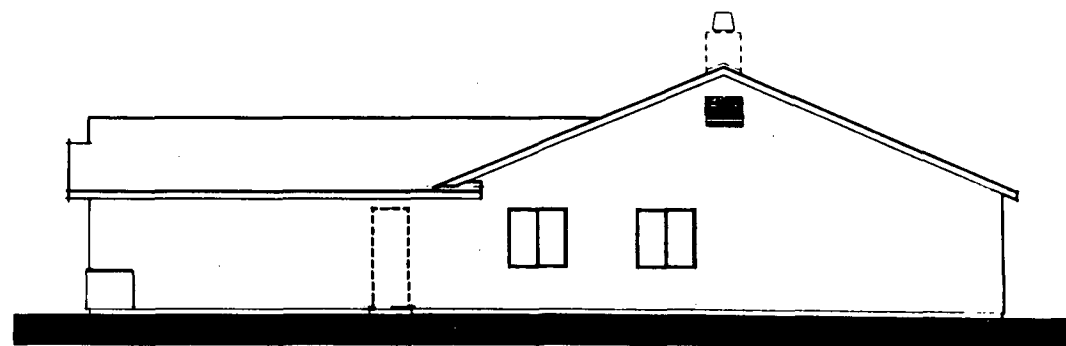


ELEVATION C

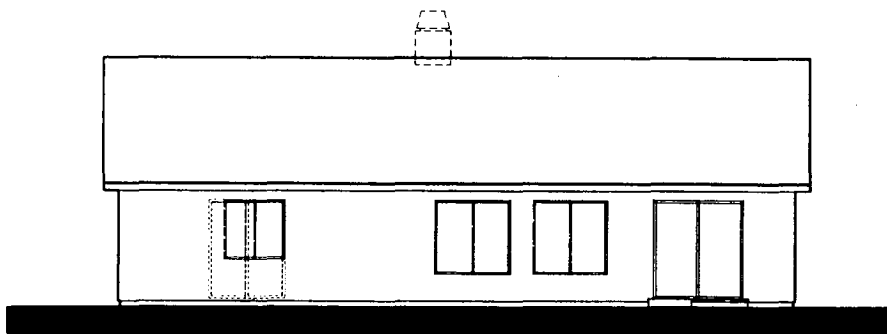


ELEVATION A

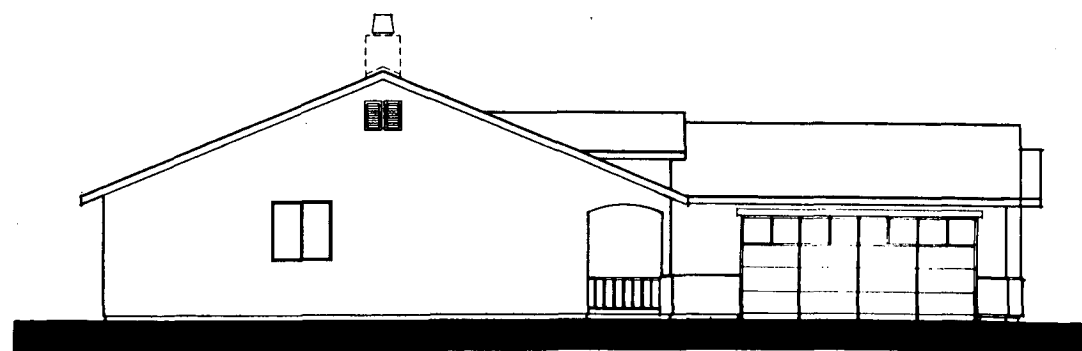
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RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

-200 000  
 5/5/99



KAUFMAN BROAD  
 ARCHITECTURE

GATEWAY  
 WEST

NORTH BAY AREA  
 DIVISION

DATE OCTOBER 14, 1998

REVISIONS

P99-002  
 EXHIBIT 4d  
 PLAN 1  
 SIDE/REAR ELEVATIONS

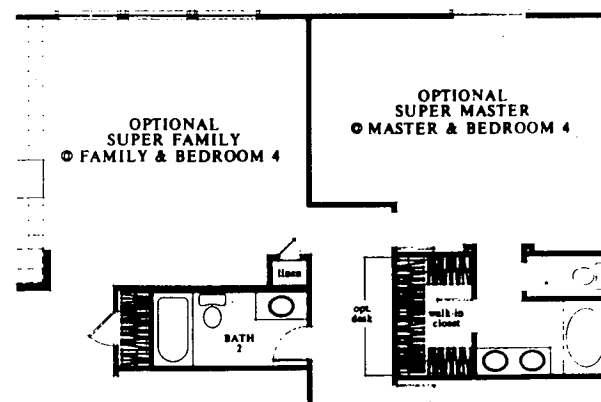
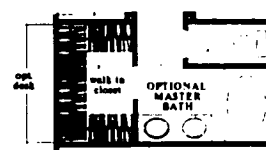




KAUFMAN & FABRY

GATEWAY  
WEST

SHOWING CURRENT  
DESIGN



1-20-02  
P99-002

P99-002  
EXHIBIT 5b  
PLAN 2  
FLOOR PLAN OPTIONS



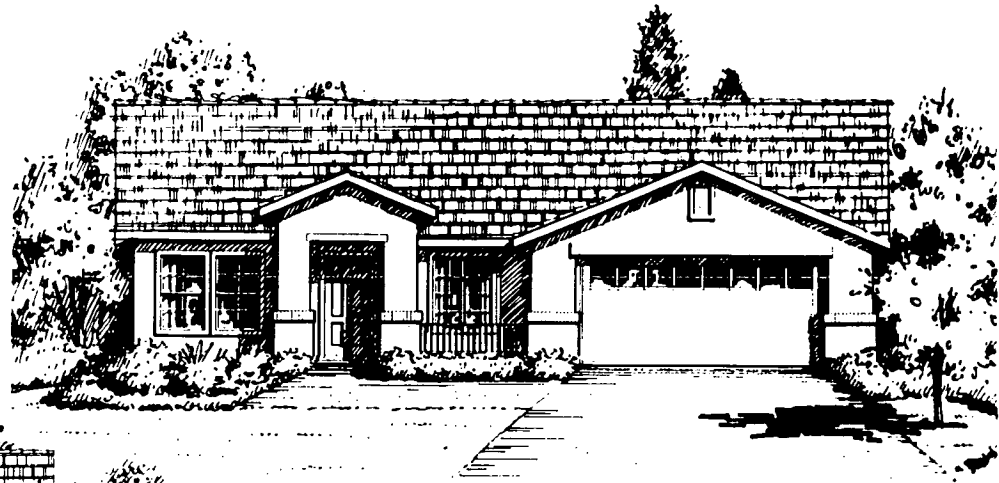
KAUFMAN'S A BROAD

GATEWAY  
WEST

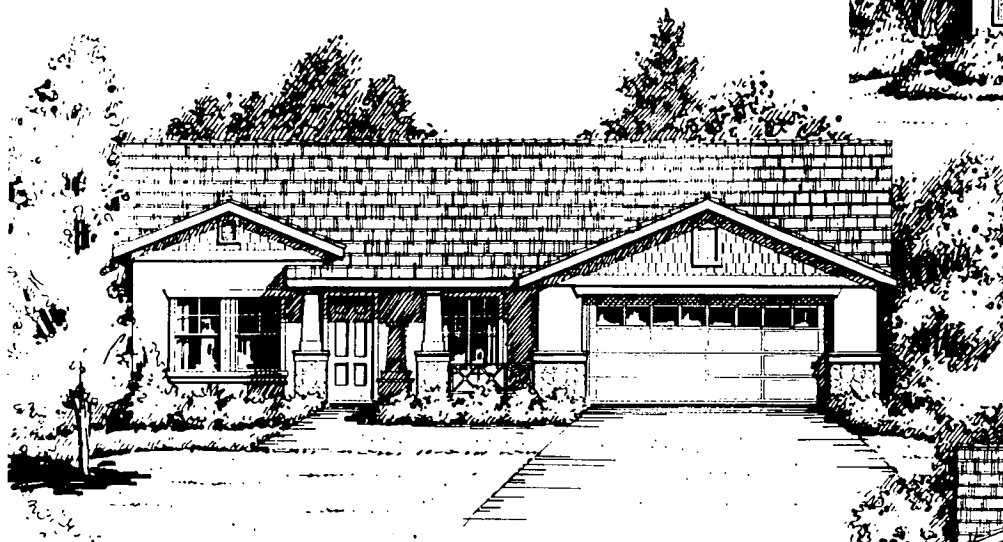
NORTHWAY SUBDIVISION  
DIVISION

DATE: 11/15/04

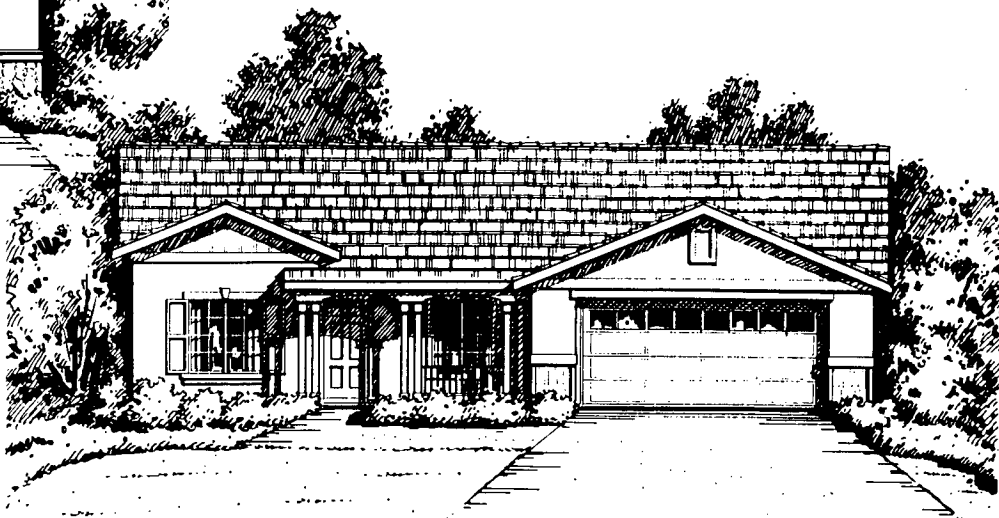
P99-002  
EXHIBIT 5c  
PLAN 2  
FRONT ELEVATIONS



ELEVATION B



ELEVATION C



ELEVATION A

P99-002  
11/15/04



KAUFMAN BROAD  
ARCHITECTURE

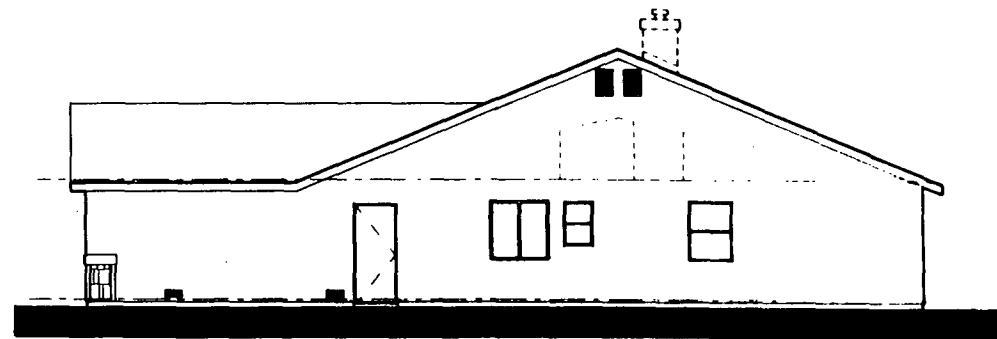
GATEWAY  
WEST

NEW BRIDGE TOWNSHIP  
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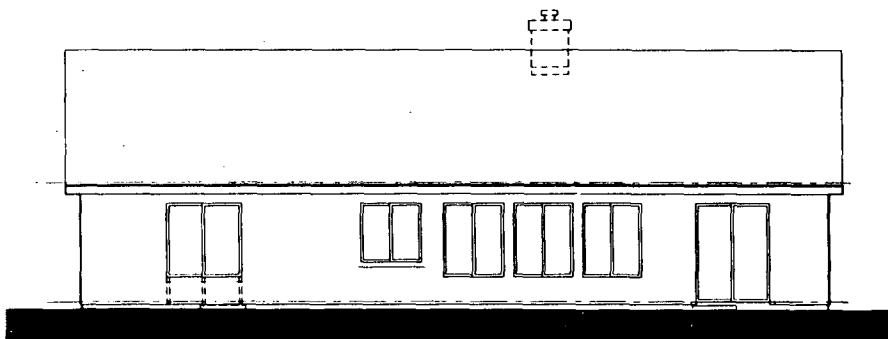
DATE: 08/20/09

REVISIONS

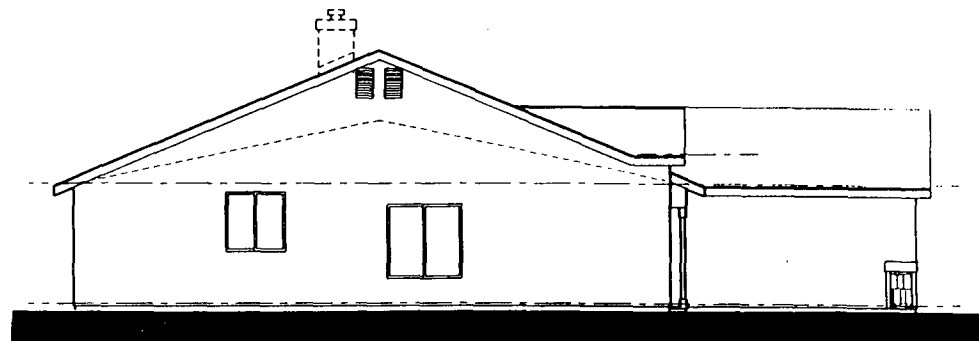
P99-002  
EXHIBIT 5d  
PLAN 2  
SIDE/REAR ELEVATIONS



RIGHT SIDE ELEVATION



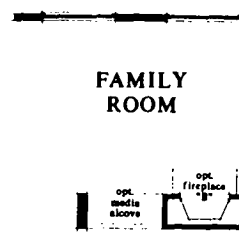
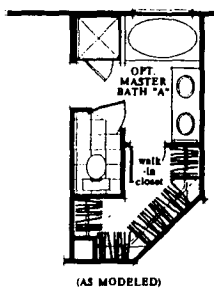
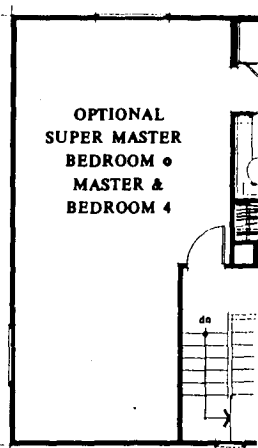
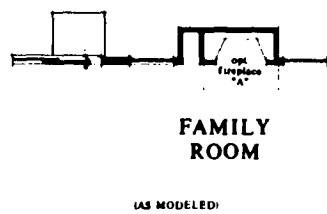
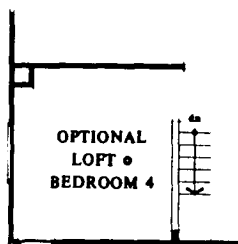
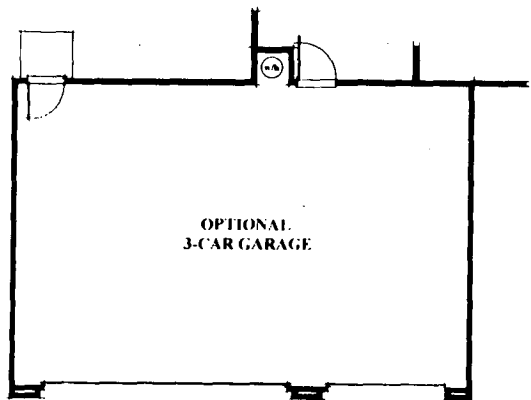
REAR ELEVATION



LEFT SIDE ELEVATION

see bldg  
08/13/09





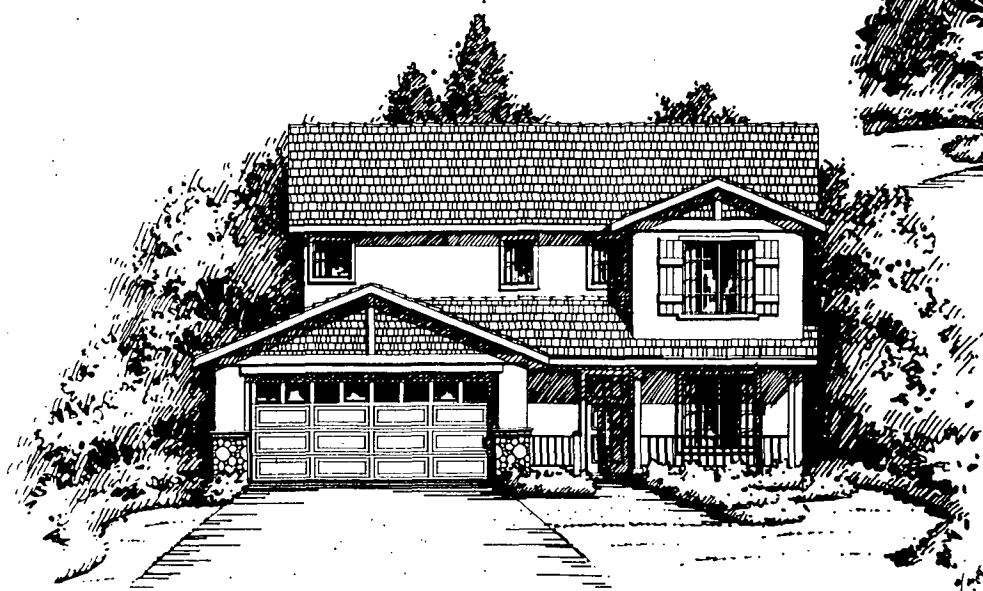
Kaufman & Broad

GATEWAY  
WEST

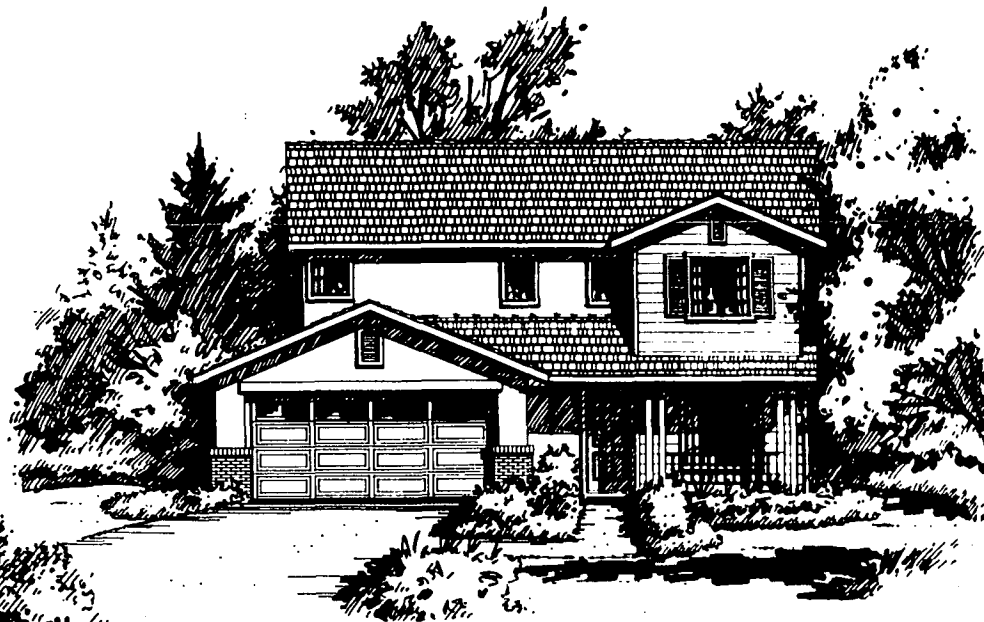
NORTHWAY SACRAMENTO  
DIVISION

P99-002  
EXHIBIT 6b  
PLAN 3  
FLOOR PLAN OPTIONS

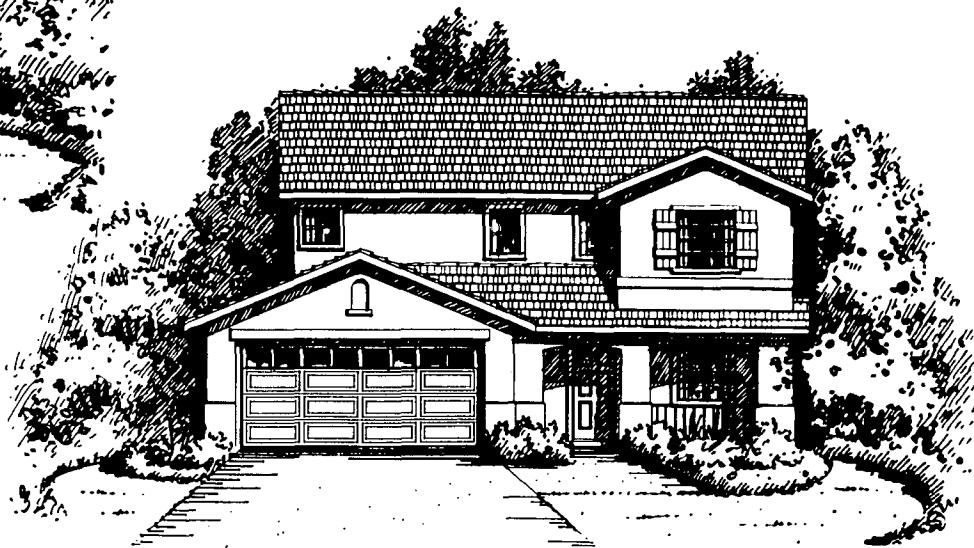
900 008  
100 50 008



ELEVATION C



ELEVATION B



ELEVATION A



KAUFMAN & BROAD  
A ARCHITECTURE

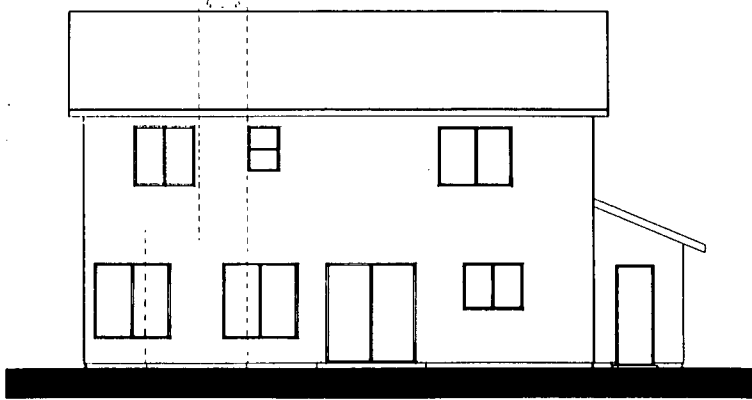
GATEWAY  
WEST

ARCHITECTURAL  
DIVISION

DATE: 05/10/08

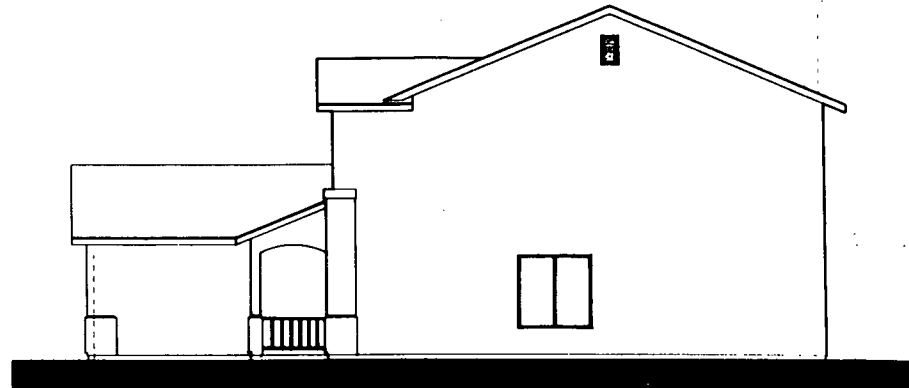
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P99-002  
EXHIBIT 6c  
PLAN 3  
FRONT ELEVATIONS

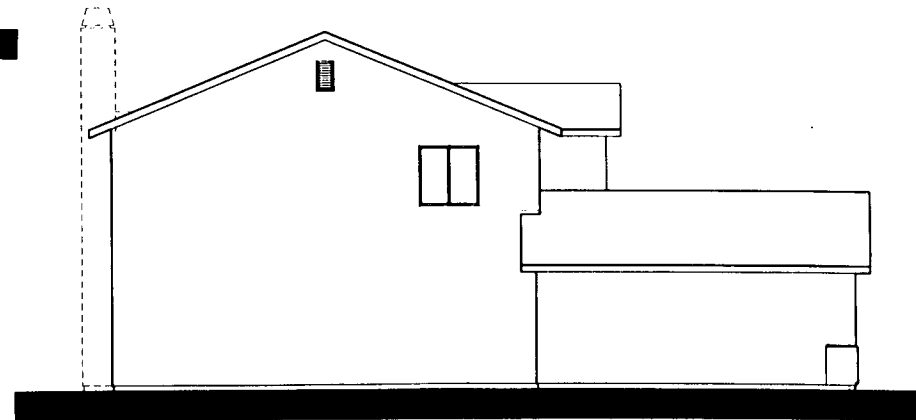


REAR ELEVATION 'A'

607 beds  
 11.15.99



RIGHT ELEVATION 'A'



LEFT ELEVATION 'A'



KAUFMAN & BROAD  
 ARCHITECTURE

GATEWAY  
 WEST

SOUTHBAY SACRAMENTO  
 DIVISION

DATE: 11/15/99  
 PROJECT NO.:  
 PROJECT MGR.:  
 REVISIONS:

P99-002  
 EXHIBIT 6d  
 PLAN 3  
 SIDE/REAR ELEVATIONS

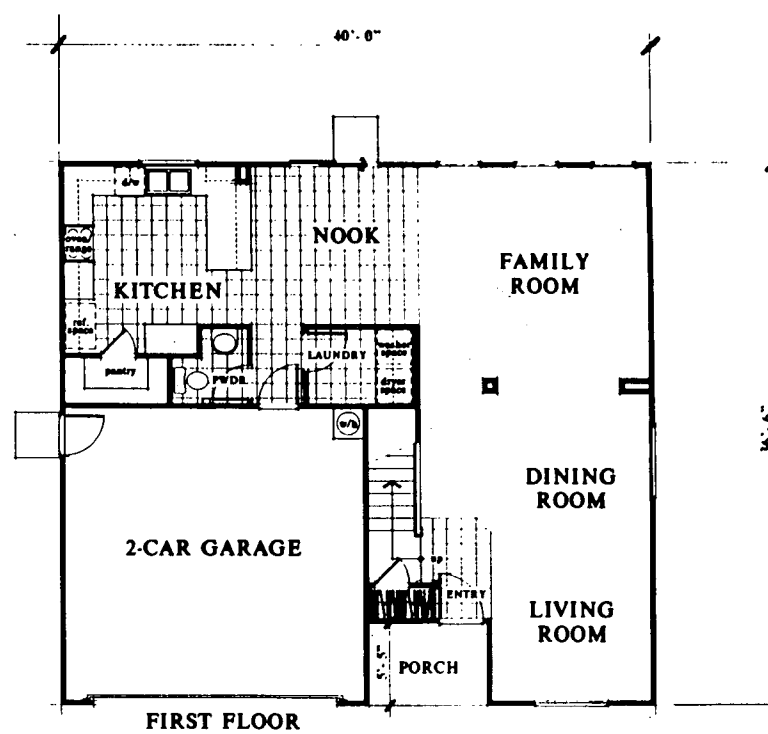
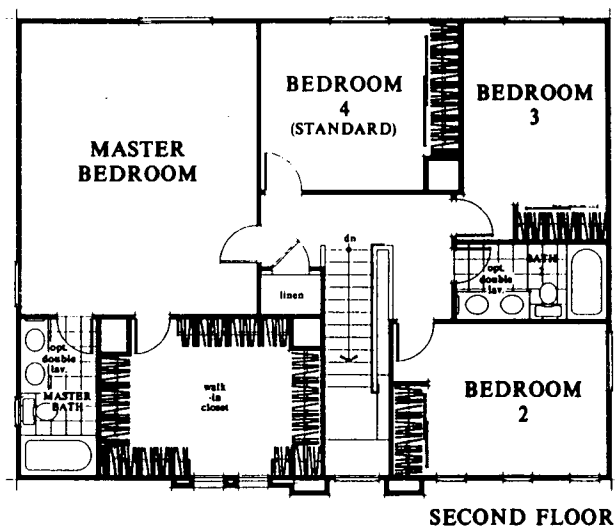


KALIFORNIA

GATEWAY  
WEST

NORTHWEST

SECTION



TABULATIONS	
1ST FLR	1010 S.F.
2ND FLR	1173 S.F.
TOTAL	2183 S.F.

P99-002  
EXHIBIT 7a  
PLAN 4  
FLOOR PLAN



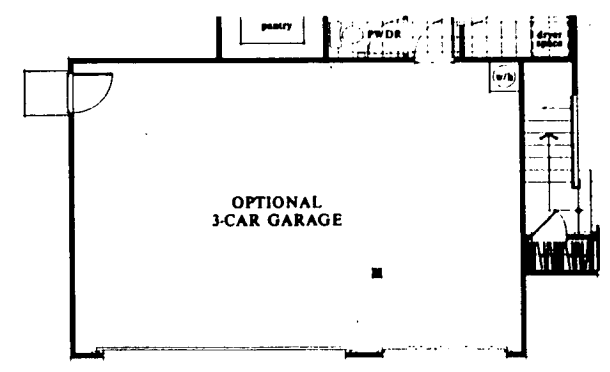
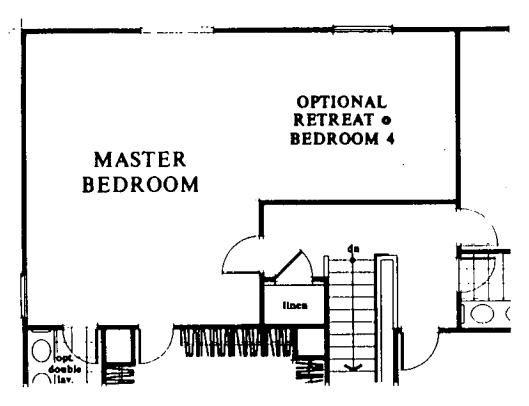
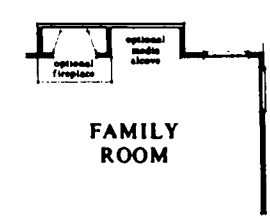
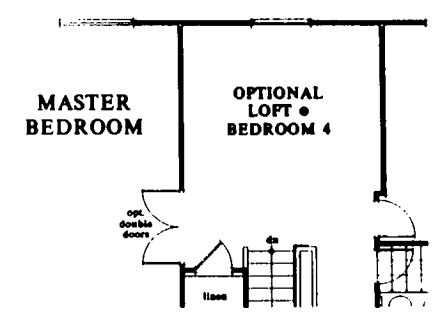
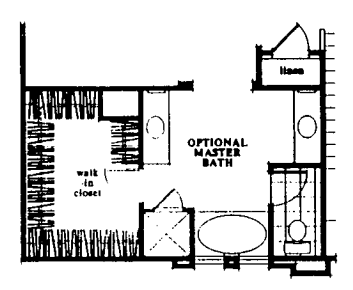
KAUFMAN & BROAD

GATEWAY WEST

NORTHBAY SUBDIVISION

SCALE 1/8" = 1'-0"

P99-002  
EXHIBIT 7b  
PLAN 4  
FLOOR PLAN OPTIONS



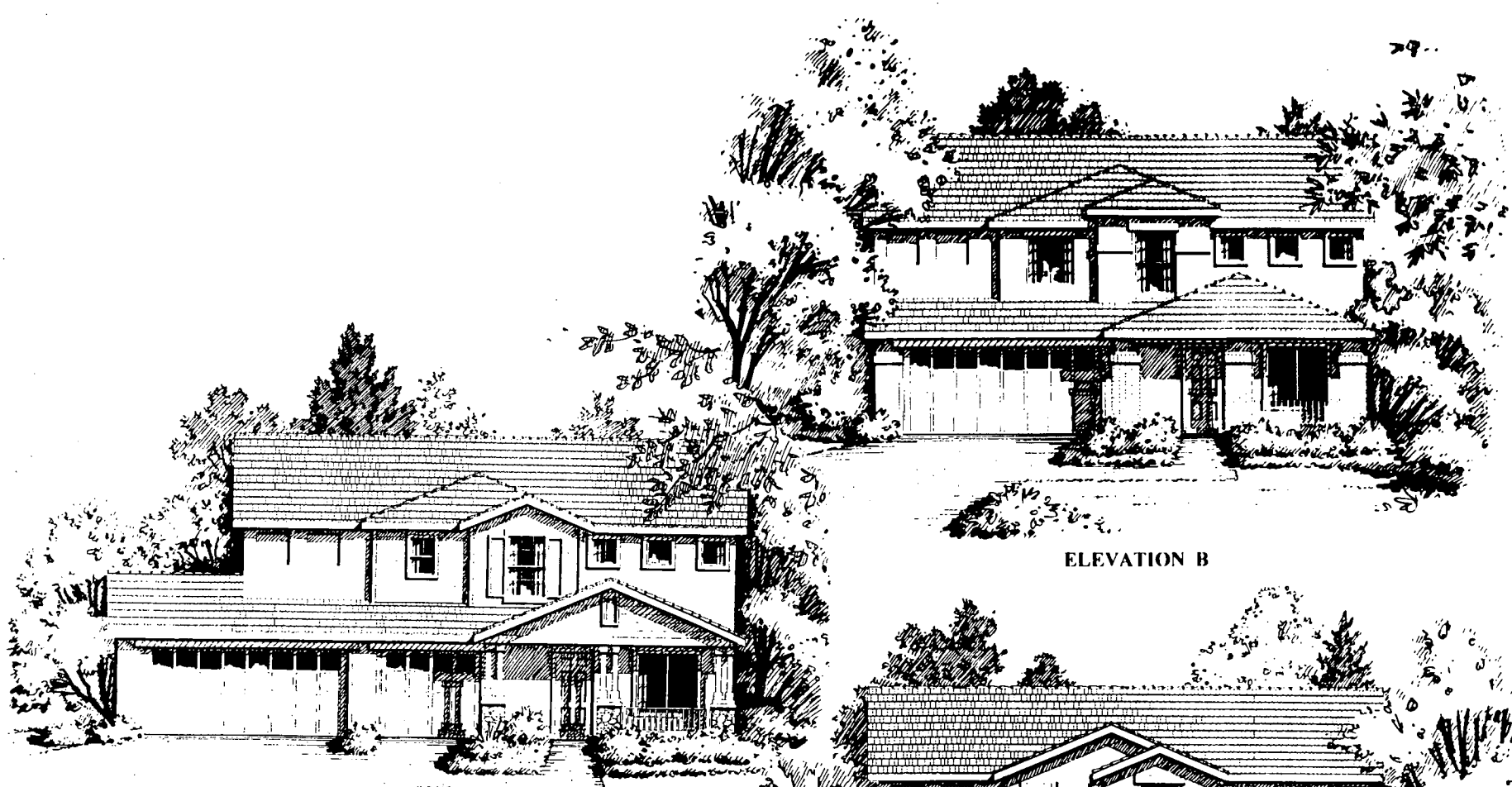
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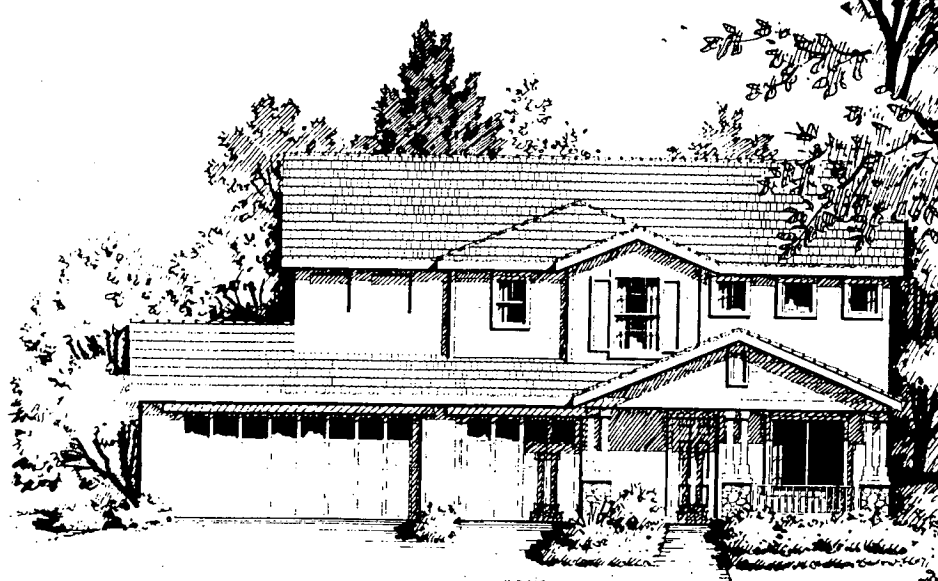
KAUFMAN & BROAD

GATEWAY  
WEST

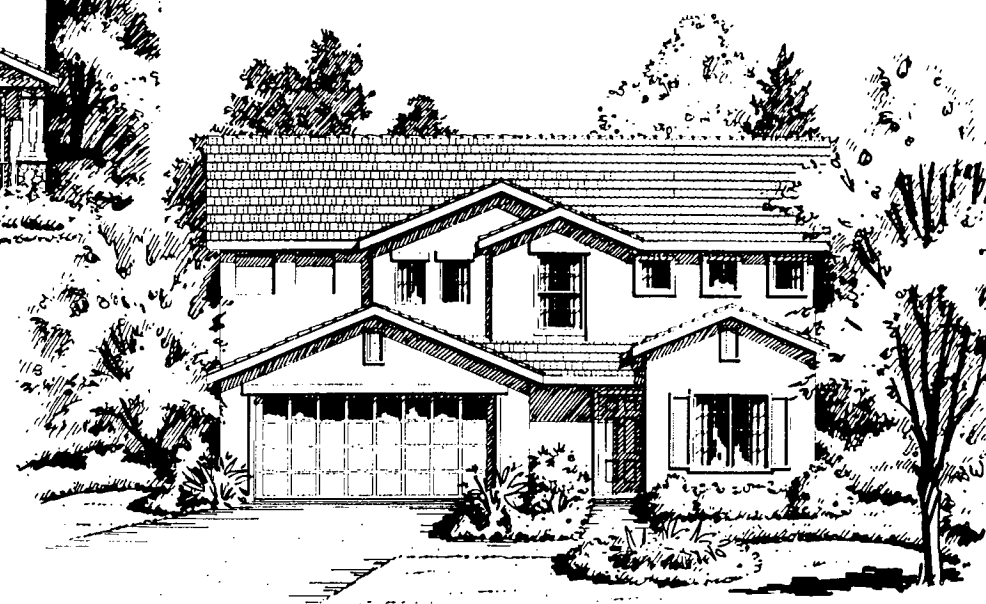
NORTHERN SACRAMENTO  
DIVISION



ELEVATION B



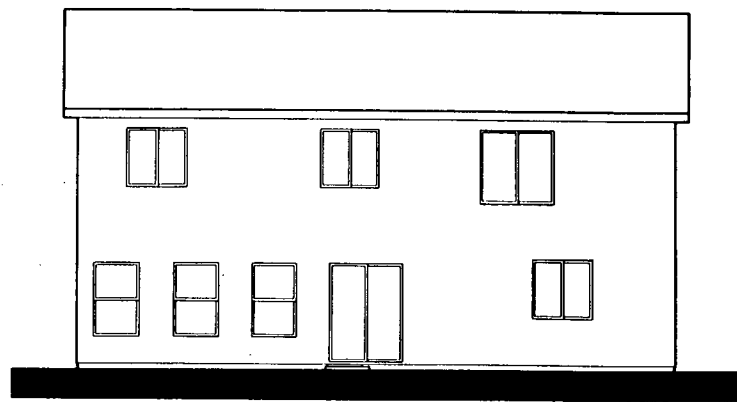
ELEVATION C



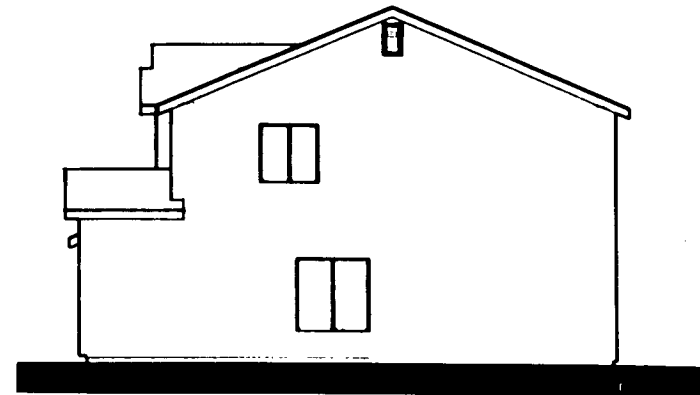
ELEVATION A

P99-002  
EXHIBIT 7c  
PLAN 4  
FRONT ELEVATIONS

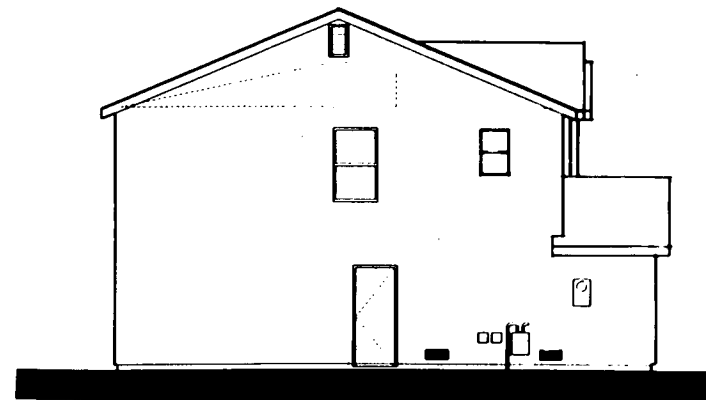
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**REAR ELEVATION 'A'**  
SCALE: 1/4" = 1'-0"



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



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



**KAUFMAN & BROAD**  
ARCHITECTURE

**GATEWAY WEST**

DATE: 10/10/01  
PROJECT NO:  
PROJECT DIR:  
REVISIONS:

P99-002  
EXHIBIT 7d  
PLAN 4

SIDE/REAR ELEVATIONS

10/10/01  
P99-002  
EXHIBIT 7d  
PLAN 4







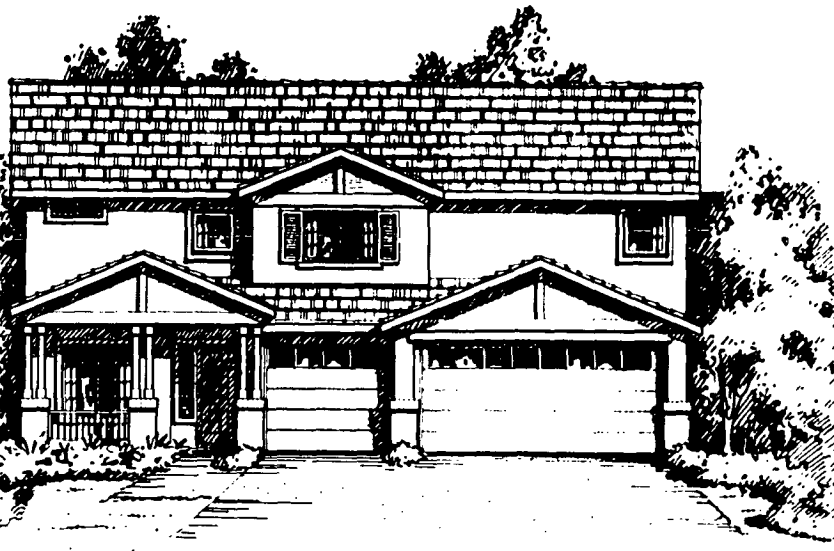
KAUFMAN & BROAD

GATEWAY  
WEST

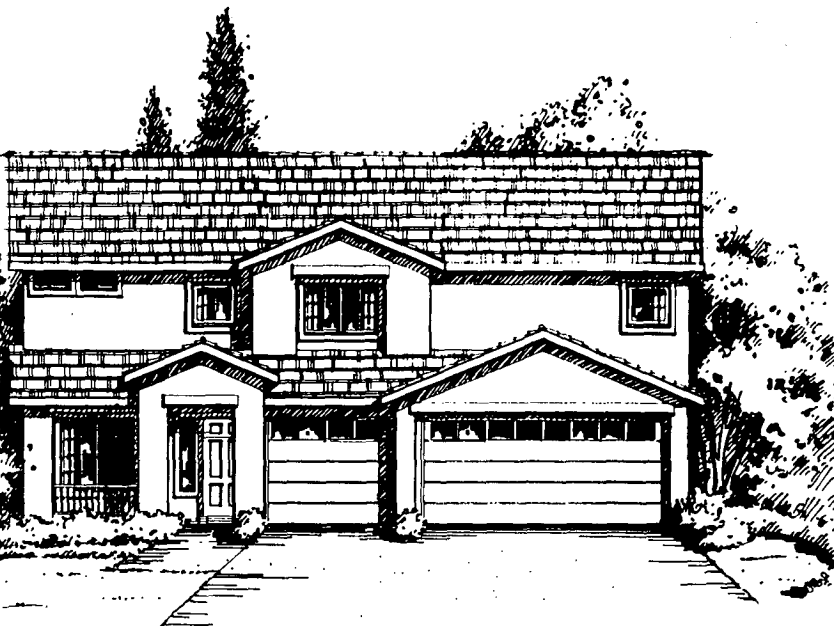
SOUTHWEST REAL ESTATE  
DIVISION

SCALE

P99-002  
EXHIBIT 8c  
PLAN 5  
FRONT ELEVATIONS



ELEVATION B



ELEVATION A



ELEVATION C

P99-002  
REV 1-5-99



KAUFMAN BROAD  
ARCHITECTS

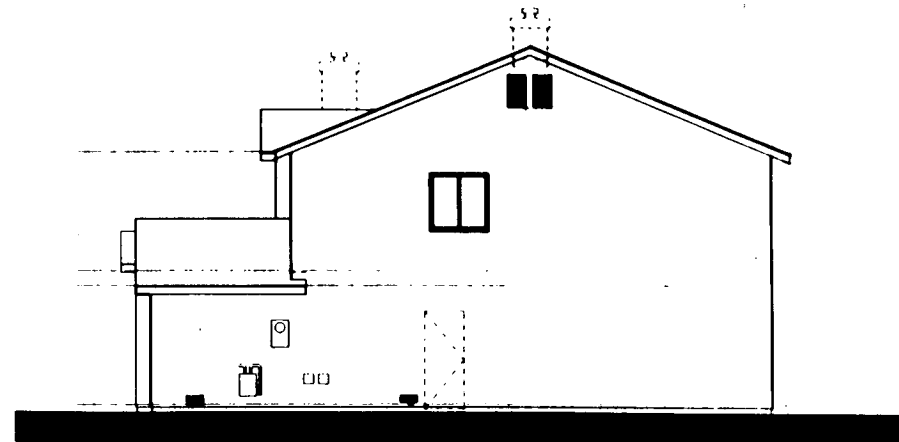
GATEWAY  
WEST

NORTH BAY SACRAMENTO  
DIVISION

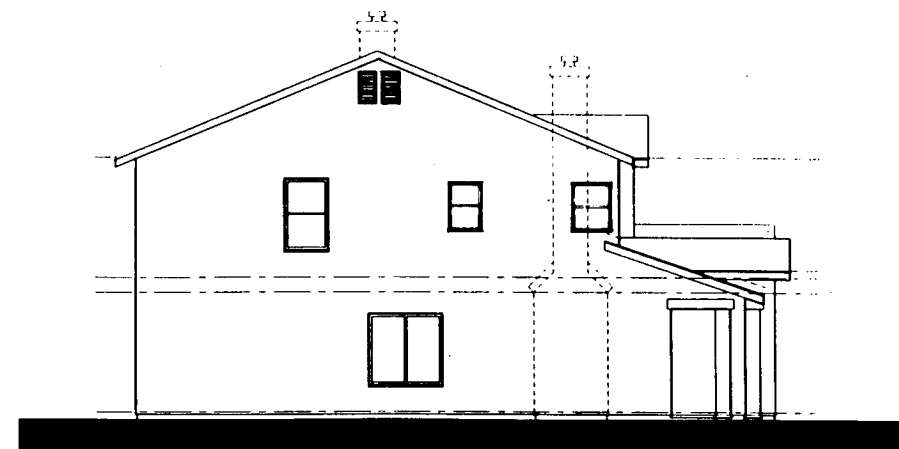
DATE OF SUBMITTAL

REVISIONS

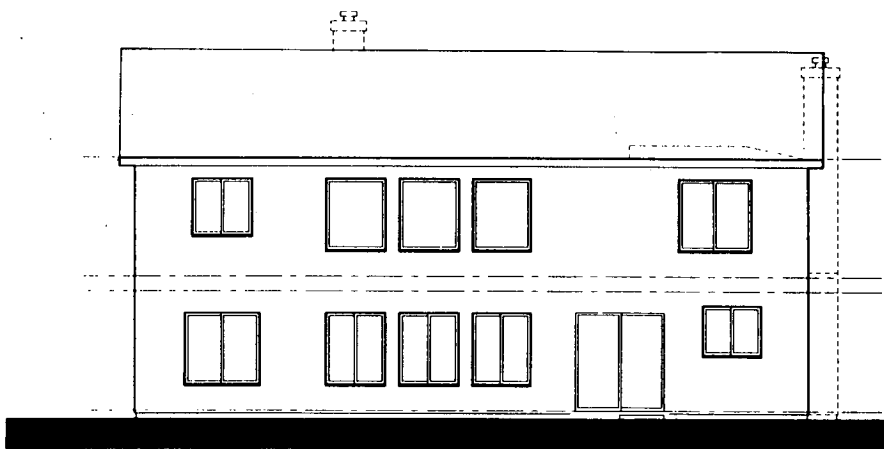
P99-002  
EXHIBIT 8d  
PLAN 5  
SIDE/REAR ELEVATIONS



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

P99-002  
EXHIBIT 8d  
PLAN 5

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 12/15/00  
 12/15/00

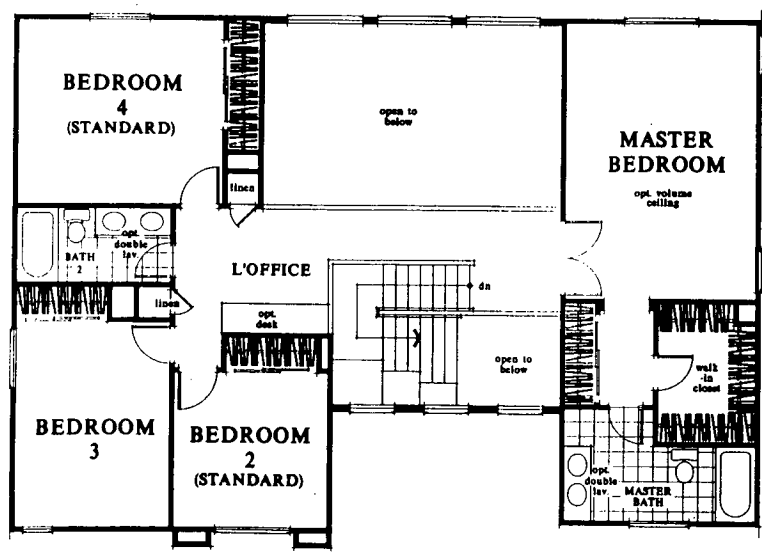
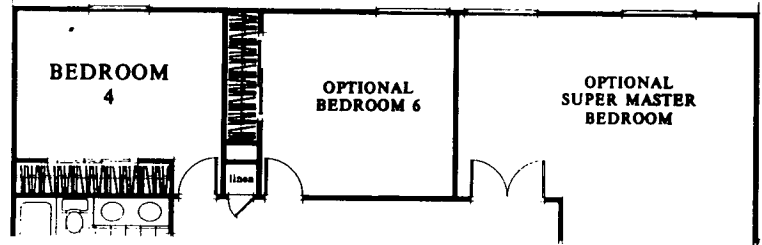


Kaulway & Reed

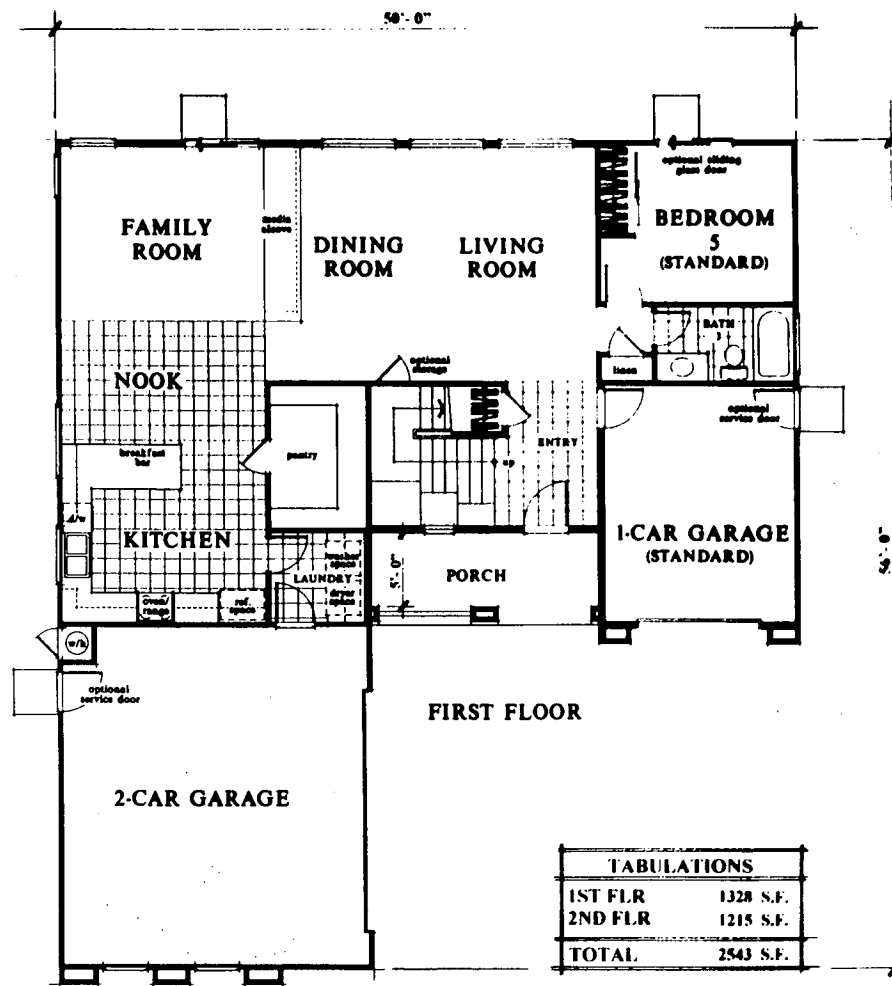
GATEWAY WEST

NORTHWEST SUBDIVISION

DATE: 12/15/00



SECOND FLOOR



TABULATIONS	
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2ND FLR	1215 S.F.
TOTAL	2543 S.F.

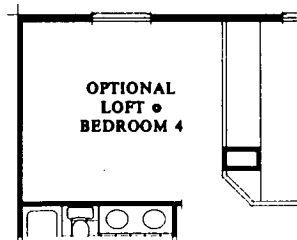
P99-002  
 EXHIBIT 9a  
 PLAN 6  
 FLOOR PLAN



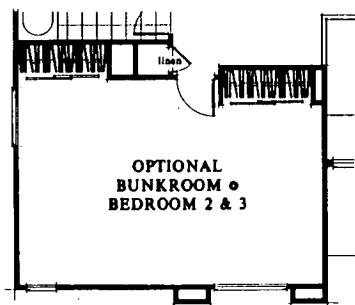
KAUFMAN & BROAD

GATEWAY  
WEST

SAN FRANCISCO  
DIVISION

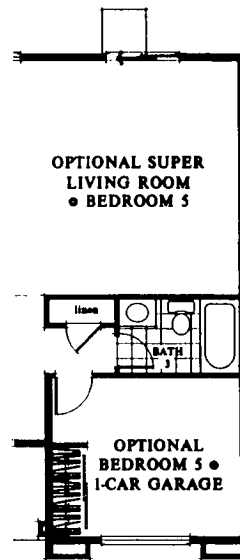


OPTIONAL  
LOFT •  
BEDROOM 4



OPTIONAL  
BUNKROOM •  
BEDROOM 2 & 3

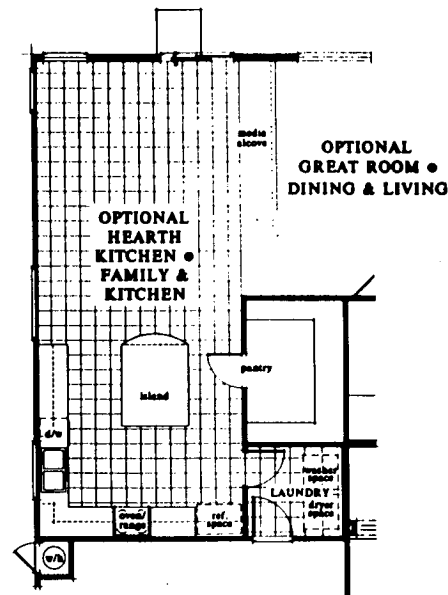
(AS MODELED)



OPTIONAL SUPER  
LIVING ROOM  
• BEDROOM 5

OPTIONAL  
BEDROOM 5 •  
1-CAR GARAGE

(AS MODELED)



OPTIONAL  
HEARTH  
KITCHEN •  
FAMILY &  
KITCHEN

OPTIONAL  
GREAT ROOM •  
DINING & LIVING

LAUNDRY

WASHER

DRYER

STOVE

SINK

CUPB'D

REF.

ISLAND

PANTRY

6'6"

6'6"

6'6"

6'6"

6'6"

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cond 1599  
P99-002

P99-002  
EXHIBIT 9b  
PLAN 6  
FLOOR PLAN OPTIONS - 1

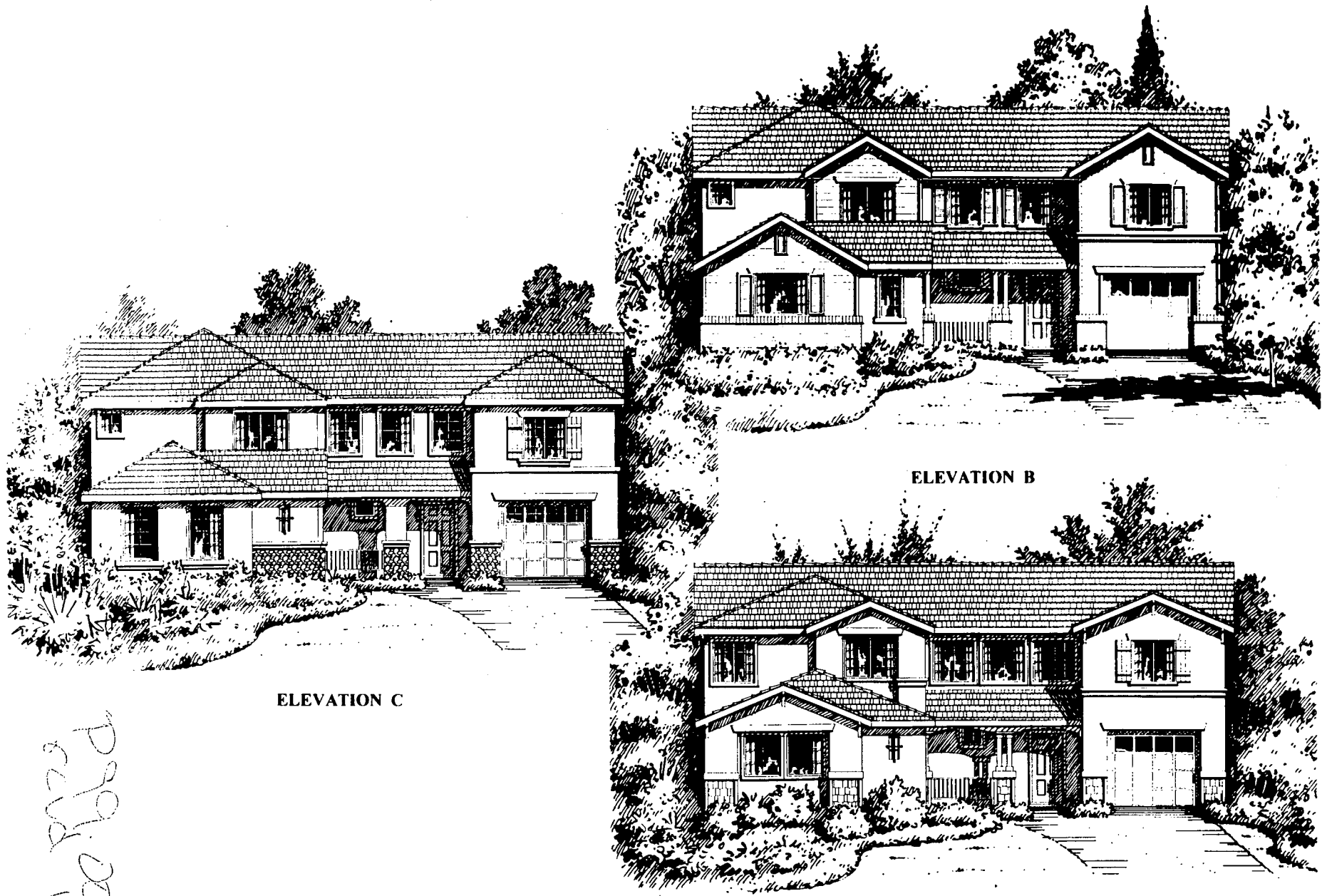




KAUFMAN & BROAD

GATEWAY  
WEST

NORTH BAY SACRAMENTO  
DISTRICT



ELEVATION C

ELEVATION B

ELEVATION A

P99-002  
EXHIBIT 9d  
PLAN 6  
FRONT ELEVATIONS

P99-002  
EXHIBIT 9d  
PLAN 6



KAUFMAN BROAD  
ARCHITECTS

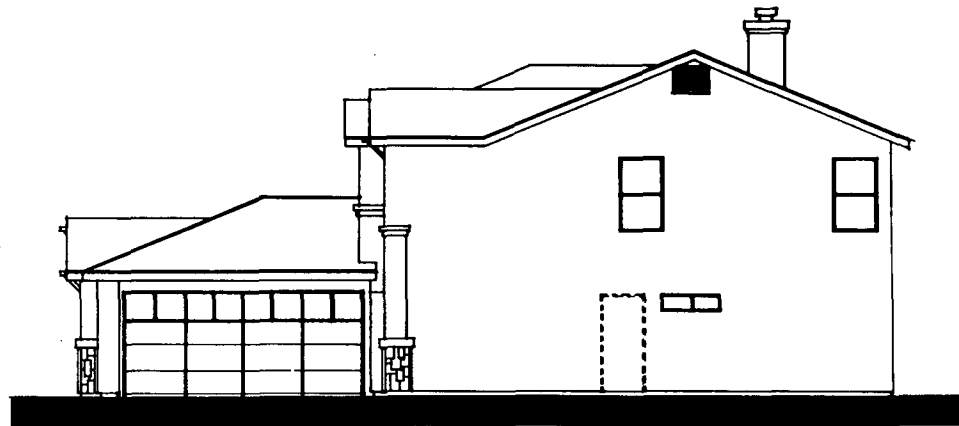
GATEWAY  
WEST

NORTHBAY NEIGHBORHOOD  
DIVISION

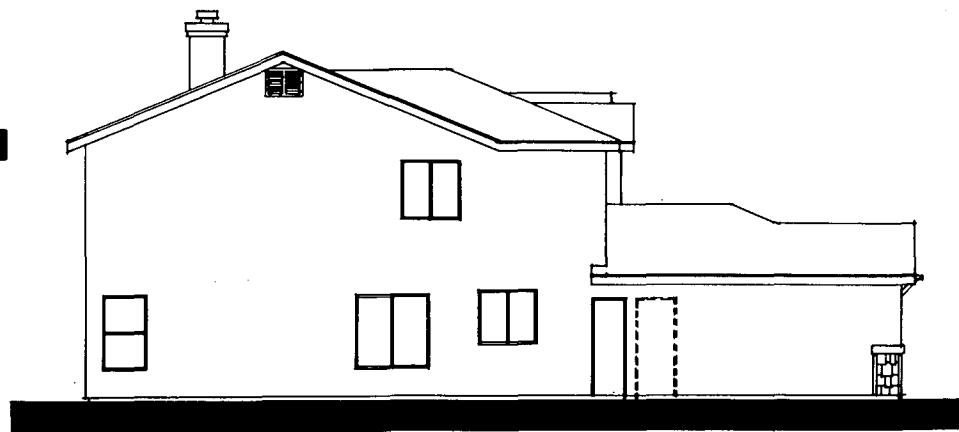
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ELEVATION

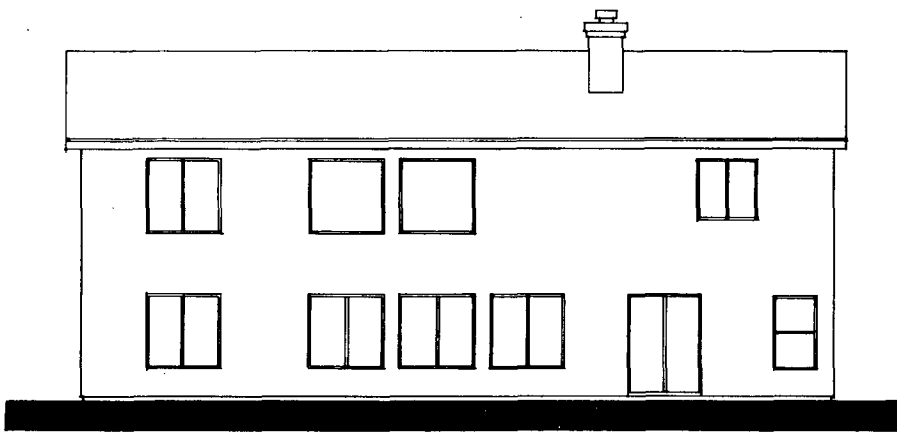
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EXHIBIT 9e  
PLAN 6  
SIDE/REAR ELEVATIONS



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

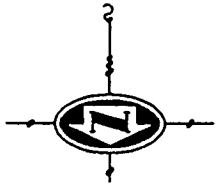
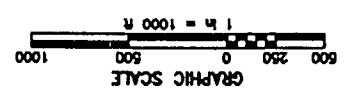
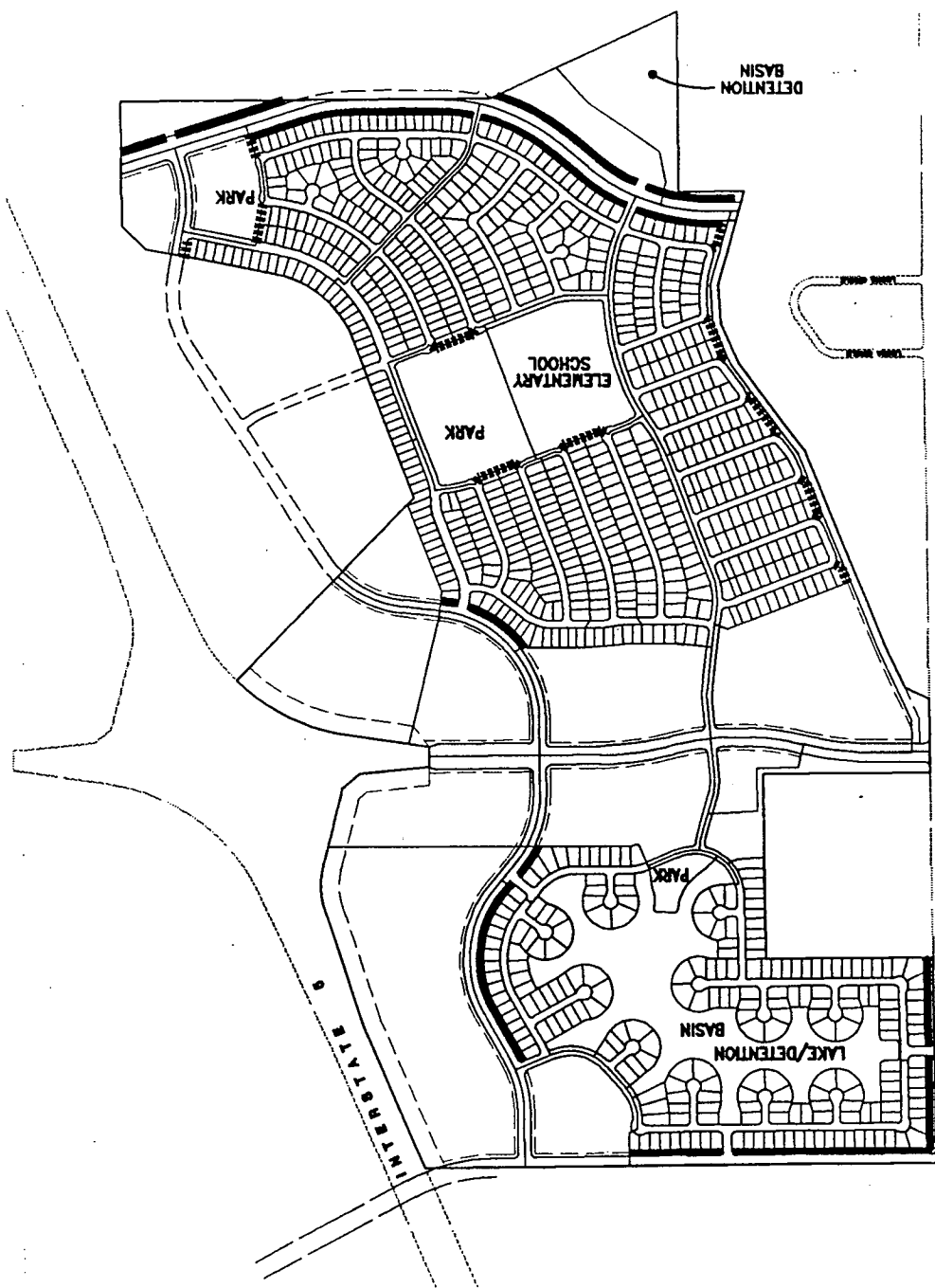
P99-002  
REV 1.5.99

**STREET TREE MATRIX**

<b>Location</b>	<b>Required Tree</b>
Stadium Boulevard/	Platanus acerifolia / Plane Tree
North Road/ South Loop Road	Platanus acerifolia / Plane Tree and Tilia cordata / Little Leaf Linden alternating
El Centro Road	Platanus acerifolia / Plane Tree with Sequoia sempervirens 'Soquel' in informal groves as background tree in residential zoning
Community Center Intersection	Washingtonia filifera / California Fan Palm
Accent Trees at Intersections	Populus alba 'Pyramidalis' / Bolleana Poplar or Lagerstroemia indica 'Watermelon Red' / Crape Myrtle
B Street North/B Street South A Street North/A Street South/ C Street South	Celtis sinensis / Hackberry and Quercus rubra / Red Oak alternating
D Street/ F Street	Quercus rubra / Red Oak and Celtis sinensis / Hackberry alternating
Canal Interface	Quercus lobata / Valley Oak
Village One, Village Four and Village Ten	Pistachia chinensis / Pistache with Sequoia sempervirens 'Soquel' / Redwood
Village Two, Village Six and Village Nine	Quercus coccinea / Scarlet Oak with Sequoia sempervirens 'Soquel' / Redwood
Village Three, Village Five and Village Seven	Sapium sebiferum / Tallow Tree with Sequoia sempervirens 'Soquel' / Redwood

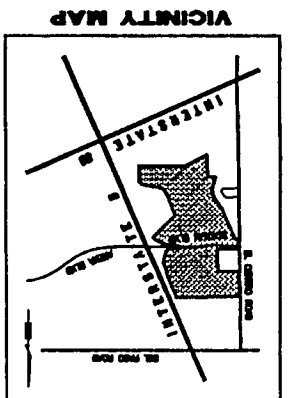
Exhibit 20: Fencing and Wall Locations

MORTON & PITALO, INC.  
CIVIL ENGINEERING • PLANNING • SURVEYING  
1768 TRIBUTE ROAD • SUITE 200 • SACRAMENTO, CA 95815  
PHONE: 916/927-2400 • FAX: 916/967-0120



- Double rail wood fence
- Masonry Wall

Legend



K:\1984 ACORN\916125\4.DWG 03-30-97 4:40 PM

MITIGATION MONITORING PLAN

FOR

Gateway West (North Natomas)

Type of Environmental Document:  
**Negative Declaration**

Prepared By:  
**City of Sacramento Development Services Division  
Don Lockhart, Associate Planner**

Date:  
**July 1, 1997**

Adopted By:  
**City of Sacramento City Council**

CITY OF SACRAMENTO  
MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Development Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 264-7600, pursuant to CEQA Guidelines Section 21081.

**SECTION 1: PROJECT IDENTIFICATION**

Project Name and/or File Number: Gateway West (P96-106)  
Applicant - Name: River West Development attn: Phil Angelides  
Address: 2424 K Street, 2nd Floor, Sacramento, CA 95816  
Phone No.: (916) 446-1115

Project Location / Legal description of Property (if recorded):

Between I-5 on the east and El Centro Rd. and the West Drainage Canal on the west, south of Del Paso Road.

Assessor's Parcel No.: 225-0140-027,028,029, & 0310-015,016,017

**SECTION 2: GENERAL INFORMATION**

The project as approved includes fifteen (15) mitigation measures. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within Attachment 1 of the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the above-mentioned applicant.

**SECTION 3: PLAN CONTENTS**

**1. AIR**

Mitigation Measure #1: The applicant shall comply with the NNCP's requirement to prepare an Air Quality Mitigation Strategy that reduces ROG emissions by 35 percent community-wide, (20% for residential/50% for non-residential).

Entities Responsible for Ensuring Compliance:  
City of Sacramento, Planning and Development Department  
City of Sacramento, Public Works Department

**2. WATER**

Mitigation Measure #2: A Drainage Agreement regarding the provision of stormwater drainage

for the project site must be executed prior to recordation of the Final Master Parcel Map. An adequate stormwater drainage plan shall be designed to the satisfaction of the City Utilities Director prior to recordation of the Final Master Parcel Map. Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities. Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department  
City of Sacramento, Utilities Department

Mitigation Measure #3: The project shall comply with the applicable Residential and Non-Residential Development Guidelines in the adopted Comprehensive Flood Management Plan to the satisfaction of the Director of Planning and Development, including:

- Provide multiple access points in subdivisions that are 10 acres or larger in size to facilitate evacuation and other emergency services;
- New residential development shall either identify refuge areas to the satisfaction of the City Planning and Development Department or ensure that at least 50 percent of all residential units shall have a top plate above the base flood elevation;
- Major projects (40,000 square feet or larger) shall have second story construction or roof access and a top plate above the base flood elevation in order to provide adequate refuge areas. Refuge areas at private structures should be required to accommodate employees only;
- All residential and non-residential structures must be anchored to their foundations per regulations in the City Building Code;
- Gas valve shut-off keys must be attached in a visible location for all residential and commercial gas water heaters; and
- Special facilities, such as hospitals and elder care facilities, shall be required to implement flood safety measures in their designs to the satisfaction of the City Planning and Development Department.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department  
City of Sacramento, Utilities Department

Mitigation Measure #4: No encroachment into the FEMA designated floodway (shown as AE Flood zone on the most current flood maps or the most current RD-1000 100 year floodplain designation) shall be allowed until construction or bonding of the West Drainage Canal project or

other mitigation approved by the Department of Utilities and RD 1000.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Department of Utilities

City of Sacramento, Planning and Development Department

**3. PLANT/ANIMAL LIFE**

Mitigation Measure #5:

a) There is one tree located on proposed "Lot C" site that every effort should be made to retain. Retention of the Valley Oak (#28) as a street tree is not desirable. However, if retaining the tree is infeasible, the applicant/developer may remove at their discretion. This tree is a 24" Valley Oak (#28) on the tree inventory included with the Cultural and Biological Resource Assessment for Gateway West by Jones & Stokes Assoc., Inc. (March 20, 1997). If removed, the impact shall be mitigated on the proposed park site on-site with twenty-four (24) fifteen (15) gallon Valley Oaks - (an inch for inch ratio).

The developer shall provide 24 replacement trees, 15-gallon minimum size, of Valley Oak. If another species is selected, this selection shall be subject to the approval of the City. The replacement trees shall be planted per the City's recommendations regarding time and location, and shall be shown on the improvement plans for the subdivision.

b) In order to reduce the proposed project's impacts on plant life to a less-than-significant level, the following trees shall be saved:

- o One 40" manna gum (Eucalyptus viminalis) #1 per Table 1
- o One 36" manna gum (Eucalyptus viminalis) #21 per Table 1

(Please refer to the tree inventory included with the Cultural and Biological Resource Assessment for Gateway West by Jones & Stokes Assoc., Inc. {March 20, 1997}).

In the event that these trees cannot be saved due to design considerations of South Loop Road (tree #1), or the future drainage detention facility on "Lot S" (tree #21), tree removal shall be subject to the standards of Section 45.04 Heritage Trees. If another species is selected, this selection shall be subject to the approval of the City. The replacement trees shall be planted per the City's recommendations regarding time and location, and shall be shown on the improvement plans for the subdivision.

c) In order to reduce the effects of grading and construction practices on the saved trees, the applicant has agreed to the following mitigation measures:

- o A 6' "orange construction fence" may be erected around the driplines of the trees to be preserved. However, if this fencing fails to provide adequate protection, it shall be replaced with a 6' chain link fence around the driplines of the trees to be

preserved during construction, at the discretion of the

- o There shall be no grade changes, trenching, no parking of vehicles, and no storage of materials, or stockpiling of soil within the fenced-in areas.
- o The trees to be saved and the protection methods noted above shall be identified on all grading and building site plans for the project.
- o If during construction, the barriers are penetrated or the tree branches are damaged or disturbed, construction shall stop and a certified arborist be contacted for development of appropriate tree protection measures (subject to approval by the City Arborist).
- o If any utilities must be installed within the driplines of any of the trees protected by the construction barriers, horizontal boring shall be permitted. No trenching shall occur within the driplines of these trees.
- o Any of the above listed trees may have roots which extend onto the project site. In order to protect this tree, the applicant has agreed to the following mitigation measure:
  - If, during construction or grading, tree roots 2" in diameter or greater are encountered, work shall stop immediately and a Certified Arborist shall be contacted for a root inspection. Root cutting of any roots over 2" in diameter must have prior approval of the City Arborist. There is a concern with the root disturbance that may occur, and how it will impact the health of the tree. If a large number of roots require cutting, the tree will then have to be evaluated for possible removal and remedial mitigation measures will have to be developed.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department  
 City of Sacramento, Neighborhood Services Department

Mitigation Measure #6: Impacts on burrowing owls could be mitigated through participation in the Natomas Basin Habitat Conservation Plan or payment of interim fees. Alternatively, with the approval of the City Attorney and Planning Director, the project proponent may independently mitigate the impact to the burrowing owls on the project site. Mitigation shall consist of implementing appropriate measures from the DFG's burrowing owl mitigation guidelines:

- o Avoid disturbing occupied burrows during the nesting season when eggs or dependent juveniles are present (disturbance means any activities within 75 meters of the burrow or destruction of foraging habitat within 100 meters of the burrow);
- o Protect the burrow and foraging habitat within a 100-meter radius of the burrow

(approximately 6.5 acres);

- If avoidance is infeasible, restore or create burrows at a protected mitigation site;
- If avoidance is infeasible, relocate owls (preferably by passive means); and
- Provide funding for management and monitoring of mitigation site.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department  
City of Sacramento, Office of the City Attorney

Mitigation Measure #7: The Applicant may, in its exclusive discretion, satisfy the mitigation requirements of the Natomas Basin Habitat Conservation Plan (NBHCP) and the Implementation Agreement, when those documents are adopted by the City Council, in one of the following three alternative methods: (I) payment of the Mitigation Fees specified in said documents, as adjusted from time to time; or (ii) contribution of Habitat Mitigation Requirement lands ( as defined in said documents) to the Natomas Basin Conservancy; or (iii) participation in such other mitigation plan, consistent with the goals of the NBHCP and equivalent in biological value to (I) and (ii) above, as is approved by the City in prior consultation with the U.S. Fish & Wildlife Service and California Department of Fish & Game. Because the NBHCP and the Implementing Agreement have not been adopted as of the date of the imposition of this mitigation measure, if Applicant is issued a grading permit prior to their adoption, Applicant shall pay the interim fees established by the City Council in Ordinance No. 95-060 and Resolution No. 95-622 adopted by the City Council on October 31, 1995. If interim fees paid by the Applicant exceed the actual fees, when adopted, that would otherwise have been imposed upon the Applicant, then Applicant shall be refunded the difference, with interest. If the interim fees paid by the Applicant are less than the actual fees that would otherwise have been imposed upon the Applicant, the Applicant shall pay the difference, with interest.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department

Mitigation Measure #8: Prior to the recordation of the Final Master Parcel Map, and/or any phases thereof, the applicant shall work with the U.S. Army Corps of Engineers and/or the Natural Resources Conservation Service Office to review the Jones & Stokes, March, 1997 study's findings, and verify the amount of acreage on-site which qualify as jurisdictional waters (seasonal wetlands) of the United States and what, if any, permits will be required.

The Final Master Parcel Map, and/or any phases thereof, shall include the delineation of all identified jurisdictional waters of the United States, including seasonal wetlands, as verified by the U.S. Army Corps of Engineers, and/or the Natural Resources Conservation Service Office .

The Master Tentative Parcel Map shall be revised to accommodate the identified seasonal wetlands. Each seasonal wetland site shall be fully contained on a maximum of one parcel. This

will allow the integrity of the sites to be maintained, and adequate mitigation to be implemented prior to conveyance of the newly created parcels. Appropriate mitigation shall occur prior to the final Master Tentative Parcel Map.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department

U.S. Army Corps of Engineers and/or the Federal Natural Resources Conservation Service

**4. NOISE**

Mitigation Measure #9: A detailed acoustical study is required prior to approval of any Special Permit for development to ensure that excessive noise from Interstate-5, El Centro Road, Stadium Boulevard, and "North Road", as applicable, shall be attenuated.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department

**5. TRANSPORTATION AND CIRCULATION**

Mitigation Measure #10: Prior to non-residential building permit issuance, the applicant shall file a Transportation Management Plan (TMP) whose implementation will result in a 35 percent reduction in peak hour trips for the site to the satisfaction of the Public Works Director.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department

City of Sacramento, Public Work Department

Mitigation Measure #11: Analyses were undertaken to develop a phasing plan for the roadway improvements outlined as mitigation for the existing plus project scenario. Traffic associated with the project was superimposed on existing traffic volumes in five percent increments, and incremental roadway improvements were developed to maintain acceptable LOS "C" or better roadway operating conditions.

The following is the phasing of the mitigation measures:

*Percent Total Trips*

Expected For site

At or before 40%

Improvements Required

Widen El Centro Rd. to 4-Lanes from the West Drain Canal to San Juan Rd.

Add free-right turn from NB El Centro Rd. to EB Del Paso Rd.

Signalize the intersection of El Centro Rd. and San Juan Rd.

At or before 45%

Widen El Centro Rd to 4-Lanes from the West Drain Canal to Del Paso Rd.

	Widen El Centro Rd to 4-Lanes from San Juan Rd to West El Camino Avenue
	Widen Del Paso Rd. To 4-Lanes from El Centro Rd. to I-5.
	Signalize the intersection of Del Paso Rd and NB I-5 off-ramp.
At or before 60%	Signalize the intersection of Del Paso Rd and El Centro Rd.
At or before 65%	Signalize the intersection of Del Paso Road and SB I-5 off-ramp.
At or before 90%	Add free-right turn from WB San Juan Rd to NB El Centro Rd.

*Note: Percentages above indicate % of project trips. Off-site dedications and construction may be required.*

As noted in the discussion of mitigation measures, the alternate mitigation measure of the Stadium Boulevard crossing and full interchange with I-5 may be implemented. With this alternate mitigation measure, the above phased improvements would not be necessary.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department  
City of Sacramento, Public Work Department

**6. HUMAN HEALTH**

Mitigation Measure #12: The applicant shall be properly abandon all on-site water supply wells prior to on-site development. This procedure shall entail a well abandonment permit (for each well), issued by the County Environmental Management Department, Environmental Health Division.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department  
County Environmental Management Department, Environmental Health Division

Mitigation Measure #13: The applicant shall participate in the Mosquito Abatement Control Program Assessment District to be established by the Sacramento/Yolo Mosquito Abatement District in order to provide urban standards of mosquito control in the project area.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department  
Sacramento/Yolo Mosquito Abatement District

**7. CULTURAL RESOURCES**

Mitigation Measure #14: If subsurface archaeological, or pre-historical, or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department  
City of Sacramento, Public Works Department

Mitigation Measure #15: In the event human remains are discovered during excavation, work must stop immediately and the county coroner must be contacted. Section 5097.94 and 5097.98 of the Public Resources Code require consultation with the Native American Heritage Commission, protection of Native American remains, and notification of most likely descendants. SB 447 (Chapter 404, Statutes of 1987) also protects Native American remains or associated grave goods.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department  
City of Sacramento, Public Works Department

P99-002  
EXHIBIT 12  
PDSP LETTER OF  
AGREEMENT

**PLANNING DIRECTOR'S SPECIAL PERMIT  
FOR SINGLE FAMILY RESIDENTIAL IN A PUD  
LETTER OF AGREEMENT**

P99-002 Kaufman & Broad PDSP

PROJECT NAME/FILE #: Kaufman & Broad in Gateway West PUD -  
Villages 4 & 9 (138 Units total) (P99-002)

ASSESSOR'S PARCEL NUMBER(S): 225-0140-028

ZONING: R-1-PUD

APPLICANT'S NAME/ADDRESS: Kaufman & Broad c/o Derek Spalding  
9216 Kiefer Blvd  
Sacramento, CA 95826 (916) 362-9275

I, Derek Spalding, Project Manager (please print and include title),  
agree to amend the project application, P99-002, to incorporate the attached Planning Director's  
Special Permit (PDSP) Conditions of Project Approval dated February 24, 1999.

I acknowledge that this project, P99-002, is subject to these PDSP Conditions of Project  
Approval. These PDSP Conditions of Project Approval will establish responsibilities for the  
monitoring of my project by various City Departments, and by other public agencies under the  
terms agreed upon in the PDSP Conditions of Project Approval. I understand that the PDSP  
Conditions of Project Approval for my project may require the expenditure of owner/developer  
funds where necessary to comply with the provisions of said PDSP Conditions of Project  
Approval.

Derek Spalding  
Signature

Project Manager  
Title

3/10/99  
Date