



CITY OF SACRAMENTO
CALIFORNIA

NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES DEPARTMENT

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

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

FILE: P99-019

PREVIOUS FILE NUMBER(S): P96-106 & P98-046

PROJECT NAME: Gateway West PUD - Portions of Villages 1 & 2

ASSESSOR'S PARCEL NUMBER(S): Various (see attached)

APPLICANT'S NAME/ADDRESS: Marchbrook Building Co. c/o Ron Rugani
PO BOX 7576, Stockton, CA 95267
(209) 473-6053

APPROVAL: This Planning Director's Special Permit (PDSP) approval is for 124 lots in the Gateway West PUD. After approval of the PDSP, the following entitlements are required prior to construction of the residential development: 1) Zoning Administrator's Special Permit for a Model Home Complex; and 2) Building Permit.

PROJECT INFORMATION:

Zoning -	R-1-PUD	Range in House Size -	2010 to 2505 sf
Typical Lot Size -	65 feet x 110 feet (7150 sf)	Smallest Lot-	6970 Largest Lot- 14,810 sf
Range in Price -	\$209,990 - 235,990+		
Number of Lots -	124 Units	Number of Models -	3
		Number of Elevations -	3
Gross Acres -	34.3 acres	No. of Color Palettes -	3 per elevation
Net Acres -	24.6 acres		
Net Density -	5.0 du/na		

BACKGROUND: The Gateway West Planned Unit Development (PUD) (P96-046), with related entitlements was originally approved by City Council on August 26, 1997. On July 23, 1998, the Planning Commission voted unanimously to approve the Tentative Master Parcel Map and the Tentative Subdivision Map for Gateway West - North PUD. And on August 18, 1998, the City Council approved

the amendments to the Gateway West PUD for Gateway West - North PUD, and the related entitlements consisting of a new Development Agreement, General Plan and 1994 North Natomas Community Plan amendments, Rezonings, PUD Guidelines and Schematic Plan amendments. The Gateway West-North PUD amendments (P98-046) modified the previously approved project, for that portion north of the proposed Stadium Blvd. through General Plan and Community Plan amendments: 1) making modifications to the land uses with a decrease in the range of project densities, a reduction in commercial acreage, and also further refining the "move-up" low density housing product which incorporates a detention basin/lake as an amenity feature. In approving the PUD Guidelines, the Council determined that a Planning Director's Special Permit, in lieu of a Planning Commission Special Permit, was required for single family / two family residential development within the PUD.

The applicant is requesting approval of a Planning Director's Special Permit for three single family house plans on 124 lots within Unit 1 of the Gateway West - North PUD (see Vicinity Map). Between I-5 (W. Commerce Rd.) on the east, and El Centro Road on the west, north of the proposed Stadium Boulevard and south of Del Paso Road in North Natomas.

House Plans: Please see Table 1 below regarding information for each house plan.

Table 1

Plan #	# Stories	# Bedrooms (# / optional)	Garage Stalls	Square Footage (House/ Garage/Porch-Courtyard)	Front Porch Y/N	Relation of Garage to House	% Lot Coverage
1	1	4+	2	(2010 /556 /200)	Y	Garage 10' in front of edge of living area, 2' front from 3'+/- courtyard wall	38% (interior) 34% (lakefront) 39% (corner)
2	1	4+	3	(2251/ 595 /69 El. A, El. B&C 146)	Y	Garage 9' in front of living area	41.9% (interior)
3	2	4+	3	(2513 - 1346 1 st Flr & 1117 2 nd Flr/667/ 189 El. A&B, 200 El. C)	Y	Garage recessed 6'	31% (interior) 29% (corner)

Note-

Models #2 & #3 garages feature 2 car tandem spaces, beside a single car space.

¹ Courtyard is optional.

Height, Setbacks, and Lot Coverage: The proposed height of the homes is one and two stories which is in compliance with the maximum height of 35 feet in the R-1 zone. The minimum required setbacks are provided as shown below:

	<u>Required</u>	<u>Provided</u>
FRONT:	17.6 minimum feet for the living area and 12'6 feet for the porch/courtyard	Varies with each plan, minimum is met Varies with each plan, minimum is met
DRIVEWAY:	20 feet (per Public Works requirements)	Varies - 20+ feet minimum
SIDE:	5 feet	5 feet
REAR:	15 feet	Varies - 21 feet minimum

The maximum lot coverage is 45 percent for one story homes with an allowance for porches and recessed garages and 40 percent for two story homes with the same allowance. As noted in Table 1, all of the proposed homes comply with the maximum lot coverage without the allowance.

Elevations, Materials, and Colors: Three elevations are proposed for each house plan. The building materials and features proposed for each elevation are shown below:

<u>Elevation</u>	<u>Materials</u>	<u>Features</u>
A-Mediterranean	Stucco w/Stone Accent	varied pitch roof-line, accent shutters, optional front courtyards, various front window treatments w/foam trim "popouts", base furring veneer on front bedroom.
B- French Country	Stucco w/Stone Accent	varied pitch roof-line, accent shutters, various front window treatments w/foam trim "popouts", stucco foam corbel
C- American Country	Wood siding w/stucco, brick	varied pitch roof-line, accent shutters, various front window treatments, 8" lap siding, brick rolock over soldier course cap entry feature

The proposed elevations exhibit distinct consumer choices in relation to materials, design, architectural themes, and variation. Each plan has 3 color options. The roof is proposed to be concrete barrel tile on the Mediterranean elevation, concrete slate tile on the French Country elevation, and concrete shake tile on the American Country elevation. All models feature a range of roof pitches which lend vigor and enhanced sight lines, to the front facades. A minimum 6:12 roof pitch is shown on the plans, which is consistent with the PUD Guidelines.

Enhanced side and rear elevations are required wherever the home faces a public street, park, or lake. Enhanced elevations include stucco over foam window trim, to be painted in a complementary, contrasting color.

Landscaping: Typical lot landscaping plans are provided for both the interior lots and the corner lots (see Exhibits 2 and 3). One of the goals of the Gateway West PUD Guidelines is to regulate only that landscaping which is visible from streets and from other public areas. It does not include landscaping in private yards. The primary goal is to provide a framework of street trees within which individual single-family homeowners can exhibit variety and creativity.

Maintenance of private property landscape materials and irrigation systems are the responsibility of the homeowner and shall meet community standards.

Gateway West shall be defined by its comfortable, tree-lined streets. All single-family streets within Gateway West shall be lined with shade trees, planted in a linear pattern along the sidewalk, to provide a cool and comfortable environment for residents. Particularly in the current era of production housing, the consistent use of shade trees, with species pre-selected for each street, will provide a cohesive appearance to the community while improving the aesthetic environment and air quality. The single-family homes will serve as a "backdrop" to the tree-lined streets.

With this intent to provide a shady tree canopy over the sidewalk, the applicant 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. 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.

The street trees and accent trees are shown in the Street Tree and Other Recommended Trees, Shrubs, and Groundcovers tables in the Gateway West PUD Guidelines, (PUD Exhibits 10 & 11 respectively.)

Fences and Walls: Portions of Village 1 and 2 abut El Centro Rd. A portion of Village 2 backs onto the future "North Rd." to the north. Both of these are major streets.

All other lots within the subdivision front on, or side on, to internal subdivision streets. A six foot masonry wall will be constructed along El Centro Road and Road A, per the Gateway West PUD Guidelines for Village 2. The acoustical study prepared by Brown Buntin Associates (dated November 13, 1997) for Gateway West also indicates that mechanical ventilation or air conditioning should be installed so that windows and doors may remain closed for the required acoustical isolation. Also, all windows and doors should be weatherstripped, or mounted in low air infiltration rate frames for adequate additional noise mitigation to comply with the City's noise standards.

The goal is to create a harmonious streetscape while allowing diversity. Fence and hedge heights and locations unify diverse elements of the streetscape. If front yard hedges are installed, they shall be maintained at a maximum of 36" tall. The hedge may be set back and groundcover installed in front, or the hedge may be installed at back of sidewalk and returned along the side yard property line.

A fence may be erected behind hedge, if desired, with a maximum height of 3'-6". The fence's top rail shall be unbroken horizontally across the width of the lot, and the fence and the hedge top shall be a consistent horizontal height along the width of each lot. Fence shall be a minimum of 50 percent open to provide visibility between the front yard and the public street.

Allowed fencing materials include wood and wrought iron, with brick and masonry posts. All fencing shall be required to have a minimum of 3'-0" in front for landscaping.

Air Quality Mitigation Strategy: The master developer of Gateway West PUD, has submitted an Air Quality Mitigation Plan. The Plan was adopted by NPDS and Public Works. The homebuilder of these villages is responsible for the following mitigation measures: 1) participation in the North Natomas

Transportation Management Association (TMA); 2) install energy efficient windows, high efficiency water heaters, gas or electric outlets in the backyard, and ISDN wiring and connections (or current technological equivalent) in all the homes; and 3) provide information to homebuyers about electric vehicles and lawn equipment and the TMA.

COMMENTS:

Public notice was mailed to adjacent property owners by the applicant on March 1, 1999. No comments were received from the public notice. The project plans were presented by the applicant to the Natomas Community Association on March 2, 1999. NCA verbally commented that the plans presented a viable "move-up housing" product for the Natomas area.

On August 26, 1997 (P96-046), and on August 18, 1998 (P98-106) the City Council ratified a Negative Declaration for the original project. 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 and Air Quality (TSMAQ) Plan for the overall Gateway West PUD. TSM 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 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 comply with requirements related to setbacks, height, and lot coverage and 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 1 thru 3, dated 4/15/99.
 2. All roofs shall be finished with end and ridge caps.
 3. Three color palette options shall be offered for each of the elevations, subject to the approval of the Planning Director.
- All exterior material enhancements, i.e., stone veneer, brickwork, etc. shall incorporate a minimum 4' of return from the front of the house, around corners. This standard shall not apply when in conflict with courtyard walls.
- Any change in the design, materials or colors shall be submitted to the Planning Director for review and approval.
4. Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Special Permit.
 5. The applicant shall obtain all necessary building permits prior to commencement of construction.

6. The applicant shall comply with the approved Mitigation Monitoring Plan (P98-046) on file at the Planning Division.
7. The Planning Director's Special Permit shall expire two years from date of issue, on June 4, 2001.
8. The applicant shall comply with the Gateway West PUD TSM for residential development, including but not limited to the following:
 - a. Water Heaters - install low nitrogen oxide emitting, and/or high efficiency water heaters.
 - b. Fireplace shall be equipped with natural gas fire starting mechanism.
 - c. Furnaces - install low nitrogen oxide emitting and/or high efficiency furnaces.
 - d. Windows - install energy efficient dual-pane windows.
 - e. Participate in the North Natomas Transportation Management Association (TMA);
 - f. Install electric outlets in the backyard;
 - g. Provide new homeowners with information regarding alternative travel modes.
9. 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. 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 of the PUD Guidelines. With the filing of the Final Map, the applicant has paid the necessary fees for the installation of an average of one street tree per lot. The applicant shall provide a second tree, per the PUD Guidelines.

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.

10. 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. Fencing shall start at the back of the house on corner lots.

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. All fencing shall conform to City standards for sight line requirements at intersections and driveways.

11. Fencing and Walls - A six foot masonry wall shall be constructed by the master developer - River West, LLC, along El Centro Road and "North Road" per the Gateway West PUD Guidelines. Wood fencing with wood posts shall be provided elsewhere in the village per the PUD Guidelines.

12. The lot coverage for a single story home shall not exceed 45 percent, consistent with the following allowances / incentives:
Allowances/ Incentives: The following shall count towards the maximum lot coverage as described:
 - a. Covered porches in the front or street side do not count toward the maximum lot coverage;
 - b. At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.
 - c. A maximum of 50 percent of the lots approved with this PDSP (i.e., 50 lots) may exceed 40 percent lot coverage.
 - d. No more than 2 homes exceeding the lot coverage shall be located in a row along any street.
13. Plans for those units exceeding 40% lot coverage consistent with Condition 12 above shall be subject to the review and approval of the Planning Director regarding provision of higher quality building materials and design; and high quality, enhanced landscaping materials. To provide for higher quality design, salt finish driveways shall be provided. To provide enhanced landscaping, fifty (50%) of required one (1) gallon shrubs shall be upgraded to five (5) gallon shrubs.
14. For corner lots, design enhancements shall be provided on the exterior street side. Side windows not screened by fencing shall mimic front windows treatments for grid patterns, exterior trim, shutters, etc.
15. Design Enhancements on Visible Elevations: , design enhancements shall be provided on the exterior street side. Enhanced side and rear elevations are required for corner lots, and wherever the home faces a public street, park, or lake. Window enhancements include a stucco "pop-out" (foam trim with stucco overlay). Enhanced elevations include stucco over foam window trim, to be painted in a complementary, contrasting color. Other enhancements include a four foot return of the veneer material used on the front, shutters, gable vents, etc. For homes which back on to or side on to a major street (El Centro Road and North Road), window enhancements shall be provided on the entire side or rear elevation, as appropriate.
16. Driveways - Driveways shall have a pattern of score lines to minimize the expanse of concrete. "Hollywood style" driveways are encouraged with a minimum 2 foot 6 inch planter strip between the two driveways.
17. Docks shall be permitted as shown in Exhibit 7. If alternative building materials are proposed to be used, i.e., PVC, the applicant shall provide the applicable ICBO Report(s) to the Chief Building Official at the time of submittal of the dock plans. The Building Official may require other suitable technical information in lieu of an ICBO Report. The installation of all docks shall also be subject to the approval of the Department of Utilities.
18. Model homes: Plan 1 shall be built with the optional front courtyard wall. This model shall include French doors from Bedroom #3 opening into the courtyard area. By showing both of

these options on the model home, the use of these design features may encourage greater buyer acceptance. The two options may be marketed separately.

APPROVED ON: June 4, 1999

PREPARED BY: 
Don Lockhart, Associate Planner

APPROVED BY: 
Scot Mende, Senior Planner

- Attachments:
- Vicinity Map
 - Exhibit 1: Site Plan
 - Exhibit 2: Landscaping Plan - Overall
 - Exhibit 3: Landscaping Plan - Typical Corner Lot
 - Exhibit 4: Plan 1 - Lot Layout, Floor Plan, Elevations and Roof Layout
 - Exhibit 5: Plan 2 - Lot Layout, Floor Plan, Elevations, and Roof Layout
 - Exhibit 6: Plan 3 - Lot Layout, Floor Plan, Elevations, and Roof Layout
 - Exhibit 7: Dock layout
 - Exhibit 8: Gateway West Architectural Design Review Committee Approval Letter
 - Exhibit 9: PDSP Letter of Agreement
 - Exhibit 10: Mitigation Monitoring Plan (P96-106)
 - Exhibit 11: Dept. of Utilities - Residential Occupancy Letter (4/14/99)

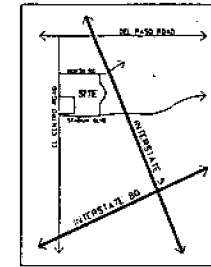
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cc: Applicant
Development Services - Building Division
PUD Binder

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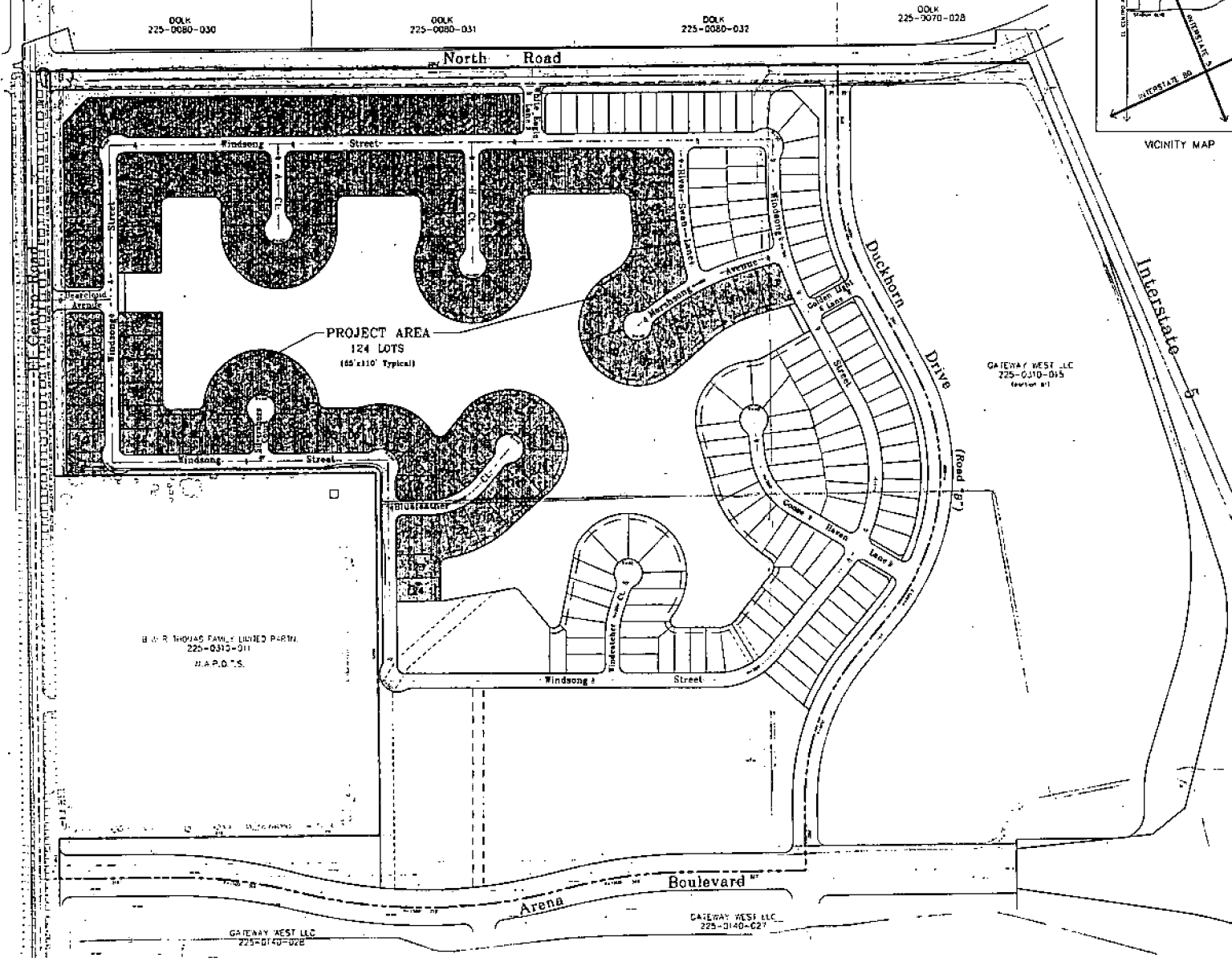
Site Plan for Gateway North

City of Sacramento,

California



VICINITY MAP



TS-KOPOL-06
225-0080-015

B & R THOMAS FAMILY LIVED PARTNERSHIP
225-0313-011
N.A.P.O.'S.

GATEWAY WEST LLC
225-0310-015
Section #1

GATEWAY WEST LLC
225-0140-028

GATEWAY WEST LLC
225-0140-027



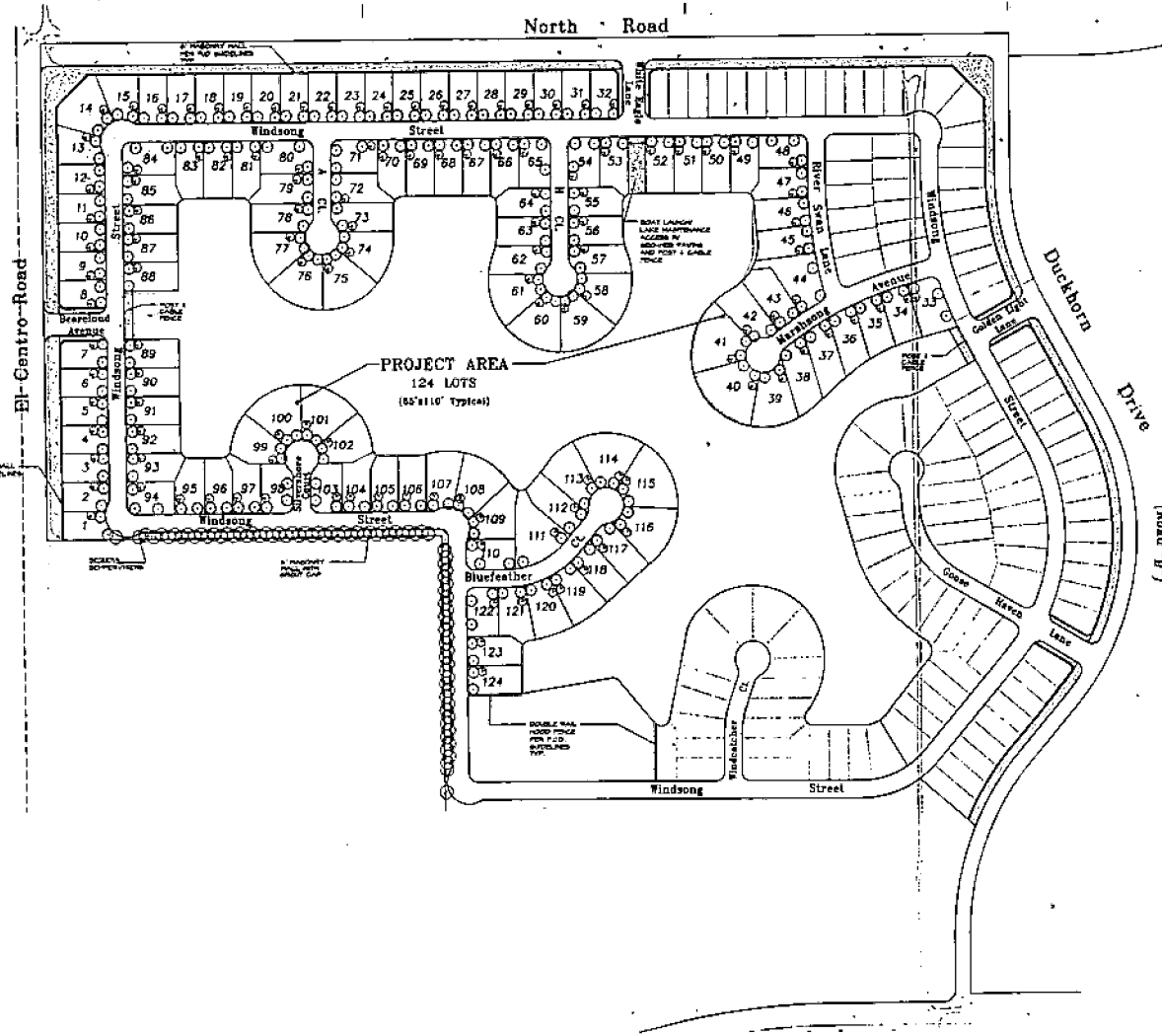
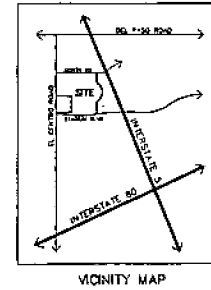
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February 22, 1999

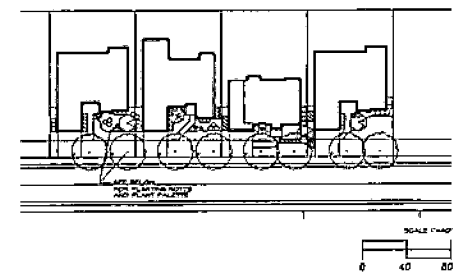
Note:
* This is an application for a Planning Directors Permit.

Spink Group, Inc.
Serving the Sacramento Area
1500 Sutter Street, Sacramento, CA 95811
Phone: (916) 441-1111
Fax: (916) 441-1111
E-Mail: info@spink.com

MARCHBROOK BUILDING COMPANY
 LANDSCAPE EXHIBIT
Gateway North
 VILLAGE ONE
 City of Sacramento, California



VILLAGE ONE
 TYPICAL FRONT YARD LANDSCAPING

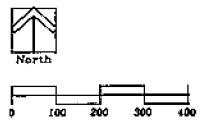


PLANTING NOTES

- PLANT PALETTE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- ALL PLANTING SHALL BE DONE BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE SUPERVISOR'S APPROVAL. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SACRAMENTO PLANTING SPECIFICATIONS AND THE CITY OF SACRAMENTO PLANTING SPECIFICATIONS.
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- LANDSCAPE INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SACRAMENTO PLANTING SPECIFICATIONS AND THE CITY OF SACRAMENTO PLANTING SPECIFICATIONS.
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PLANT LEGEND TYPICAL PROPOSED FRONT YARDS

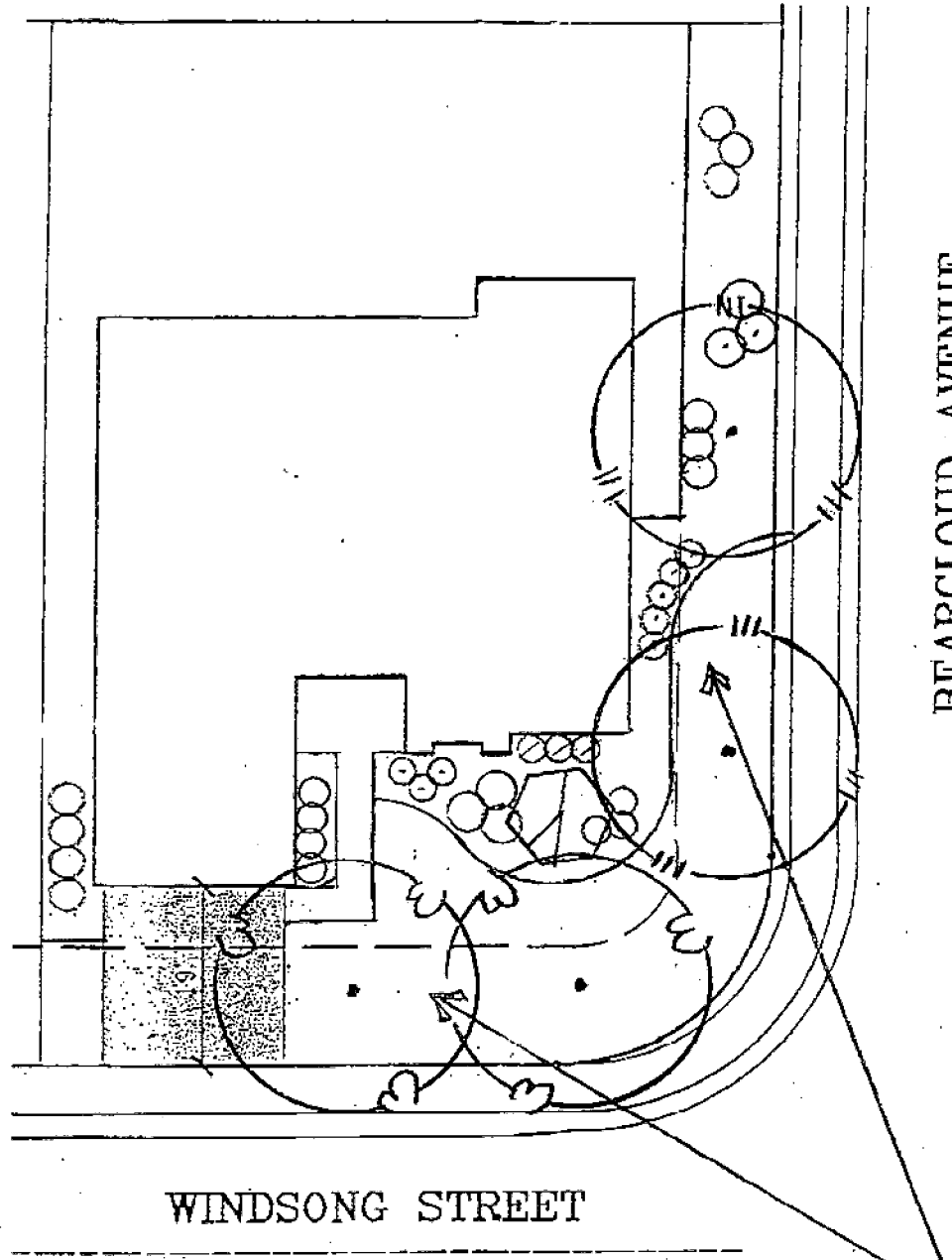
PALETTE 1	PALETTE 2	PALETTE 3	PALETTE 4	PALETTE 5
PER STREET SPRING LINDEN	PER STREET SPRING LINDEN	PER STREET SPRING LINDEN	PER STREET SPRING LINDEN	PER STREET SPRING LINDEN
PALETTE 1 SPRING LINDEN	PALETTE 2 SPRING LINDEN	PALETTE 3 SPRING LINDEN	PALETTE 4 SPRING LINDEN	PALETTE 5 SPRING LINDEN
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P 99-019

February 22, 1999
 The Spink Corporation
 2800 HORTON ROAD, SACRAMENTO, CALIFORNIA 95833
 PHONE: (916) 486-8800 FAX: (916) 486-8801

TYPICAL CORNER YARD LANDSCAPING
FOR SCHEMATIC PURPOSES ONLY. ACTUAL HOUSE PLAN TO BE DETERMINED



WINDSONG STREET

BEARCLOUD AVENUE

SEE ATTACHED FOR PLANTING
NOTES AND PLANT PATETTE

SCALE: 1" = 20'

The **Spink** Corporation
2590 VENTURE OAKS WAY
SACRAMENTO, CA 95833

MARCHBROOK
BUILDING COMPANY
P.O. Box 7576
Stockton, Ca 95287

GATEWAY NORTH

VILLAGE 1

City of Sacramento, California

PH: (916) 925-5650 FAX: (916) 921-9274

office: (209) 473-6053
fax: (209) 051-0684

Scale: 1"=20'

February 18, 1999

PLANTING NOTES

1. PLANT PALETTE SHALL BE RANDOMLY ALTERNATED EVERY THREE HOUSES.
2. ALL NON-TURF PLANTER AREAS PLANTED WITH GROUND COVERS SHALL RECEIVE A 1" LAYER OF MULCH; ALL OTHER NON-TURF SHRUB PLANTERS SHALL RECEIVE A 2" LAYER.
3. ALL AREAS SHALL BE CLEAN AND CLEAR OF ANY EXTRANEIOUS MATERIALS; FINISH GRADES AND SURFACE DRAINAGE SHALL MEET THE APPROVED GRADING PLAN AFTER PLANTING AND IRRIGATION OPERATIONS AND PRIOR TO BARK MULCH INSTALLATION.
4. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH AND BE APPROVED BY THE OWNER'S REPRESENTATIVE.
5. LANDSCAPE INSTALLATION SHALL MEET OR EXCEED ALL LOCAL CODES AND CLCA STANDARDS.
6. ANY PLANT MATERIAL SUBSTITUTIONS SHALL BE MADE AND APPROVED IN WRITING.
7. WHERE POSSIBLE, LOCATE TREES 6' FROM PROPERTY LINE, FENCES, HARDSCAPE BUILDINGS AND UNDERGROUND UTILITIES. CONTRACTOR SHALL CONTACT U.S.A. (1-800-642-2444)
8. PLANT FERTILIZER TABLETS SHALL BE PROVIDED AT THE TIME OF PLANTING, 7 GRAM "GRO-POWER" TYPE OR EQUAL APPLIED AT THE FOLLOWING RATE:
 - 1 GAL. - THREE TABLETS
 - 2 GAL. - NINE TABLETS
 - 3 GAL. - FIFTEEN TABLETS
9. CONTRACTOR SHOULD VISIT THE SITE PRIOR TO THE START OF CONSTRUCTION. ACTUAL CONDITIONS AND QUANTITIES MAY VARY FROM CONDITIONS SHOWN ON PLANS.

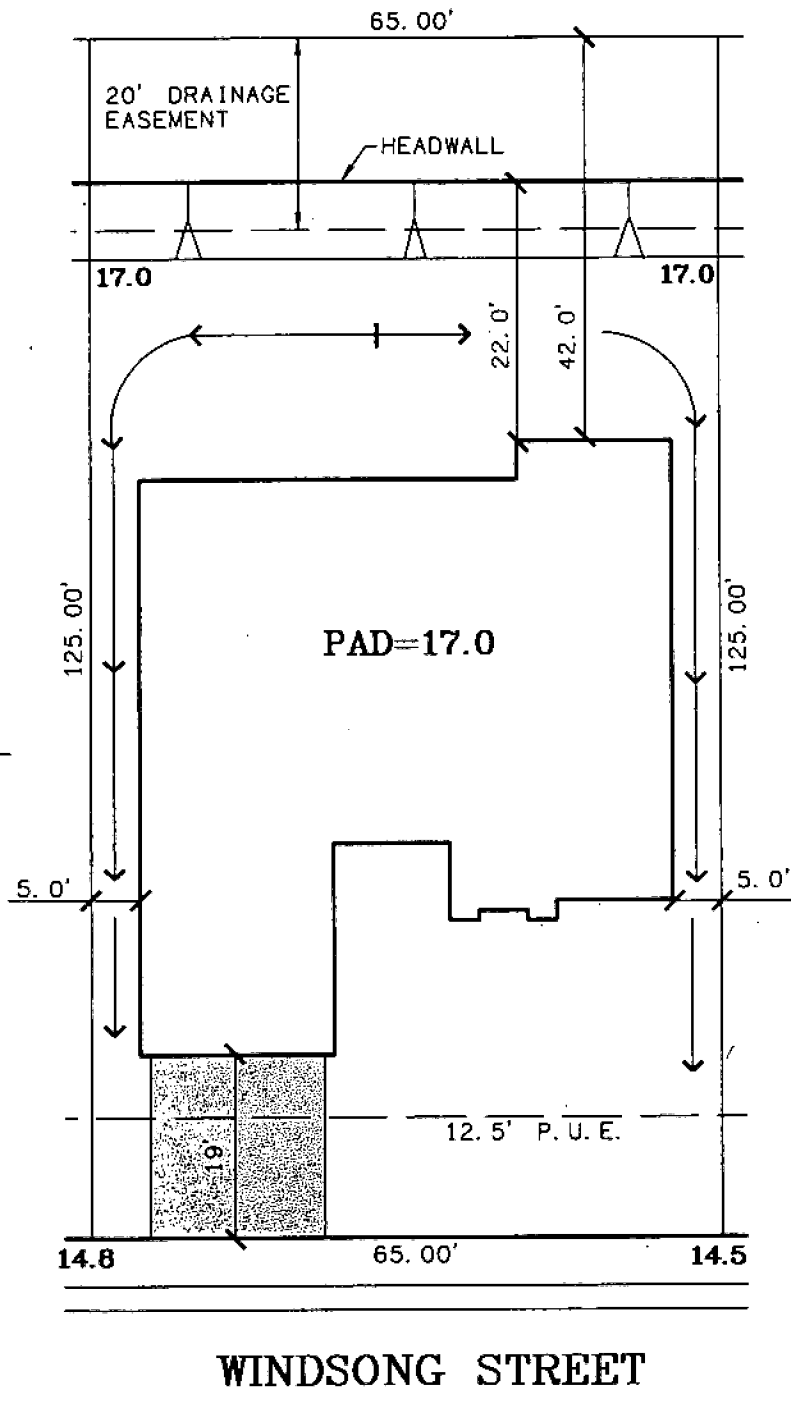
PLANT LEGEND TYPICAL PRODUCTION FRONT YARDS

PALETTE 1	PALETTE 2	PALETTE 3	PALETTE 4	SIZE
<u>STREET TREES</u>				
PER STREET STREET LEGEND	PER STREET STREET LEGEND	PER STREET STREET LEGEND	PER STREET STREET LEGEND	
<u>FRONT YARD TREES</u>				
FRUNUS C 'ARISTOCRAT'	FRUNUS C 'THUNDERCLOUD'	MAGNOLIA G ST MARY	LAGERSTROEMIA I 'NATCHEZ'	15 GAL.
<u>SHRUBS</u>				
ARBUTUS UNEDO 'COMPACTA'	PHOTINIA FRASERI	PITTOSPORUM TOBIRA	LIGUSTRUM J 'TEXANUM'	5 GAL.
ROSMARINUS PROSTRATUS	COTONEASTER HORIZONTALIS	COTONEASTER HORIZONTALIS	ROSMARINUS PROSTRATUS	1 GAL.
PITTOSPORUM T 'WHEELER'	GREVILLEA 'NOELII'	RHAPHIOLEPIS I 'BALLERINA'		1 GAL.
HEMEROCALLIS SPP.	AGAPANTHUS 'PETER PAN'	AGAPANTHUS 'PETER PAN'	HEMEROCALLIS SPP.	1 GAL.

GATEWAY NORTH VILLAGE NO. 1: STREET TREE LEGEND

<u>STREET NAME</u>	<u>STREET TREE</u>	<u>SIZE</u>
WINDSONG STREET	CELTIS SINENSIS & QUERCUS RUBRA (PER PUD GUIDELINES)	15 GAL.
"A" COURT/ BLUEFEATHER WAY	PISTACHIA CHINENSIS	15 GAL.
"H" COURT/ MARSHSONG AVE.	SAPIUM SEBIFERUM	15 GAL.
RIVER SWAN LANE/ SILVERSHORE COURT	ACER RUBRUM	15 GAL.

TYPICAL LOT LAYOUT – LAKESIDE LOT
 FOR SCHEMATIC PURPOSES ONLY. ACTUAL HOUSE PLAN TO BE DETERMINED



LOT 9
 PLAN 1 LEFT
 A.P.N.:
 ADDRESS: WINDSONG STREET
 LOT AREA: 8,125 SF
 LOT COVERAGE: 34%

P 99-019

The Splink Corporation

2590 VENTURE OAKS WAY
 SACRAMENTO, CA 95833

PH:(916)925-5550 FAX:(916)921-9274

**MARCHBROOK
 BUILDING COMPANY**

P.O. Box 7576
 Stockton, Ca 95287

office: (209) 473-6053
 fax: (209) 951-0684

GATEWAY NORTH

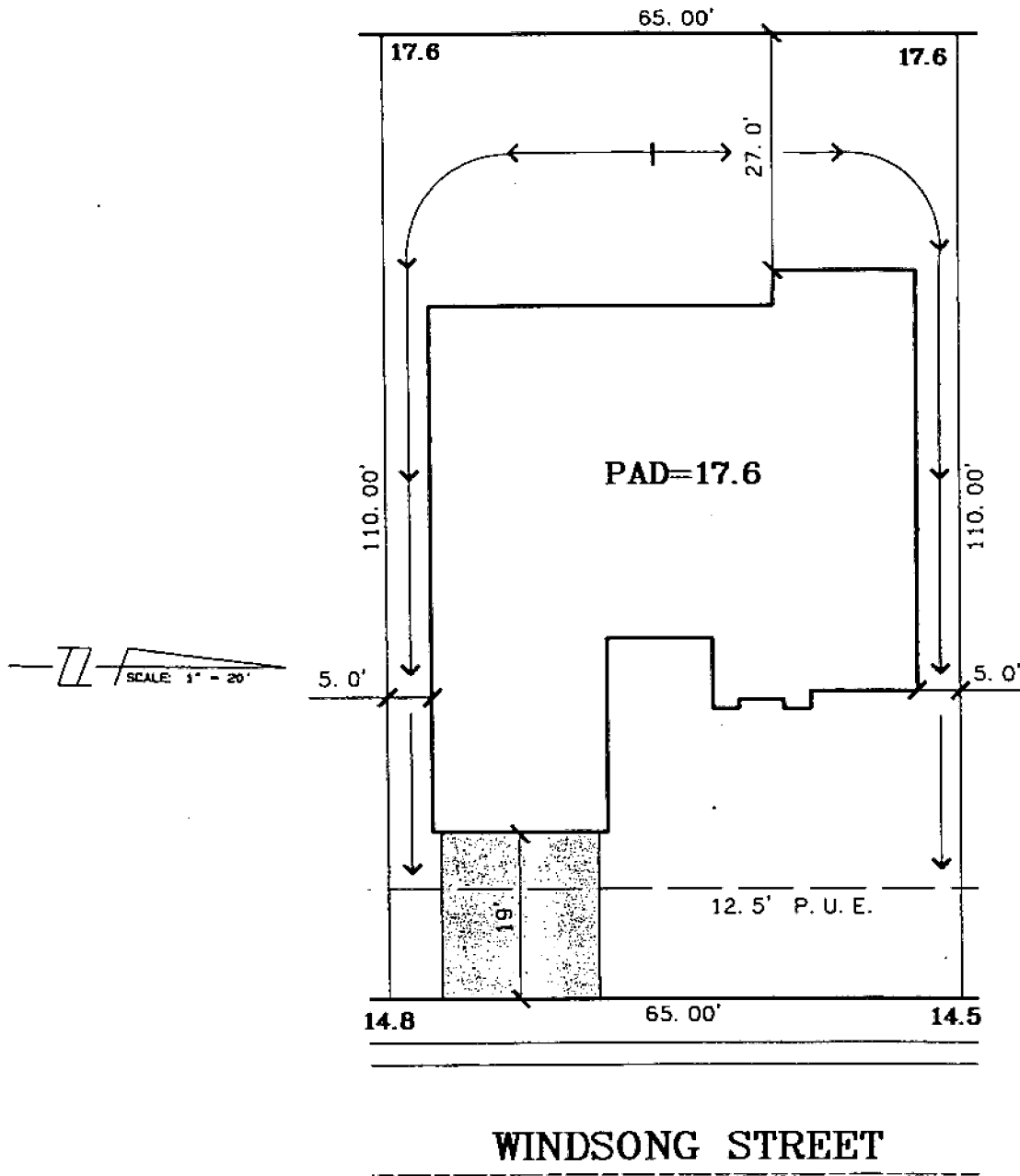
VILLAGE 1

City of Sacramento, California

Scale: 1"=20'

February 18, 1999

TYPICAL LOT LAYOUT – INTERIOR LOT
 FOR SCHEMATIC PURPOSES ONLY. ACTUAL HOUSE PLAN TO BE DETERMINED



LOT 4
 PLAN 1 LEFT
 A.P.N.:
 ADDRESS: WINDSONG STREET
 LOT AREA: 7,150 SF
 LOT COVERAGE: 38%

P 99-019

The Splink Corporation

2580 VENTURE OAKS WAY
 SACRAMENTO, CA 95833

PH:(916)925-5550 FAX:(916)921-9274

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 Stockton, Ca 95267

office: (209) 473-6053
 fax: (209) 951-0684

GATEWAY NORTH

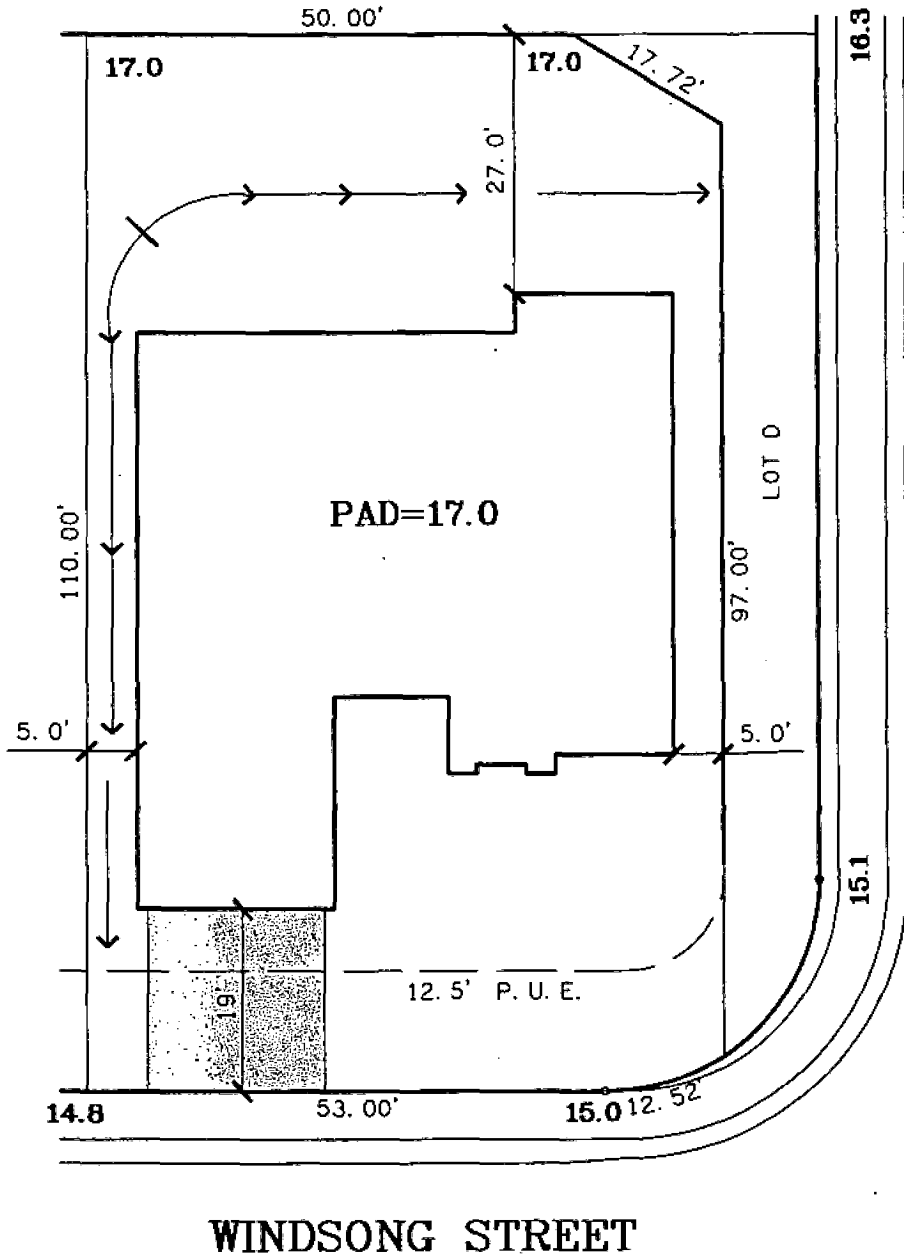
VILLAGE 1

City of Sacramento, California

Scale: 1"=20'

February 18, 1999

TYPICAL LOT LAYOUT – CORNER LOT
 FOR SCHEMATIC PURPOSES ONLY. ACTUAL HOUSE PLAN TO BE DETERMINED



BEARCLOUD AVENUE

WINDSONG STREET



LOT 7
PLAN 1 LEFT
A.P.N.:
ADDRESS: WINDSONG STREET
LOT AREA: 7,065 SF
LOT COVERAGE: 39%

P 99-019

The Splink Corporation
 2590 VENTURE OAKS WAY
 SACRAMENTO, CA 95833

MARCHBROOK BUILDING COMPANY
 P.O. Box 7576
 Stockton, Ca 95267

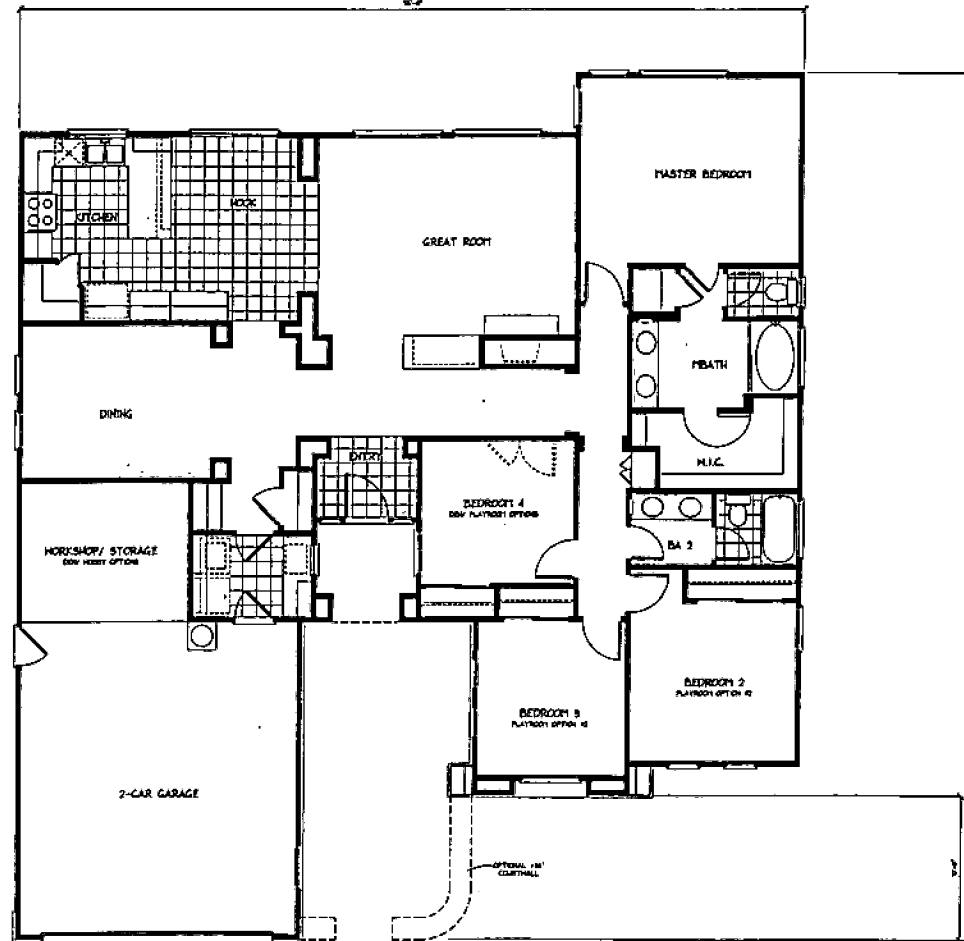
GATEWAY NORTH
VILLAGE 1
 City of Sacramento, California

PH:(916)925-5550 FAX:(916)921-9274

office: (209) 473-6053
 fax: (209) 951-0884

Scale: 1"=20'

February 18, 1999



FIRST FLOOR PLAN
2010 SQ. FT.

WIDE LOT SERIES - PLAN 1
GATEWAY WEST

SACRAMENTO, CALIF.

MARCHBROOK BUILDING COMPANY



LEE JAGOE
ARCHITECTURE
INCORPORATED

2800 W. March Lane, Suite 475
Sacramento, CA 95819
(916) 957-9234 Fax 957-9547

P 99-019



ELEVATION A



ELEVATION B



ELEVATION C

FRONT ELEVATIONS

WIDE LOT SERIES - PLAN 1

GATEWAY WEST

MARCHBROOK BUILDING COMPANY

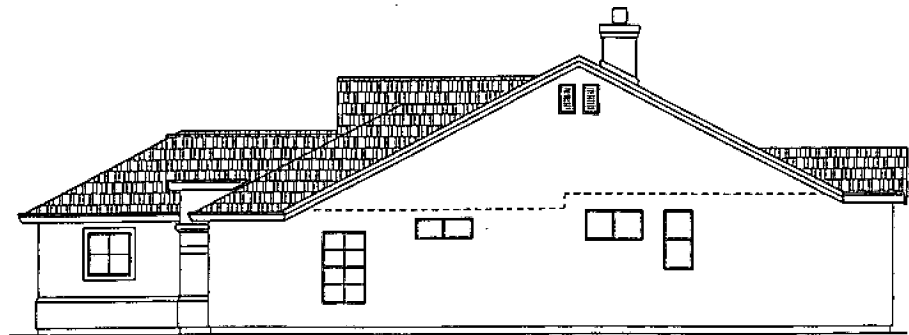
SACRAMENTO, CALIF.



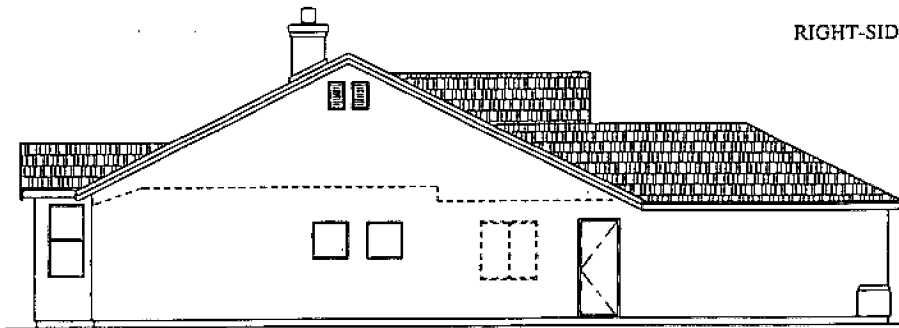
LEE + JAGOE
ARCHITECTURE

2800 W. BIRCH LANE, SUITE 472
SACRAMENTO, CA 95219
(208) 957-8234 FAX 957-8341

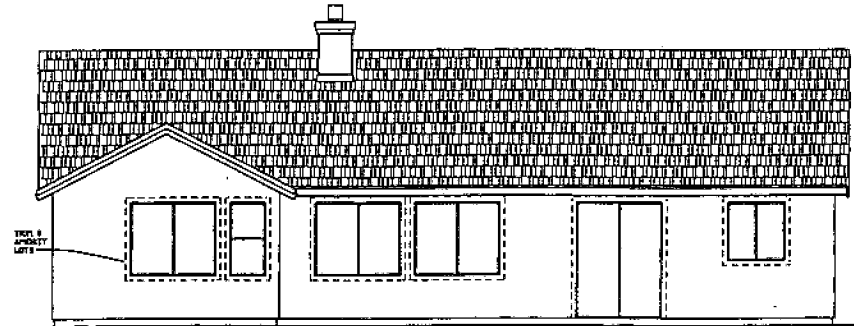
P 99-019



RIGHT-SIDE ELEVATION - ELEV. A



LEFT-SIDE ELEVATION - ELEV. A



REAR ELEVATION - ELEV. A/B/C

REAR & SIDE ELEVATIONS

WIDE LOT SERIES - PLAN 1

GATEWAY WEST

MARCHBROOK BUILDING COMPANY

SACRAMENTO, CALIF.

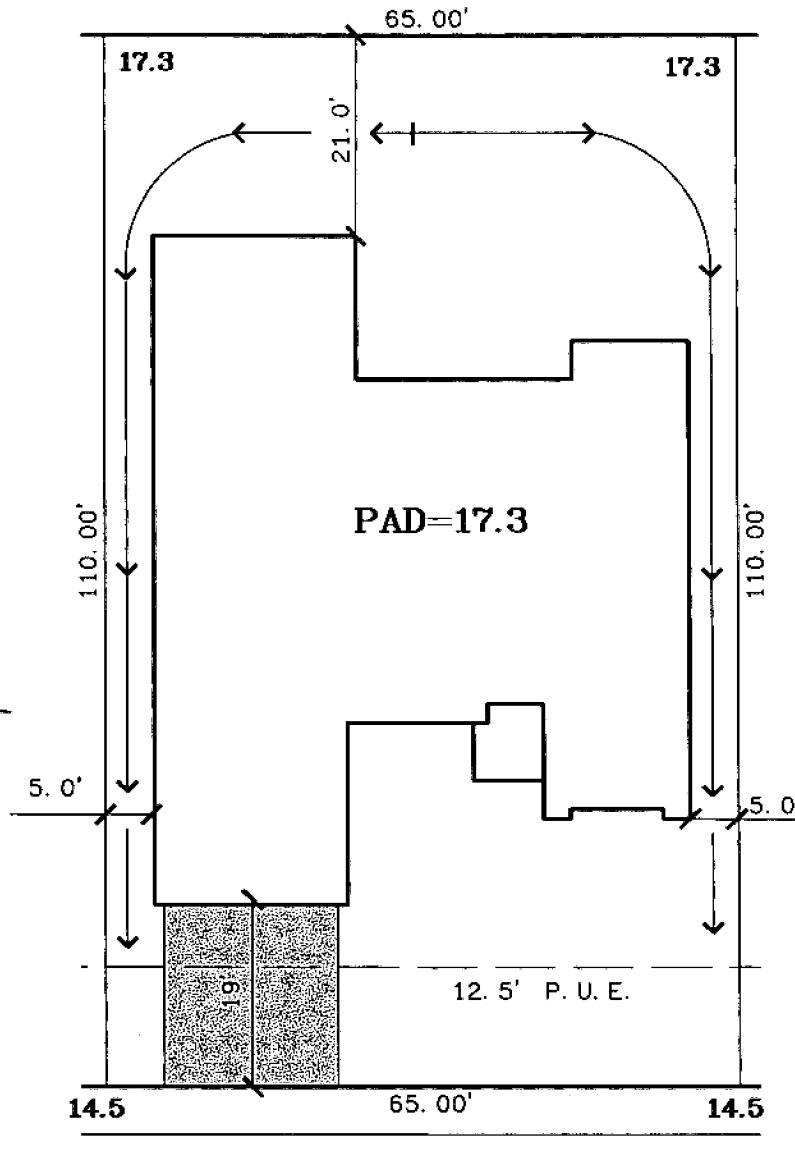


LEE • JAGOE
ARCHITECTURE
INCORPORATED

2600 W. March Lane, Suite 411
Sacramento, CA 95819
(209) 937-9234 • Fax 937-9341

P 99-019

TYPICAL LOT LAYOUT – INTERIOR LOT
FOR SCHEMATIC PURPOSES ONLY. ACTUAL HOUSE PLAN TO BE DETERMINED



WINDSONG STREET

LOT 5
PLAN 2 LEFT
A.P.N.:
ADDRESS: WINDSONG STREET
LOT AREA: 7,150 SF
LOT COVERAGE: 40%

P 99-019

The Splink Corporation

2590 VENTURE OAKS WAY
 SACRAMENTO, CA 95833

PE:(916)925-5550 FAX:(916)921-9274

MARCHBROOK BUILDING COMPANY

P.O. Box 7576
 Stockton, Ca 95267

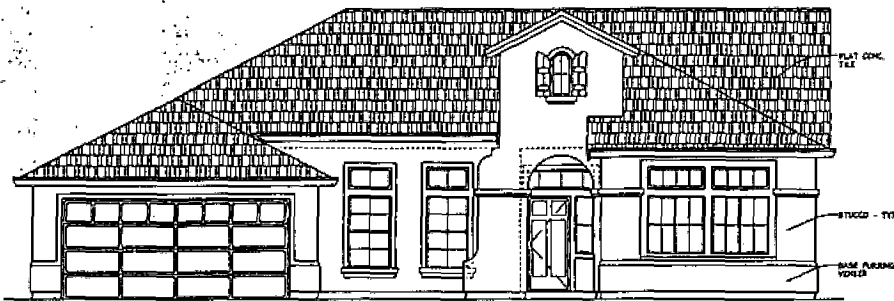
office: (209) 473-6053
 fax: (209) 951-0684

GATEWAY NORTH
VILLAGE 1

City of Sacramento, California

Scale: 1"=20'

February 18, 1999



ELEVATION A



ELEVATION B



ELEVATION C

FRONT ELEVATIONS

WIDE LOT SERIES - PLAN 2

GATEWAY WEST

MARCHBROOK BUILDING COMPANY

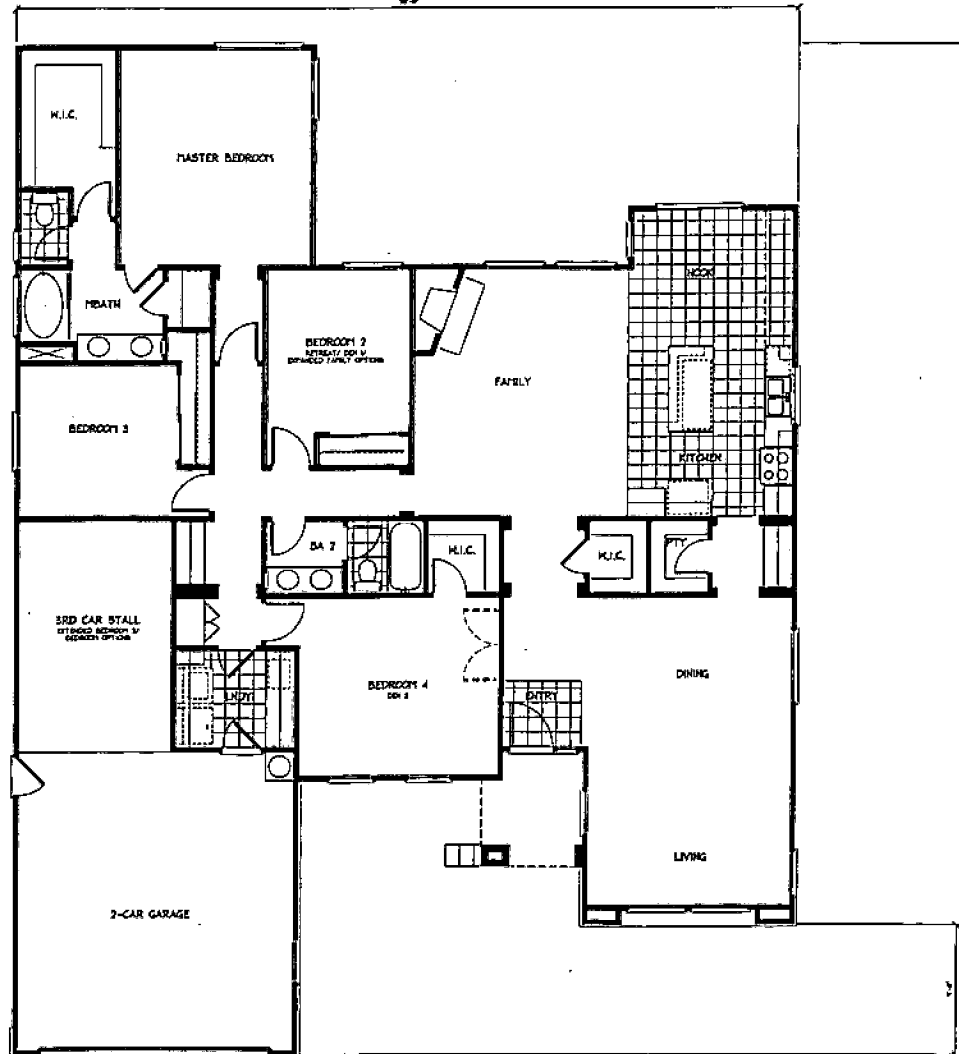
SACRAMENTO, CALIF.



LEE JAGOE
ARCHITECTURE
INC

2800 W. March Lane, Suite #125
Sacramento, CA 95818
(916) 957-8254 Fax: 957-8247

R 99-019



WIDE LOT SERIES - PLAN 2
 GATEWAY WEST

FIRST FLOOR PLAN
 2251 SQ. FT.

SACRAMENTO, CALIF.

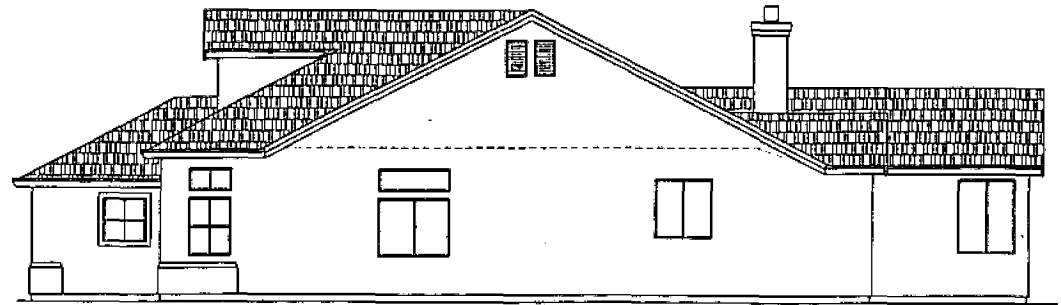
MARCHBROOK BUILDING COMPANY



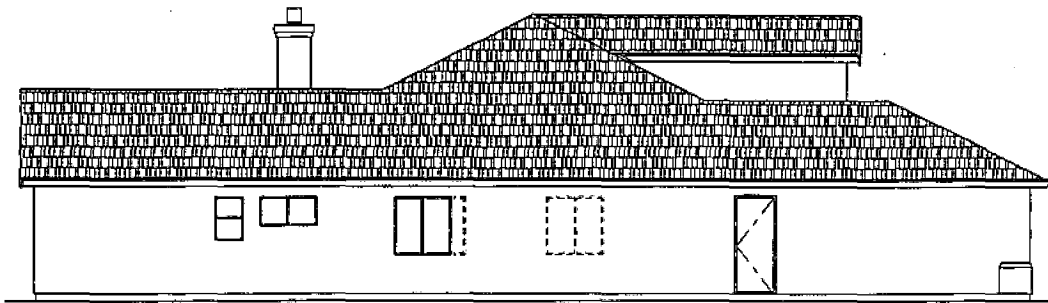
LEE - JAGO
 ARCHITECTURE
 INCORPORATED

2300 W. March Lane, Suite 475
 Sacramento, CA 95811
 (916) 937-9254 Fax 937-9347

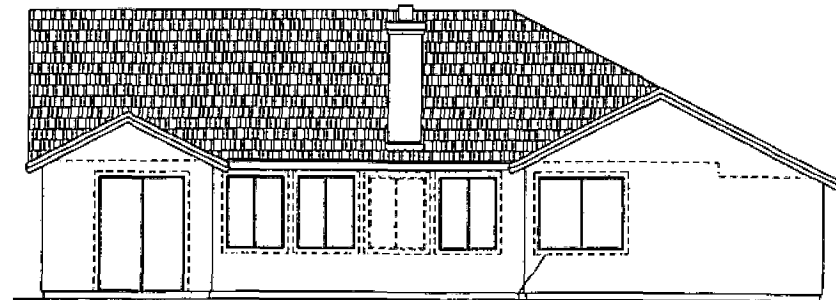
P 99-019



RIGHT-SIDE ELEVATION - ELEV. A



LEFT-SIDE ELEVATION - ELEV. A



REAR ELEVATION - ELEV. A/B/C

1921 #
PROPERTY
LOTS

REAR & SIDE ELEVATIONS

WIDE LOT SERIES - PLAN 2

GATEWAY WEST

MARCHBROOK BUILDING COMPANY

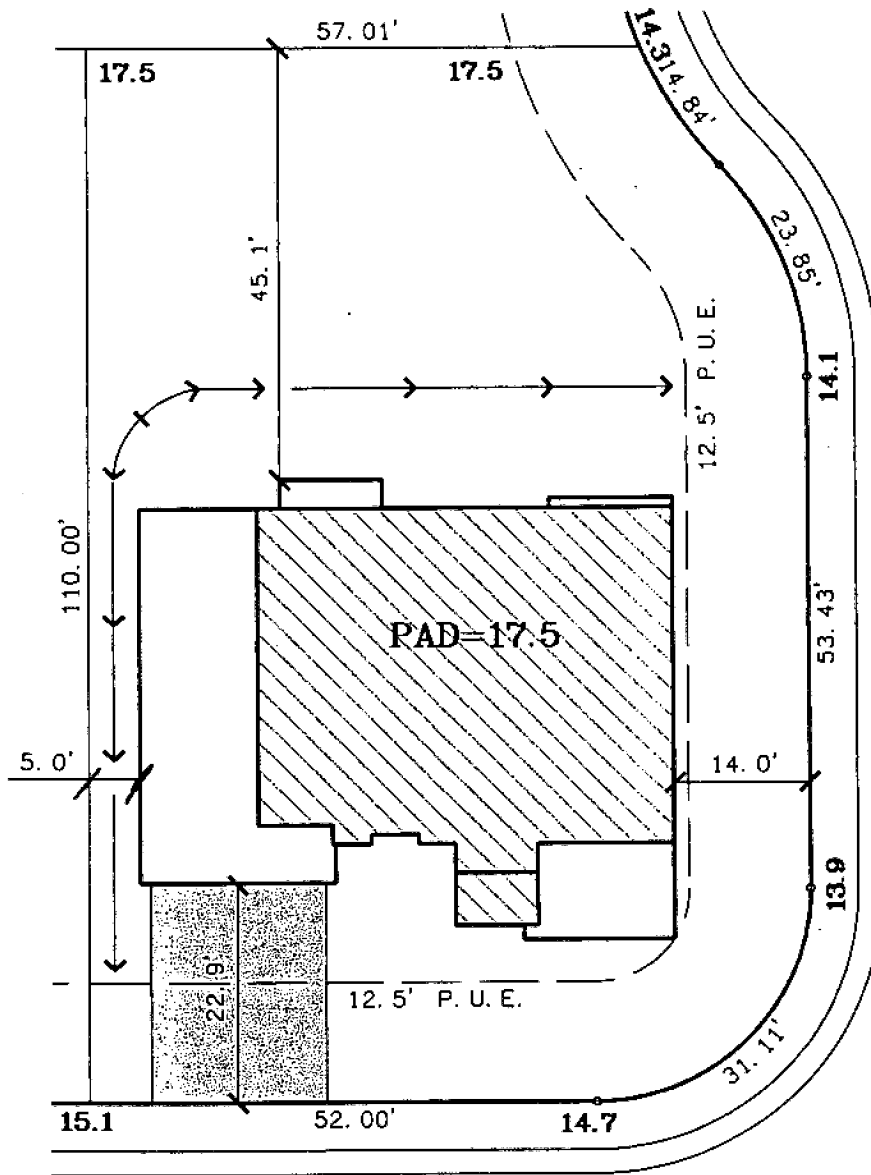
SACRAMENTO, CALIF.



LEE • JAGOE
ARCHITECTURE
INCORPORATED

7200 W. March Lane, Suite 475
Sacramento, CA 95219
(916) 937-9254 Fax 937-9347

TYPICAL LOT LAYOUT – CORNER LOT
FOR SCHEMATIC PURPOSES ONLY. ACTUAL HOUSE PLAN TO BE DETERMINED



WINDSONG STREET

WINDCATCHER COURT

LOT 17
PLAN 3 LEFT
A.P.N.:
ADDRESS: WINDSONG STREET
LOT AREA: 7,807 SF
LOT COVERAGE: 29%

P 99-019

The Splink Corporation
 2590 VENTURE OAKS WAY
 SACRAMENTO, CA 95833

MARCHBROOK BUILDING COMPANY
 P.O. Box 7576
 Stockton, Ca 95267

GATEWAY NORTH
VILLAGE 1
 City of Sacramento, California

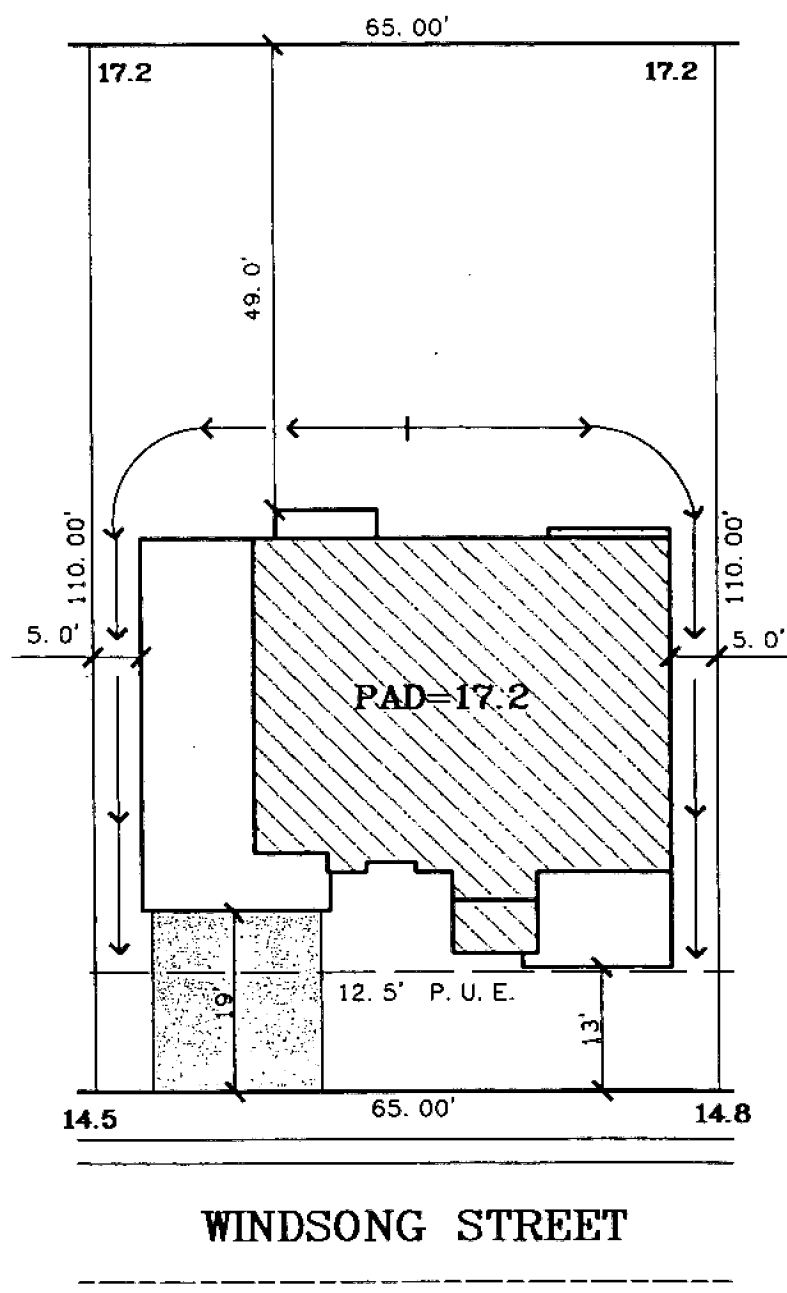
PH:(916)925-5550 FAX:(916)921-9274

office: (209) 473-6053
 fax: (209) 951-0684

Scale: 1"=20'

February 18, 1999

TYPICAL LOT LAYOUT – INTERIOR LOT
 FOR SCHEMATIC PURPOSES ONLY. ACTUAL HOUSE PLAN TO BE DETERMINED



WINDSONG STREET

LOT 6
PLAN 3 LEFT
A.P.N.:
ADDRESS: WINDSONG STREET
LOT AREA: 7,150 SF
LOT COVERAGE: 31%

P 99-019

The Splnk Corporation
 2590 VENTURE OAKS WAY
 SACRAMENTO, CA 95833

MARCHBROOK BUILDING COMPANY
 P.O. Box 7576
 Stockton, Ca 95267

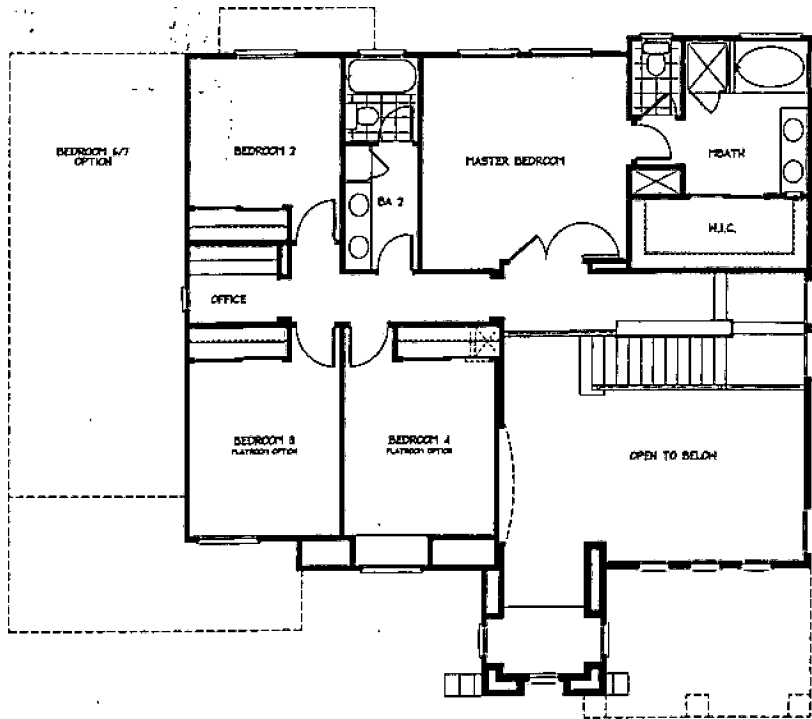
GATEWAY NORTH
VILLAGE 1
 City of Sacramento, California

PH:(916)925-5550 FAX:(916)921-9274

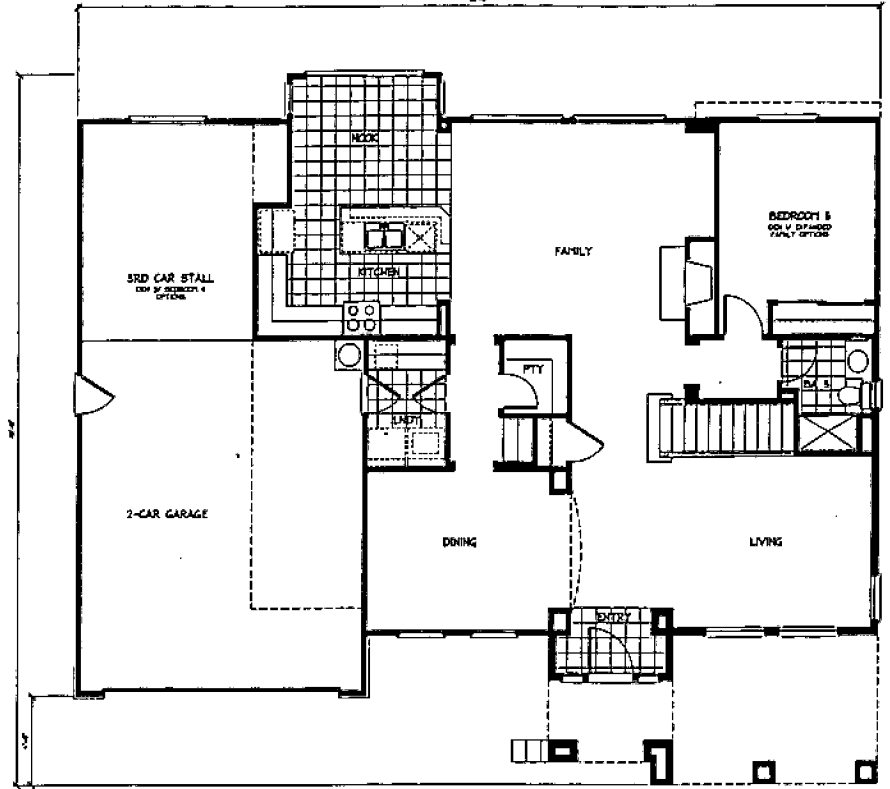
office: (209) 473-6053
 fax: (209) 951-0684

Scale: 1"=20'

February 18, 1999



SECOND FLOOR PLAN
1109 SQ. FT.



FIRST FLOOR PLAN
1396 SQ. FT.
2505 SQ. FT. - TOTAL

WIDE LOT SERIES - PLAN 3
GATEWAY WEST

MARCHBROOK BUILDING COMPANY

SACRAMENTO, CALIF.



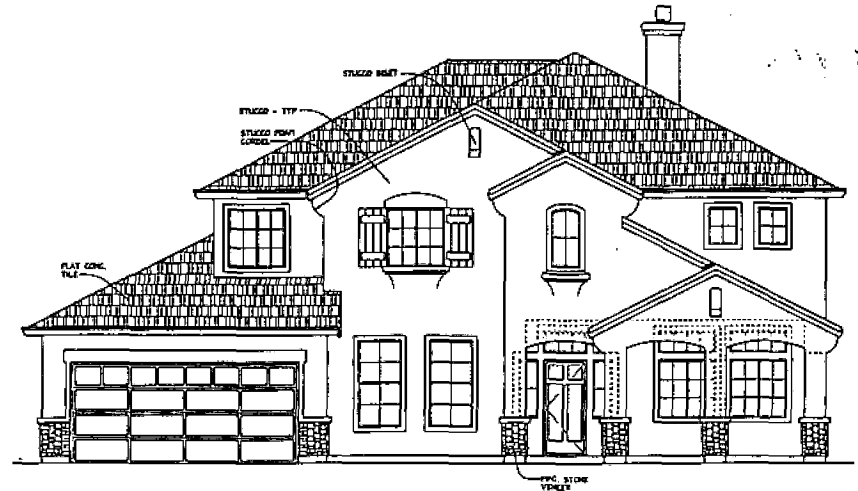
LEE + JAGOE
ARCHITECTURE
INCORPORATED

2600 W. March Lane, Suite 475
Sacramento, CA 95819
(916) 951-9254 Fax 951-4341

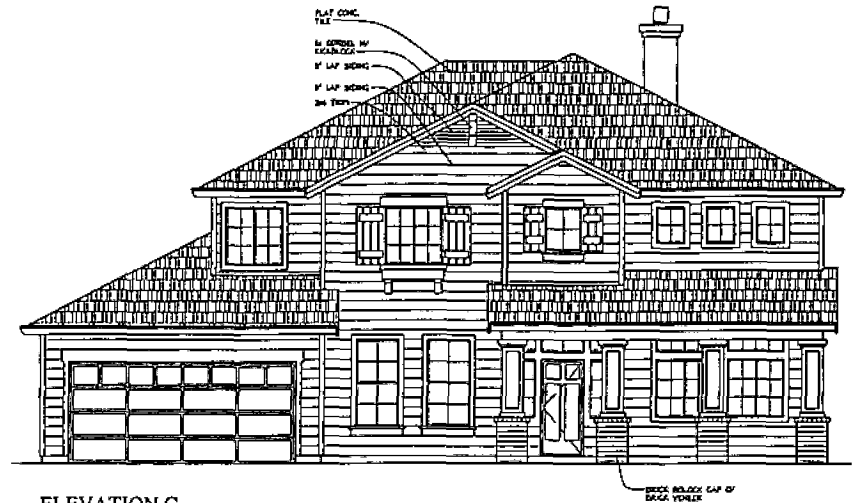
P 99-019



ELEVATION A



ELEVATION B



ELEVATION C

FRONT ELEVATIONS

WIDE LOT SERIES - PLAN 3

GATEWAY WEST

MARCHBROOK BUILDING COMPANY

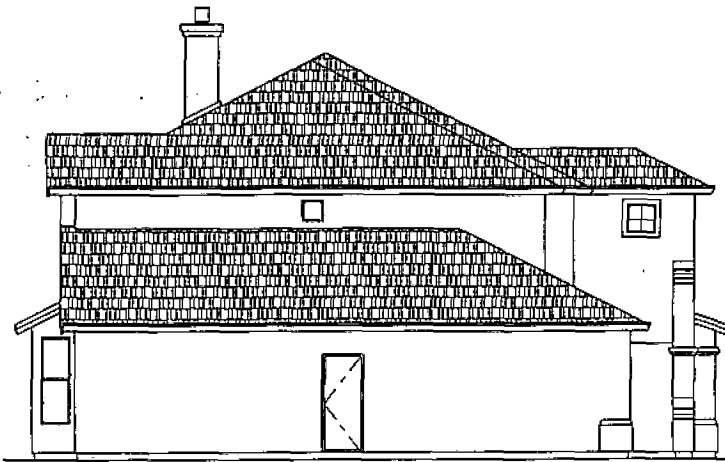
SACRAMENTO, CALIF.



LEE + JAOE
ARCHITECTURE
INCORPORATED

2823 W. Alameda Lane, Suite 475
Sacramento, CA 95219
(916) 937-9234 Fax 937-9347

P 99-019



LEFT-SIDE ELEVATION - ELEV. A



RIGHT-SIDE ELEVATION - ELEV. A



REAR ELEVATION - ELEV. A/B/C

REAR & SIDE ELEVATIONS
 WIDE LOT SERIES - PLAN 3
 GATEWAY WEST

SACRAMENTO, CALIF.

MARCHBROOK BUILDING COMPANY



LEE + JAGOE
 ARCHITECTURE
 INCORPORATED

1800 W. Starck Lane, Suite 413
 Stockton, CA 95219
 (209) 951-9234 Fax 951-9347

P 99-013

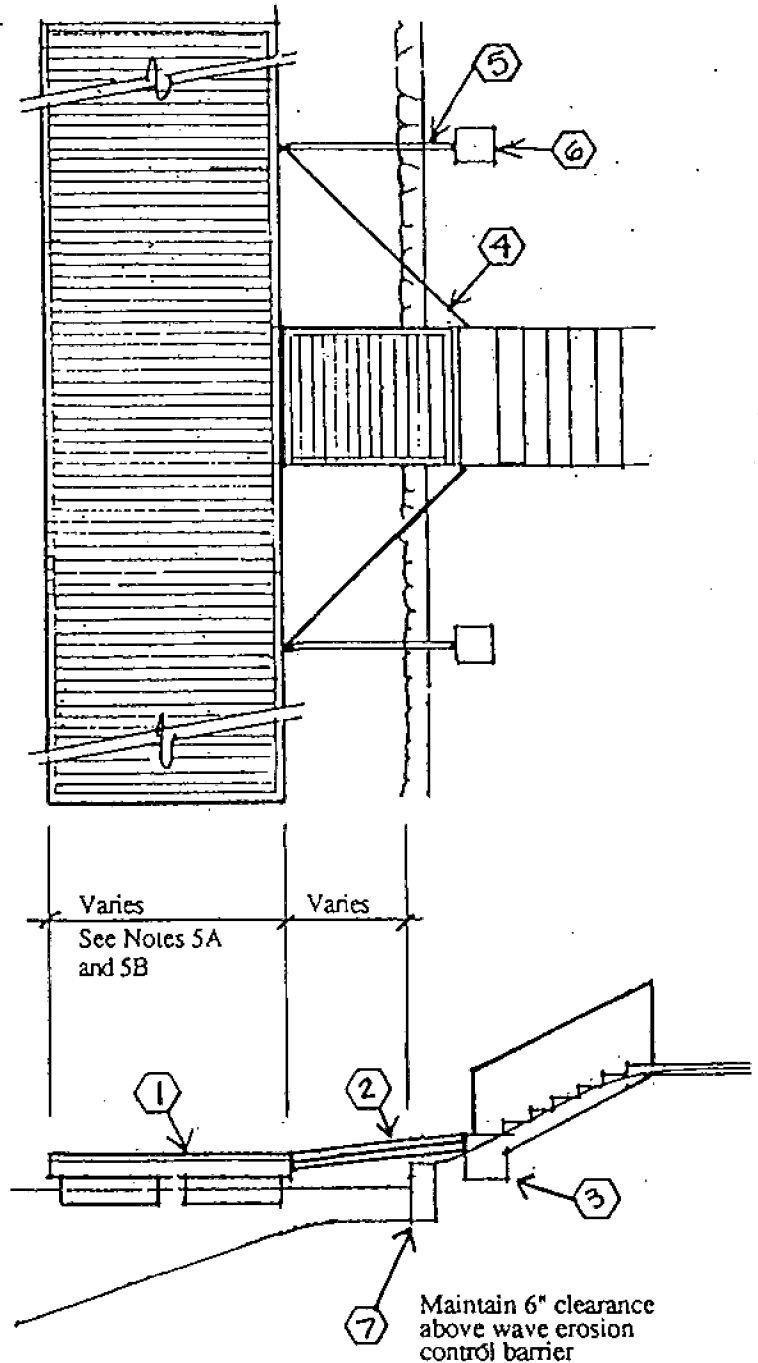
LEGEND

- ① FLOATING DOCK
- ② ACCESS RAMP
- ③ CONCRETE ABUTMENT
- ④ CABLE/GUY WIRES
- ⑤ RIGID GALV. PIPE
- ⑥ "DEADMAN"
- ⑦ WAVE EROSION CONTROL BARRIER

NOTES:

1. Docks are to be floating type accessible by a ramp that is hinged at a concrete abutment on the slope. Neither the ramps nor the abutment may bear upon the existing wave erosion control barrier. A 6" clearance must be maintained above the wave erosion control barrier.
2. Styrofoam flotation for the docks must be encapsulated.
3. Plastic lumber is acceptable for decking.
4. Metal and reflective materials are not acceptable, other than marine hardware.
5. No pylons or posts are permitted. Penetration of the lake bottom is not permitted. Stabilization must be achieved solely through the use of cables and rigid pipe.
6. Docks shall be no greater size than set out below. The width of the dock refers to its length parallel to the wave erosion control barrier of the lake. The depth of the dock refers to its length measured perpendicularly from the wave erosion control barrier of the lake.
 - A. Docks must have a minimum depth of four (4) feet.
 - B. Docks shall have a depth not exceeding ten (10) feet in depth on lots having a lake wave erosion control barrier of thirty (30) feet or less and shall have a depth not exceeding fifteen (15) feet in depth on lots having a lake wave erosion control barrier of more than thirty (30) feet. In no case shall any dock extend beyond the property line of the lot to which it attaches.
 - C. Docks shall be set back from the side yard lot line of the lake wave erosion control barrier a minimum distance of ten (10) feet on lots having a lake wave erosion control barrier of more than thirty (30) feet. In lots having a lake wave erosion control barrier length of thirty (30) feet or less docks shall be set back from the side yard lot line a minimum distance of five (5) feet.
7. Owner is required to obtain written approval from the Gateway West Architectural Review Committee and building permits as required from the City of Sacramento.

Varies
See
Note 5C



LAYOUT PLAN
SCALE: 1/8" = 1' - 0"

DISCLAIMER NOTE:
THESE DRAWINGS AND DETAILS ARE FOR DESIGN INTENT ONLY AND BASIC CONFORMANCE BY THE GENERAL CONTRACTOR. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL CONDITIONS, COORDINATE CONSTRUCTION, AND VERIFY STRUCTURAL INTEGRITY OF ALL IMPROVEMENTS. ALL IMPROVEMENTS ARE TO CONFORM TO APPLICABLE BUILDING AND ZONING CODES OF THE CITY OF SACRAMENTO.

DOCK DIAGRAM
GATEWAY WEST COMMUNITY

GATEWAY WEST LLC

2424 K Street, Suite 200
Sacramento CA 95816
phone 916/446-1115; fax 916/446-6476

November 20, 1998

Mr. Larry Gualco
Grupe Communities, Inc.
3255 West March Lane
Stockton CA 95219

fax 209/473-6044

RE: Gateway West Design Review

Dear Larry:

Thank you for submitting your wide-lot and small-lot plans to the Gateway West Design Review Committee (GWDRC). Anticipating the City of Sacramento's desire for a varied streetscape, the GWDRC has reviewed and substantially approved these plans, with the following conditions:

Wide Lot Series (125 lots)

Plan 2010: Substantially approved. The GWDRC will require courtyards on all these elevations. See additional comments below.

Plan 2256: Approved as submitted. See additional comments below.

Plan 2505: Approved as submitted. See additional comments below.

Small Lot Series (123 lots)

Plan 1379: Substantially approved. The GWDRC requires an additional or different window in the rear elevation for those homes backing on the lake. See additional comments below.

Plan 1584: Substantially approved. The GWDRC requires that the depth of the porch be enlarged by an additional 2' towards the street. See additional comments below.

While we understand that the size and configuration of these lots preclude recessed garages which would add streetscape variety, the GWDRC suggests that this same goal can be achieved through adding courtyards to at least three of the six elevations within the 1379/1584 Plan series.

Plan 1893: Approved as submitted, with additional comments below.

more ...

Additional Comments:

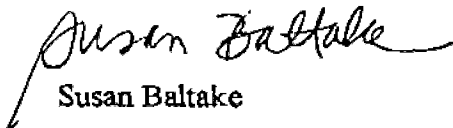
Any home which backs onto the lake will be required to have window trim or other additional detail added for architectural interest. It appears that the designs also call for "lights" or windows in the garage doors, which would be desirable; please clarify.

The following items are to be submitted for review and approval prior to start of construction:

- landscaping plans for model homes, and typical landscaping plans for production homes;
- model complex signage plans
- final exterior materials and colors (all exterior materials used on front elevations must wrap at least 4' around the sides, or to the wing walls).

Please call with any questions.

Sincerely,



Susan Baltake

cc: Carol Shearly, City of Sacramento
Brian Vail
Mark Skreden



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

**P99-019 MARCHBROOK BUILDING COMPANY - GATEWAY WEST - PORTIONS OF
VILLAGES 1 and 2 -- PDSP**

PROJECT NAME/FILE #: Gateway West PUD - Portions of Villages 1 & 2
ASSESSOR'S PARCEL NUMBER(S): Various
ZONING: R-1-PUD
APPLICANT'S NAME/ADDRESS: Marchbrook Building Co. c/o Ron Rugani
PO BOX 7576, Stockton, CA 95267
(209) 473-6053

I, RON RUGANI, Purchasing Mgr. (please print and include title), agree to amend the project application, P99-019, to incorporate the attached PDSP Conditions of Approval dated June 4, 1999.

I acknowledge that this project, P99-019, is subject to these PDSP Conditions of Approval. These PDSP Conditions of 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 Approval. I understand that the PDSP Conditions of Approval for my project may require the expenditure of owner/developer funds where necessary to comply with the provisions of said PDSP Conditions of Approval.

[Signature]
Signature Ron Rugani
PURCHASING MGR.
Title
6/7/99
Date





DEPARTMENT OF
UTILITIES

ENGINEERING SERVICES

CITY OF SACRAMENTO
CALIFORNIA

5770 FREEPORT BLVD.
SUITE 100
SACRAMENTO, CA
95822-2911

PH 916-433-6318
FAX 916-433-6652

April 14, 1999
990217:DB:rt

SUBJECT: RESIDENTIAL OCCUPANCY IN NORTH NATOMAS

This letter serves as a reminder, that occupancy of residential structures in North Natomas will not be allowed until the common drainage facilities (i.e.; pump stations and detention basins) serving the applicable subdivision have been accepted as complete by the City. This restriction is a condition of all the drainage agreements in effect throughout North Natomas.

The Department of Utilities will make the final determination as to the level of "completeness" required. Minor, non-operational items such as final landscaping, irrigation and cleanup will not typically hold up occupancy. However, in no case will occupancy be allowed without fully functional pump stations and detention basins.

Sincerely,

Gary A. Reents
Engineering Services Manager