



CITY OF SACRAMENTO
CALIFORNIA

NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES DEPARTMENT

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

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

FILE: P99-089

PREVIOUS FILE NUMBER(S): P96-106, P98-046 & P99-019

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 application is to modify the previously approved Planning Director's Special Permit (PDSP) P99-019, to add a fourth model, and to include a fourth (stucco) elevation for all four models. The changes are noted in "strikeout" and *italics*. 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 3446 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 \$310,000+		
Number of Lots -	124 Units	Number of Models -	3 4
		Number of Elevations -	3 4
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 previously received approval of Planning Director's Special Permit P99-019 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)
4	2	4 (up to eight w/flex-space options)	3 w/ tandem stall, or 2 w/opt. flex space.	1593 - 1785 1 st Flr & 1853 2 nd Flr./ 632 - 824/ 144 - 228)	Y	Garage recessed 4'	29% (interior) 14% (corner)

Note-

Models #2 & #3 & 4 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~~ **Four** 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 rowlock over soldier course cap entry feature
<i>D - Mod. Am. Country</i>	<i>Stucco w/wood trim & brick accent</i>	<i>varied pitch roof-line, accent shutters (2nd story only), various front window treatments, 3" exposure lap siding @ front gables, brick rowlock over soldier course cap, or brick 1/2 column entry feature</i>

The proposed elevations exhibit distinct consumer choices in relation to materials, design, architectural themes, and variation. ***The fourth elevation is being added to respond to identified buyer resistance to the standard "Elevation C", with primarily wood siding. The fundamental change is to substitute stucco in lieu of much of the wood siding.*** 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 ***both*** the American Country ***and Modified American Country*** elevations. 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 Groundcover tables in the Gateway West PUD Guidelines, (PUD Exhibits 10 & 11 respectively.)

Fences and Walls and Porch Railings: 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.

In keeping with the goal to create a harmonious streetscape while allowing diversity, Staff recommends that where front porch railings are provided, that they be continued on the exterior side for corner lots.

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. No comments were received from the public notice. Prior to submittal, the project plans were discussed by the applicants agent with representatives of the Natomas Community Association, (see attch. October 19, 1999 letter re: personal comm. btwn. Mike Smith of Spink Corp. & Jim Bacchini of NCA.) Based upon the quality of design and material s of the previous three models, the fourth was not required to be presented to the NCA. The NCA has previously 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 Declarations 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. *And for all "Elevation D"s and Model 4, dated 7/20/99.*
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, - *for P99-019, and November 5, 1999, for P99-089.*
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:

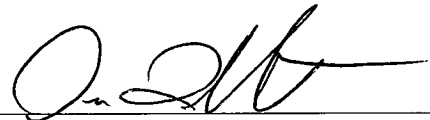
- a. Covered porches in the front or street side do not count toward the maximum lot coverage;
 - b. At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.
 - c. A maximum of 50 percent of the lots approved with this PDSP (i.e., 50 lots) may exceed 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 8. 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. *For Models 3 and 4, front porch railings shall be provided, and shall be continued on the exterior side for corner lots.*
19. *Unless otherwise noted in these Conditions, all Conditions of P99-019 shall continue to apply to the project.*

APPROVED ON: November 5, 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 - Elevation D

Exhibit 5: Plan 2 - Elevation D

Exhibit 6: Plan 3 - Elevation D

Exhibit 7: Plan 4 - Lot Layout, Floor Plan, Elevations, and Roof Layout

Exhibit 8: Dock layout

Exhibit 9: Gateway West Architectural Design Review Committee Approval Letter

Exhibit 10: PDSP Letter of Agreement

Exhibit 11: Mitigation Monitoring Plan (P96-106)

Exhibit 12: Dept. of Utilities - Residential Occupancy Letter (4/14/99)

Exhibit 13: **October 19, 1999 letter re: personal comm. btwn. Mike Smith of Spink Corp. & Jim Bacchini of NCA.**

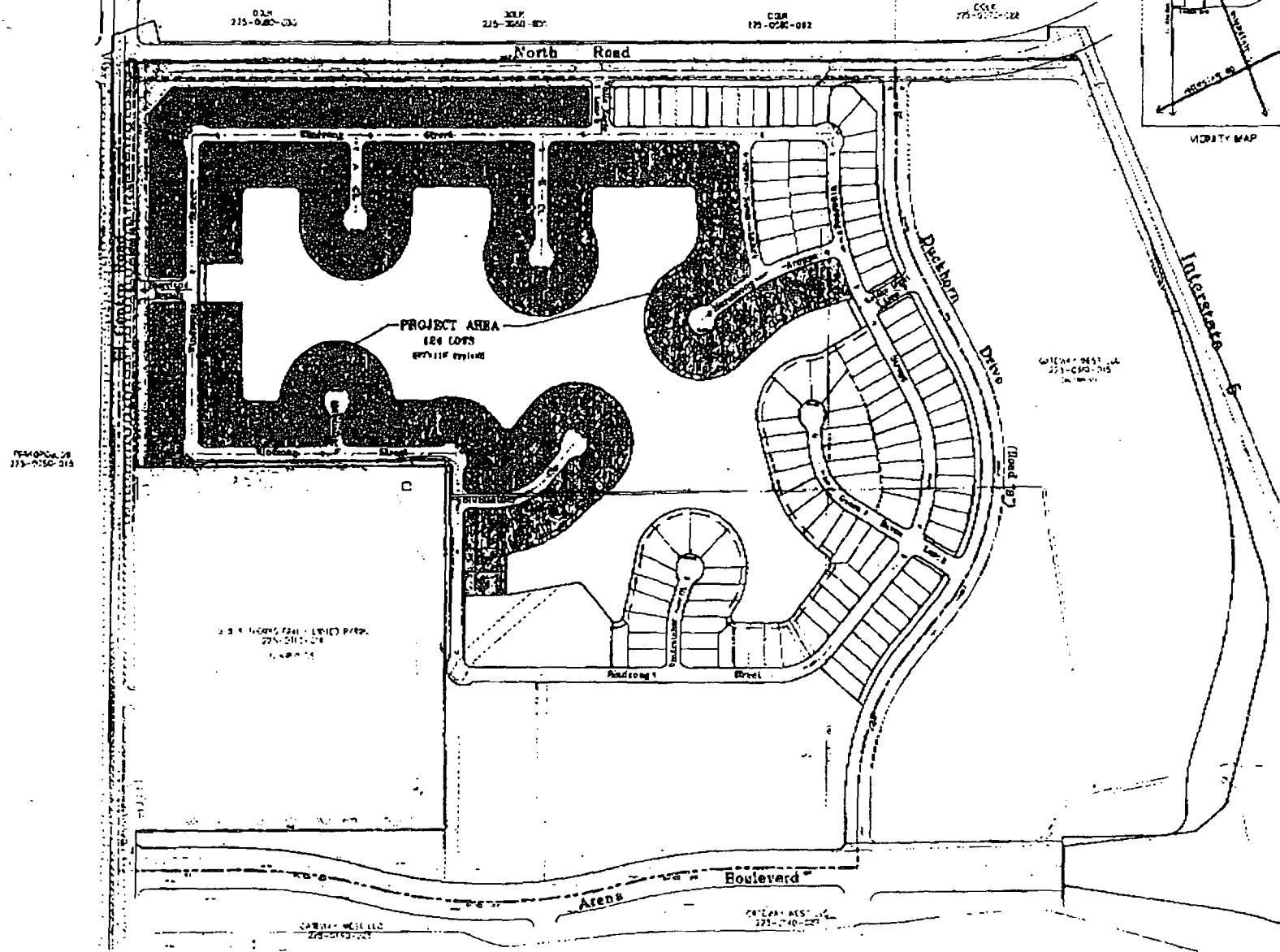
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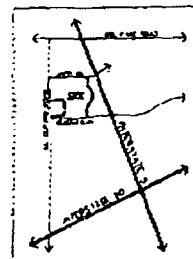
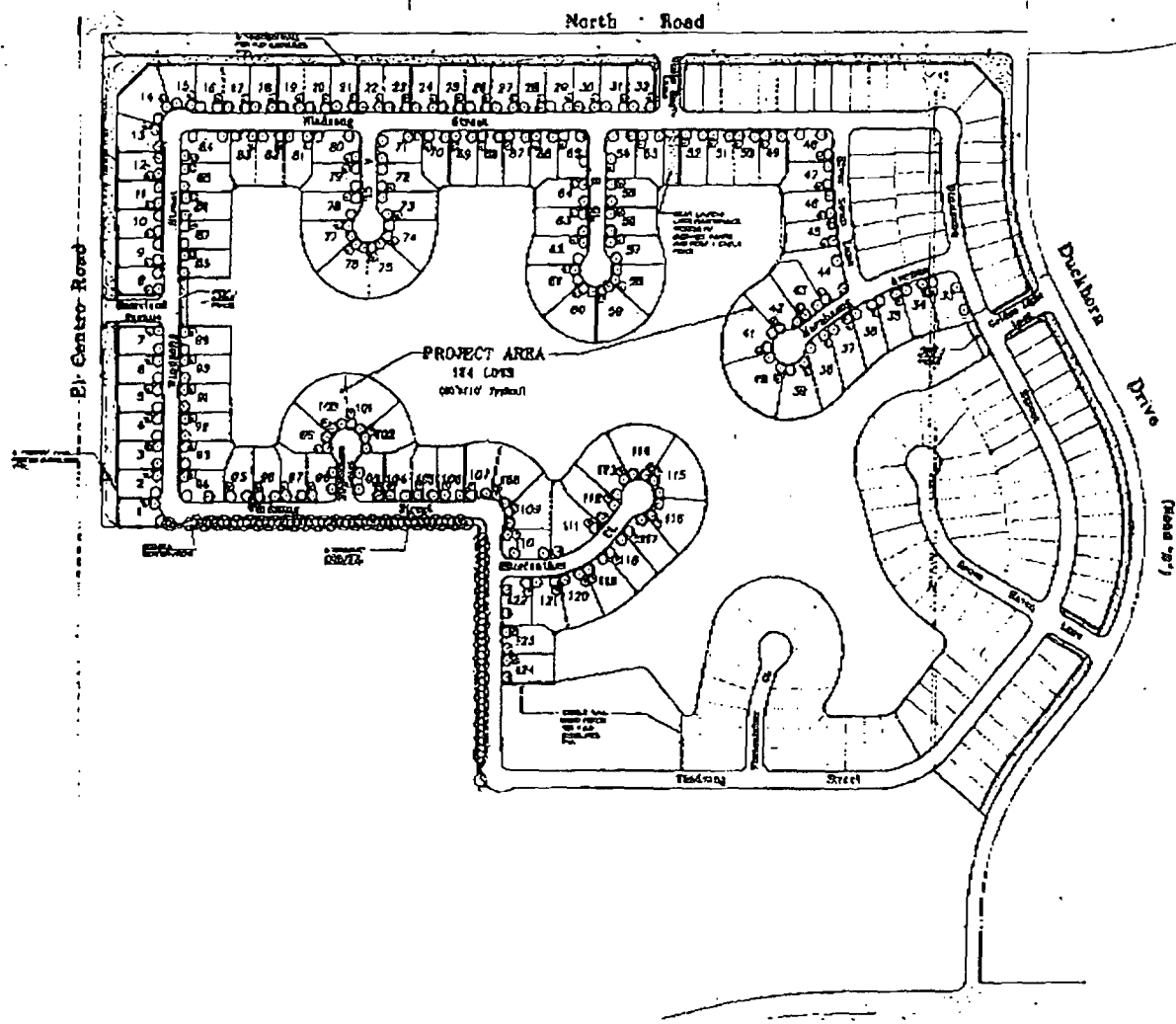
Site Plan for Gateway North

City of Sacramento,

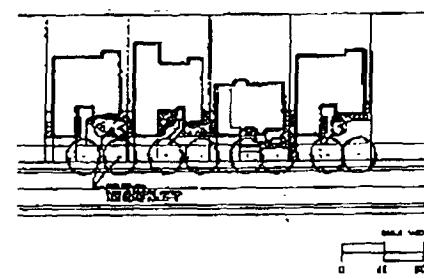
California



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



VILLAGE ONE
 TYPICAL FRONT YARD LANDSCAPING

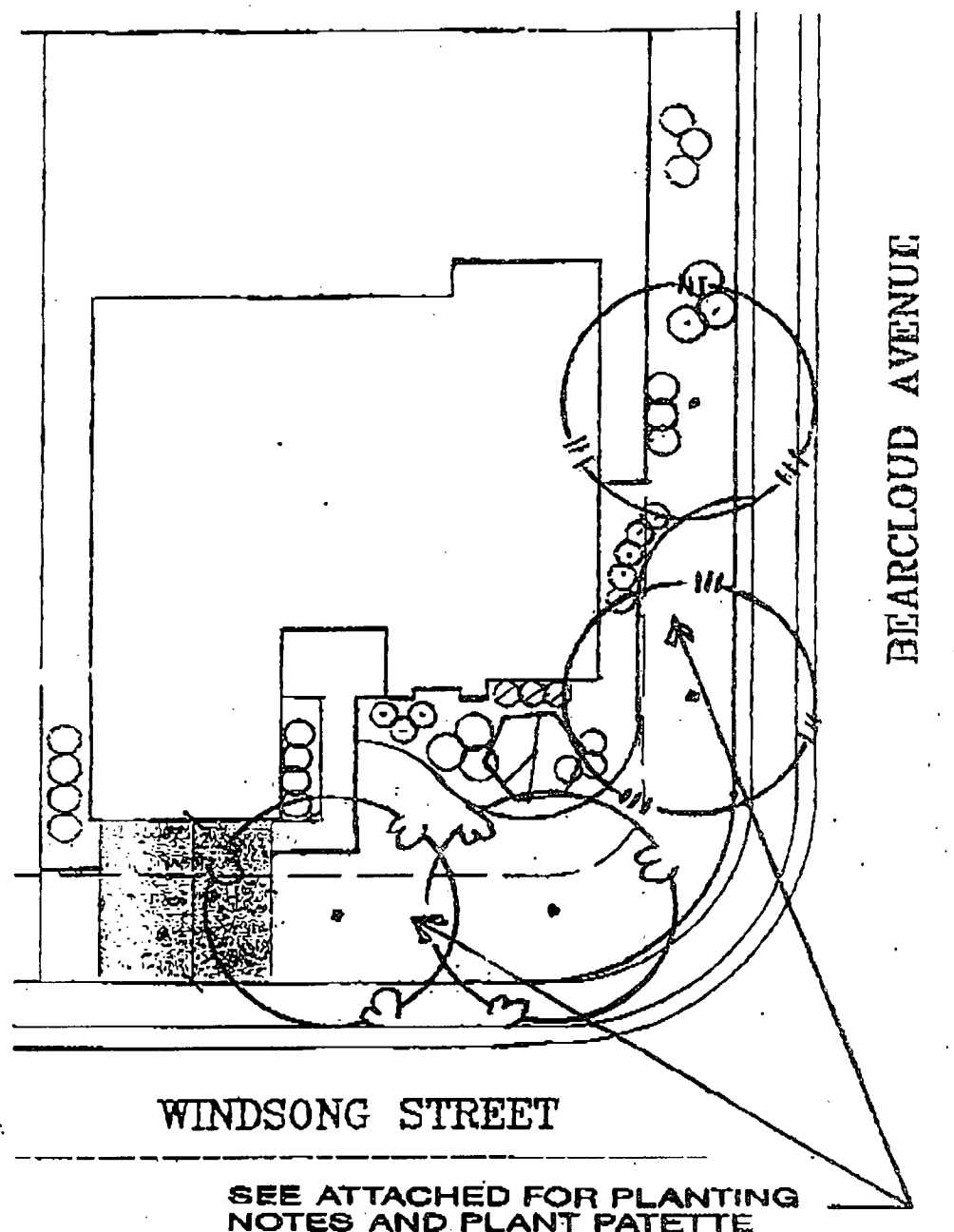


PLANT SPECIFICATIONS

1. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE EXHIBIT AND THE CITY OF SACRAMENTO'S PLANTING SPECIFICATIONS.
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PLANT	QUANTITY	PLANT	QUANTITY
PLANT 1	10	PLANT 2	15
PLANT 3	20	PLANT 4	30
PLANT 5	15	PLANT 6	25
PLANT 7	30	PLANT 8	40
PLANT 9	25	PLANT 10	35
PLANT 11	40	PLANT 12	50
PLANT 13	35	PLANT 14	45
PLANT 15	50	PLANT 16	60
PLANT 17	45	PLANT 18	55
PLANT 19	60	PLANT 20	70
PLANT 21	55	PLANT 22	65
PLANT 23	70	PLANT 24	80
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PLANT 169	425	PLANT 170	445
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PLANT 217	545	PLANT 218	565
PLANT 219	560	PLANT 220	580
PLANT 221	555	PLANT 222	575
PLANT 223	570	PLANT 224	590
PLANT 225	565	PLANT 226	585
PLANT 227	580	PLANT 228	600
PLANT 229	575	PLANT 230	595
PLANT 231	590	PLANT 232	610
PLANT 233	585	PLANT 234	605
PLANT 235	600	PLANT 236	620
PLANT 237	595	PLANT 238	615
PLANT 239	610	PLANT 240	630
PLANT 241	605	PLANT 242	625
PLANT 243	620	PLANT 244	640
PLANT 245	615	PLANT 246	635
PLANT 247	630	PLANT 248	650
PLANT 249	625	PLANT 250	645
PLANT 251	640	PLANT 252	660
PLANT 253	635	PLANT 254	655
PLANT 255	650	PLANT 256	670
PLANT 257	645	PLANT 258	665
PLANT 259	660	PLANT 260	680
PLANT 261	655	PLANT 262	675
PLANT 263	670	PLANT 264	690
PLANT 265	665	PLANT 266	685
PLANT 267	680	PLANT 268	700
PLANT 269	675	PLANT 270	695
PLANT 271	690	PLANT 272	710
PLANT 273	685	PLANT 274	705
PLANT 275	700	PLANT 276	720
PLANT 277	695	PLANT 278	715
PLANT 279	710	PLANT 280	730
PLANT 281	705	PLANT 282	725
PLANT 283	720	PLANT 284	740
PLANT 285	715	PLANT 286	735
PLANT 287	730	PLANT 288	750
PLANT 289	725	PLANT 290	745
PLANT 291	740	PLANT 292	760
PLANT 293	735	PLANT 294	755
PLANT 295	750	PLANT 296	770
PLANT 297	745	PLANT 298	765
PLANT 299	760	PLANT 300	780
PLANT 301	755	PLANT 302	775
PLANT 303	770	PLANT 304	790
PLANT 305	765	PLANT 306	785
PLANT 307	780	PLANT 308	800
PLANT 309	775	PLANT 310	795
PLANT 311	790	PLANT 312	810
PLANT 313	785	PLANT 314	805
PLANT 315	800	PLANT 316	820
PLANT 317	795	PLANT 318	815
PLANT 319	810	PLANT 320	830
PLANT 321	805	PLANT 322	825
PLANT 323	820	PLANT 324	840
PLANT 325	815	PLANT 326	835
PLANT 327	830	PLANT 328	850
PLANT 329	825	PLANT 330	845
PLANT 331	840	PLANT 332	860
PLANT 333	835	PLANT 334	855
PLANT 335	850	PLANT 336	870
PLANT 337	845	PLANT 338	865
PLANT 339	860	PLANT 340	880
PLANT 341	855	PLANT 342	875
PLANT 343	870	PLANT 344	890
PLANT 345	865	PLANT 346	885
PLANT 347	880	PLANT 348	900
PLANT 349	875	PLANT 350	895
PLANT 351	890	PLANT 352	910
PLANT 353	885	PLANT 354	905
PLANT 355	900	PLANT 356	920
PLANT 357	895	PLANT 358	915
PLANT 359	910	PLANT 360	930
PLANT 361	905	PLANT 362	925
PLANT 363	920	PLANT 364	940
PLANT 365	915	PLANT 366	935
PLANT 367	930	PLANT 368	950
PLANT 369	925	PLANT 370	945
PLANT 371	940	PLANT 372	960
PLANT 373	935	PLANT 374	955
PLANT 375	950	PLANT 376	970
PLANT 377	945	PLANT 378	965
PLANT 379	960	PLANT 380	980
PLANT 381	955	PLANT 382	975
PLANT 383	970	PLANT 384	990
PLANT 385	965	PLANT 386	985
PLANT 387	980	PLANT 388	1000
PLANT 389	975	PLANT 390	995
PLANT 391	990	PLANT 392	1010
PLANT 393	985	PLANT 394	1005
PLANT 395	1000	PLANT 396	1020
PLANT 397	995	PLANT 398	1015
PLANT 399	1010	PLANT 400	1030
PLANT 401	1005	PLANT 402	1025
PLANT 403	1020	PLANT 404	1040
PLANT 405	1015	PLANT 406	1035
PLANT 407	1030	PLANT 408	1050
PLANT 409	1025	PLANT 410	1045
PLANT 411	1040	PLANT 412	1060
PLANT 413	1035	PLANT 414	1055
PLANT 415	1050	PLANT 416	1070
PLANT 417	1045	PLANT 418	1065
PLANT 419	1060	PLANT 420	1080
PLANT 421	1055	PLANT 422	1075
PLANT 423	1070	PLANT 424	1090
PLANT 425	1065	PLANT 426	1085
PLANT 427	1080	PLANT 428	1100
PLANT 429	1075	PLANT 430	1095
PLANT 431	1090	PLANT 432	1110
PLANT 433	1085	PLANT 434	1105
PLANT 435	1100	PLANT 436	1120
PLANT 437	1095	PLANT 438	1115
PLANT 439	1110	PLANT 440	1130
PLANT 441	1105	PLANT 442	1125
PLANT 443	1120	PLANT 444	1140
PLANT 445	1115	PLANT 446	1135
PLANT 447	1130	PLANT 448	1150
PLANT 449	1125	PLANT 450	1145
PLANT 451	1140	PLANT 452	1160
PLANT 453	1135	PLANT 454	1155
PLANT 455	1150	PLANT 456	1170
PLANT 457	1145	PLANT 458	1165
PLANT 459	1160	PLANT 460	1180
PLANT 461	1155	PLANT 462	1175
PLANT 463	1170	PLANT 464	1190
PLANT 465	1165	PLANT 466	1185
PLANT 467	1180	PLANT 468	1200
PLANT 469	117		

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



1

The Spink Corporation
2580 VENTURE OAKS WAY
SACRAMENTO, CA 95833

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

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

office: (209) 473-6053
FAX: (209) 451-0884

**GATEWAY NORTH
VILLAGE 1**
City of Sacramento, California

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 EXTRANEOUS 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.

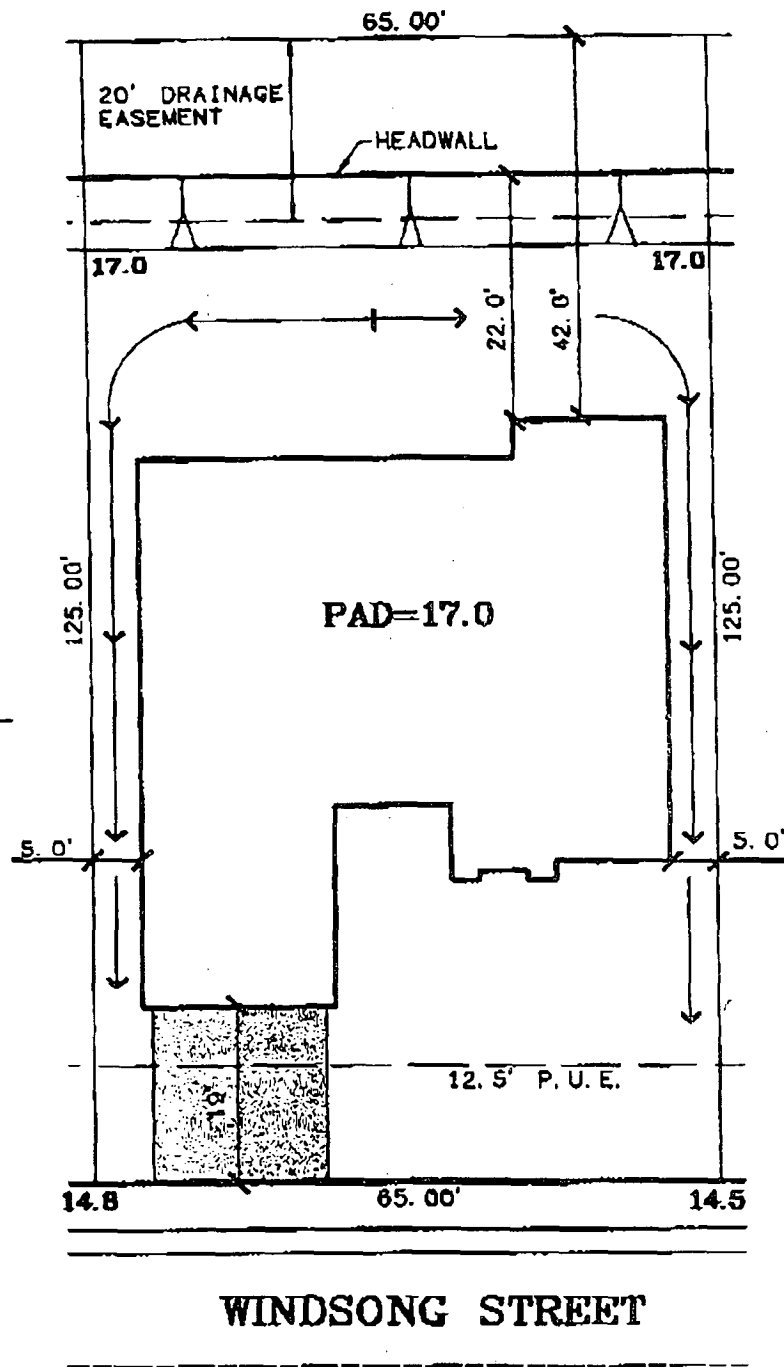
PLANT LEGEND TYPICAL PRODUCTION FRONT YARDS

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>				
PRUNUS C 'ARISTOCRAT'	PRUNUS C 'THUNDERCLOUD'	MAGNOLIA G 'ST MARY'	LABERSTROEMIA I 'NATCHEZ'	15 GAL.
<u>SHRUBS</u>				
ARBUTUS UNEDO 'COMPACTA'	FROTINIA 'FRASER'	PITTOSPORUM 'TOBIRA'	LIGUSTRUM J 'TEXANUM'	5 GAL.
ROSMARINUS PROSTRATUS	COTONEASTER HORIZONTALIS	COTONEASTER HORIZONTALIS	ROSMARINUS PROSTRATUS	1 GAL.
PITTOSPORUM T 'WHEELER'	GREVILLEA 'NOELI'	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	15 GAL.
"A" COURT/ BLUEFEATHER WAY	PISTACHIA CHINENSIS	15 GAL. GUIDELINES)
"B" 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

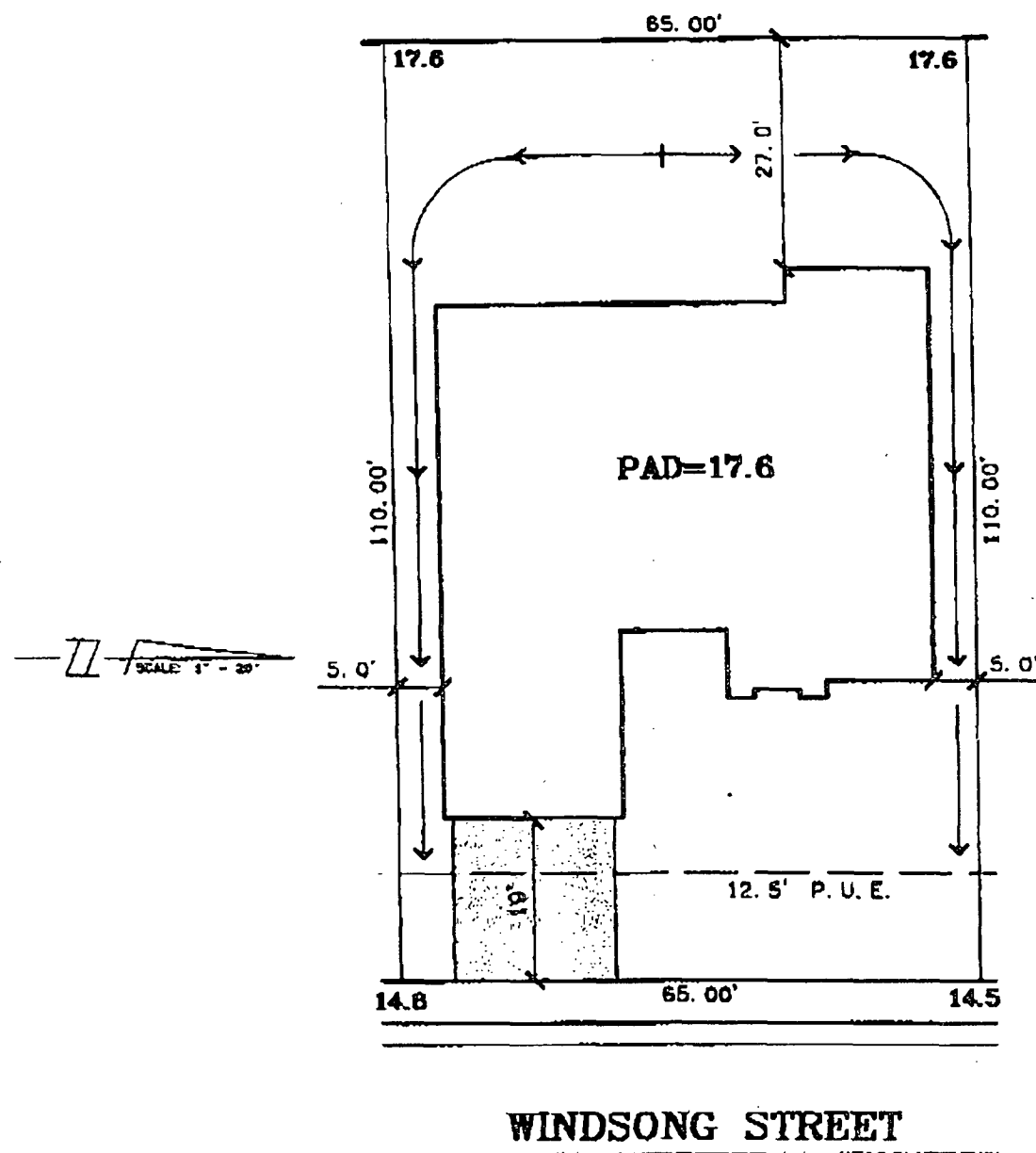


LOT 9
 PLAN 1 LEFT
 A.P.N.:
 ADDRESS: WINDSONG STREET
 LOT AREA: 8,125 SF
 LOT COVERAGE: 34%

P 99-019

<p>The Splink Corporation 2580 VENTURE OAKS WAY SACRAMENTO, CA 95833 PH:(916)925-5550 FAX:(916)921-9274</p>	<p>MARCHBROOK BUILDING COMPANY P.O. Box 7578 Stockton, Ca 95267 office: (209) 473-8053 fax (209) 951-0884</p>	<p align="center">GATEWAY NORTH VILLAGE 1 City of Sacramento, California</p> <p align="right">Scale: 1"=20' February 18, 1998</p>
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TYPICAL LOT LAYOUT - INTERIOR LOT
 FOR SCHEMATIC PURPOSES ONLY. ACTUAL HOUSE PLAN TO BE DETERMINED

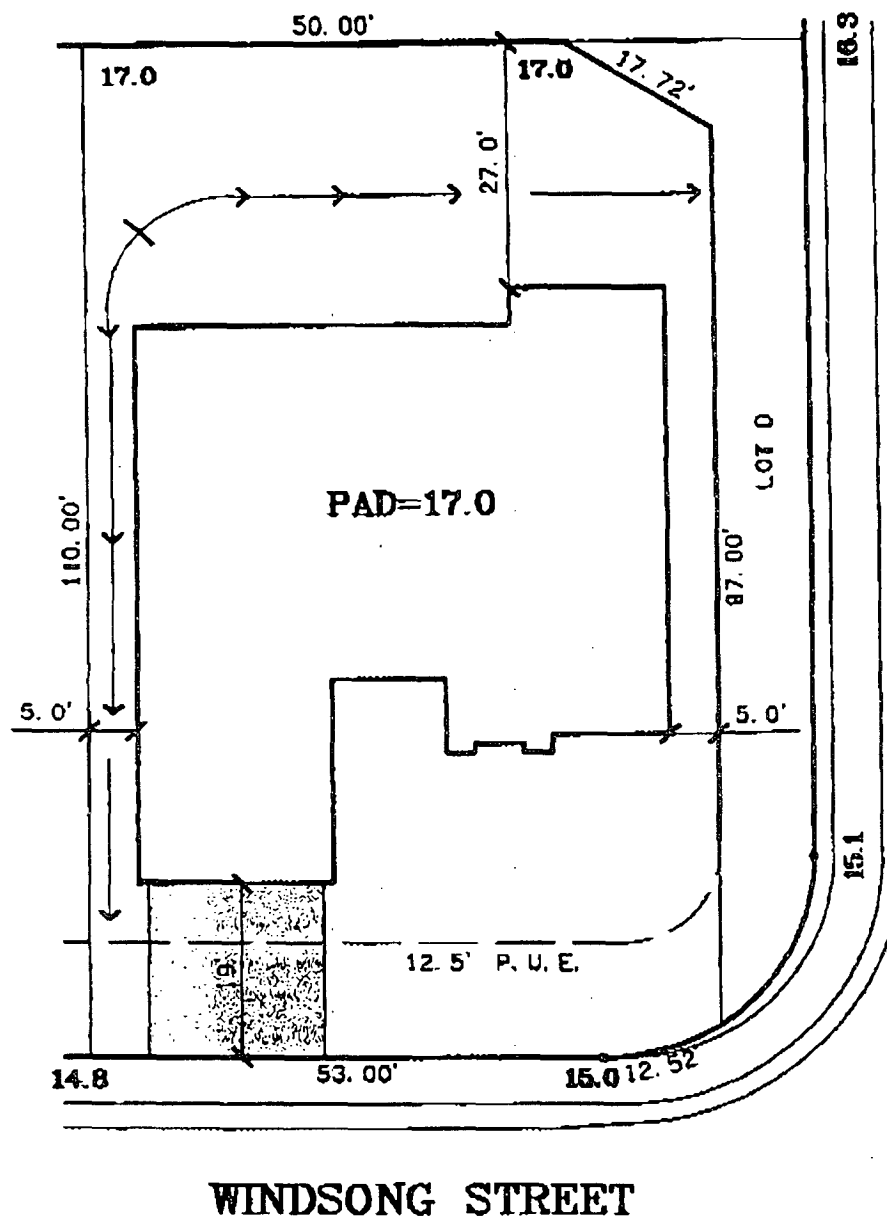


LOT 4
 PLAN 1 LEFT
 A.P.N.:
 ADDRESS: WINDSONG STREET
 LOT AREA: 7,150 SF
 LOT COVERAGE: 38%

P 99-019

<p>The Splink Corporation 2590 VENTURE OAKS WAY SACRAMENTO, CA 95833 PR:(916)925-5550 FAX:(916)921-9274</p>	<p>MARCHBROOK BUILDING COMPANY P.O. Box 7578 Stockton, Ca 95267 office: (209) 473-8053 fax: (209) 851-0884</p>	<p align="center">GATEWAY NORTH VILLAGE 1 City of Sacramento, California Scale: 1"=20' February 18, 1999</p>
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TYPICAL LOT LAYOUT - CORNER LOT
 FOR SCHEMATIC PURPOSES ONLY. ACTUAL HOUSE PLAN TO BE DETERMINED

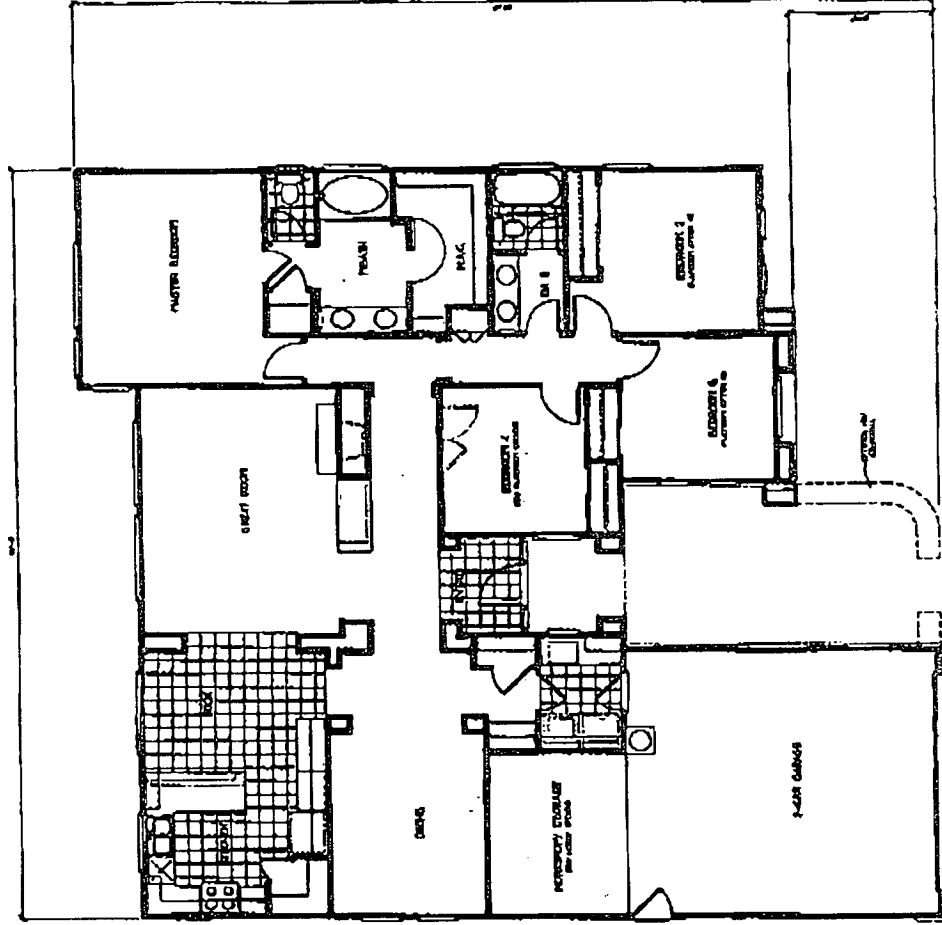


LOT 7
 PLAN 1 LEFT
 A.P.N.:
 ADDRESS: WINDSONG STREET
 LOT AREA: 7,065 SF
 LOT COVERAGE: 39%



P 99-019

<p>The Spink Corporation 2580 VENTURE OAKS WAY SACRAMENTO, CA 95833 TEL: (916) 925-6560 FAX: (916) 921-9274</p>	<p>MARCHBROOK BUILDING COMPANY P.O. Box 7578 Stockton, Ca 95287 office: (209) 473-8053 fax: (209) 961-0884</p>	<p>GATEWAY NORTH VILLAGE 1 City of Sacramento, California Scale: 1"=20' February 18, 1999</p>
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FIRST FLOOR PLAN
2010 SQ. FT.

WIDE LOT SERIES - PLAN I
GATEWAY WEST

MARCHBROOK BUILDING COMPANY

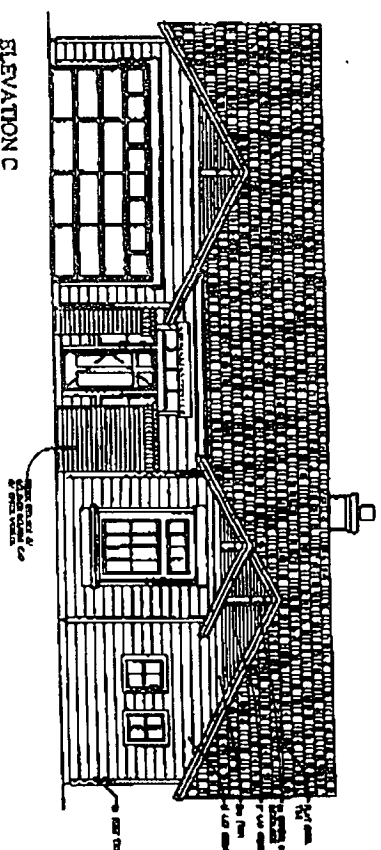
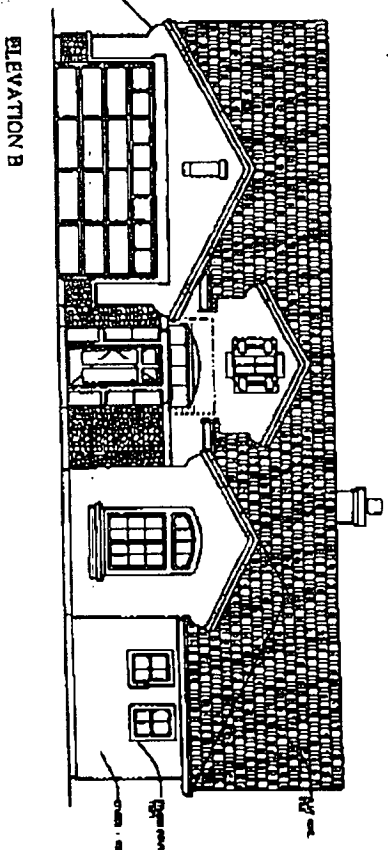
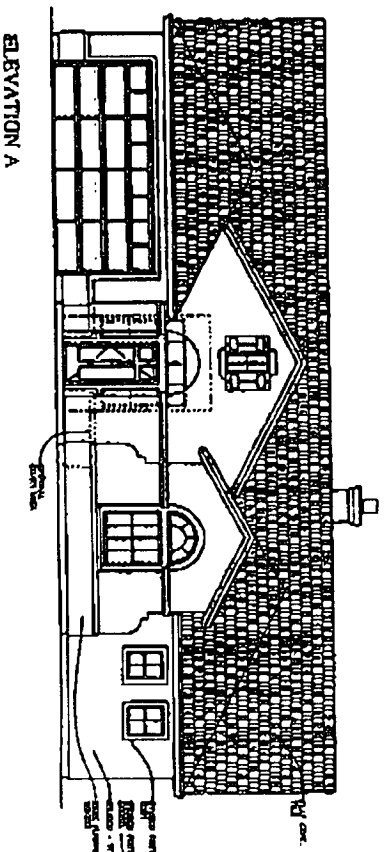
SACRAMENTO, CALIF.

P 99-019



LRB + JACOZ
ARCHITECTURE
INCORPORATED

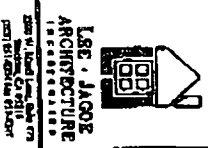
1000 J STREET, SUITE 100
SACRAMENTO, CA 95811
916.442.1000



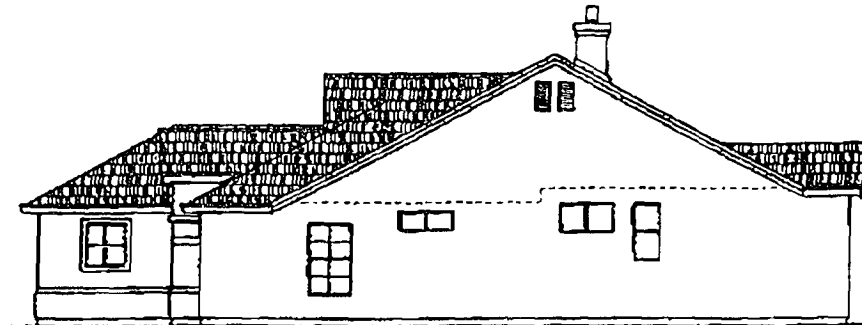
FRONT ELEVATIONS
 WIDE LOT SERIES - PLAN 1
 GATEWAY WEST

SACRAMENTO, CALIF.

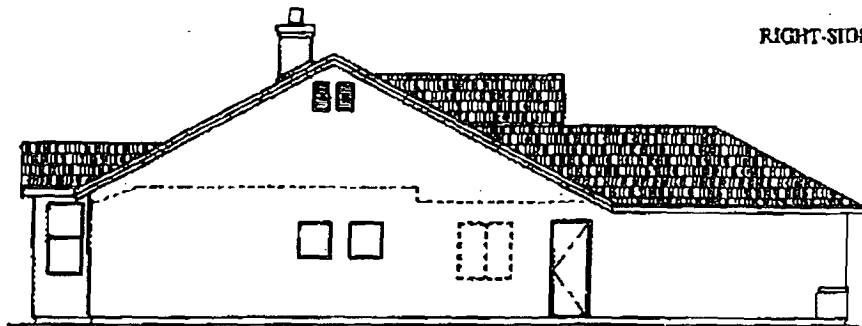
MARCHBROOK BUILDING COMPANY



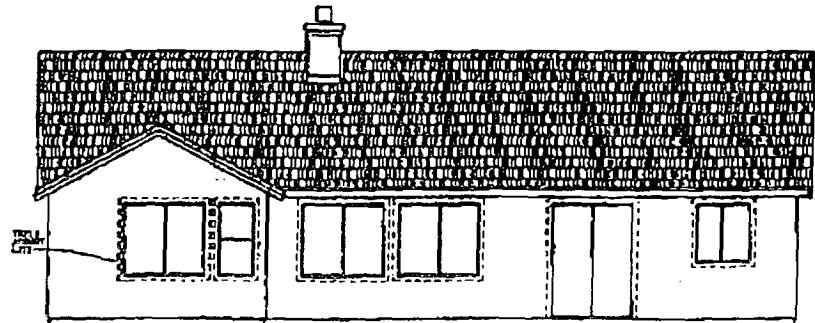
P 99-019



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

SACRAMENTO, CALIF.

MARCHBROOK BUILDING COMPANY

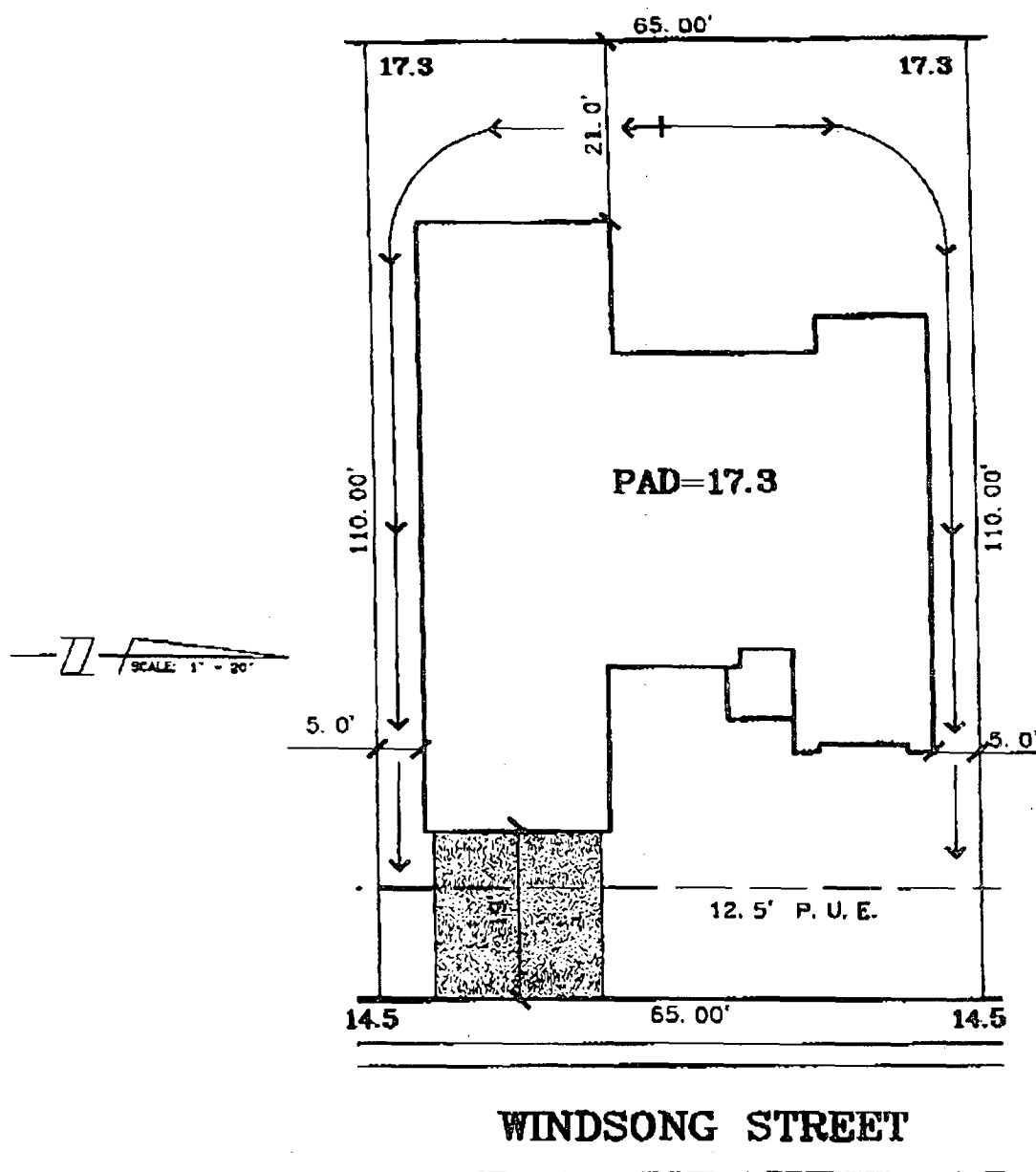


LEE + JACOB
ARCHITECTURE
CORPORATED

2002 17th Avenue East, Suite 175
Sacramento, CA 95819
(916) 477-7226 Fax (916) 477-7227

P 99-019

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



LOT 5
 PLAN 2 LEFT
 A.P.N.: 05V0301A
 ADDRESS: WINDSONG STREET
 LOT AREA: 7,150 SF
 LOT COVERAGE: 40%

P 99-019

<p>The Splink Corporation 2590 VENTURE OAKS WAY SACRAMENTO, CA 95833 PH: (916) 925-6580 FAX: (916) 921-8274</p>	<p>MARCHBROOK BUILDING COMPANY P.O. Box 7578 Stockton, Ca 95267 office: (209) 478-8063 fax: (209) 951-0884</p>	<p>GATEWAY NORTH VILLAGE 1 City of Sacramento, California Scale: 1"=20' February 18, 1998</p>
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ELEVATION A



ELEVATION B



ELEVATION C

FRONT ELEVATIONS

WIDE LOT SERIES - PLAN 2

GATEWAY WEST

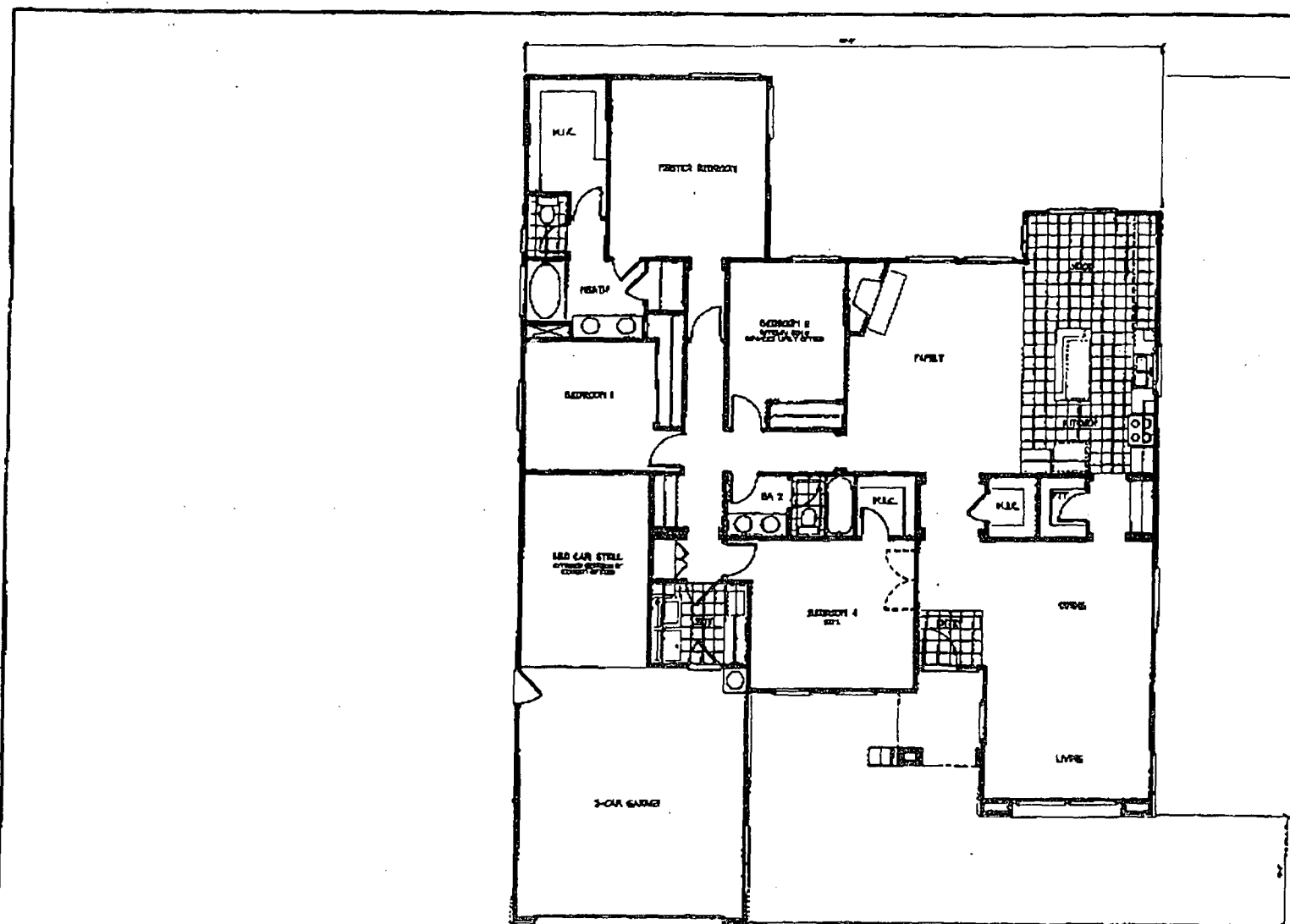
MARCHBROOK BUILDING COMPANY

SACRAMENTO, CALIF.



LEE + JACOB
ARCHITECTURE
1999 9th Street, Suite 111
Sacramento, CA 95811
(916) 442-4444 FAX (916) 442-4444

R 99-019



WIDE LOT SERIES - PLAN 2

GATEWAY WEST

MARCHBROOK BUILDING COMPANY

FIRST FLOOR PLAN
2251 SQ. FT.

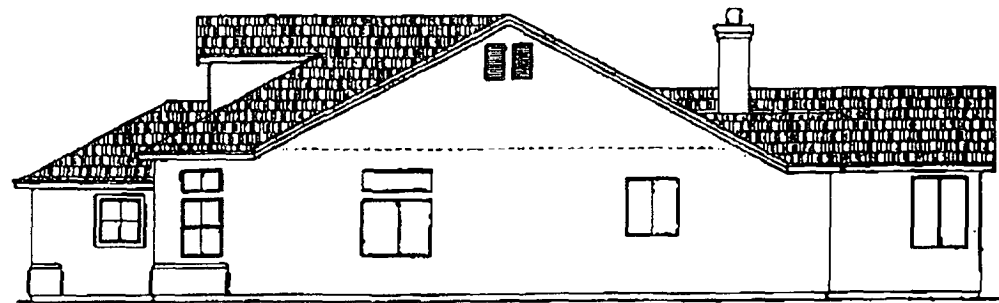
SACRAMENTO, CALIF.



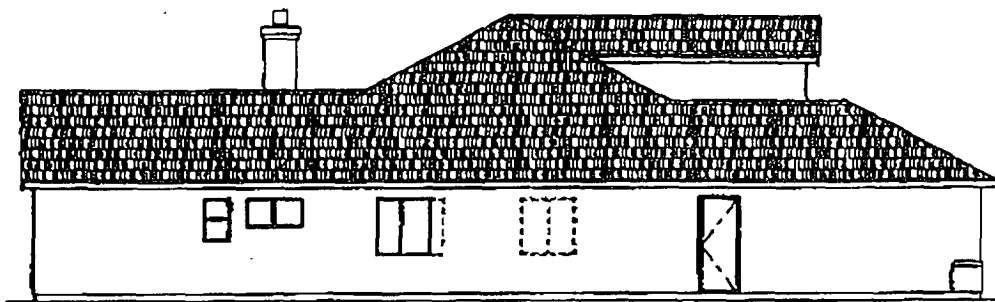
LEE - JACOB
ARCHITECTURE

1000 W. Main Street, Suite 111
Folsom, CA 95630
916.457.2124 Fax 916.457.2125

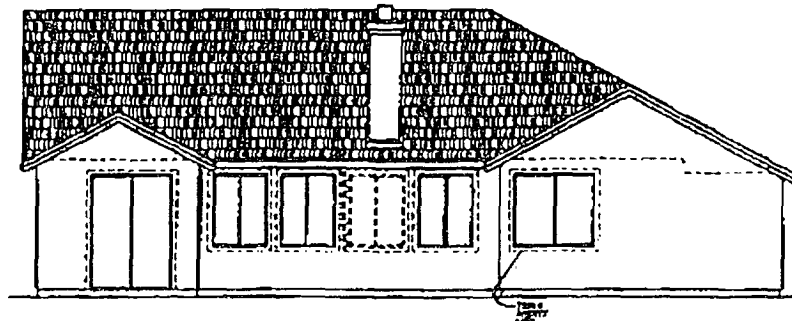
P 99-019



RIGHT-SIDE ELEVATION - ELEV. A



LEFT-SIDE ELEVATION - ELEV. A



REAR ELEVATION - ELEV. A/B/C

REAR & SIDE ELEVATIONS
WIDE LOT SERIES - PLAN 2
GATEWAY WEST

SACRAMENTO, CALIF.

MARCHBROOK BUILDING COMPANY

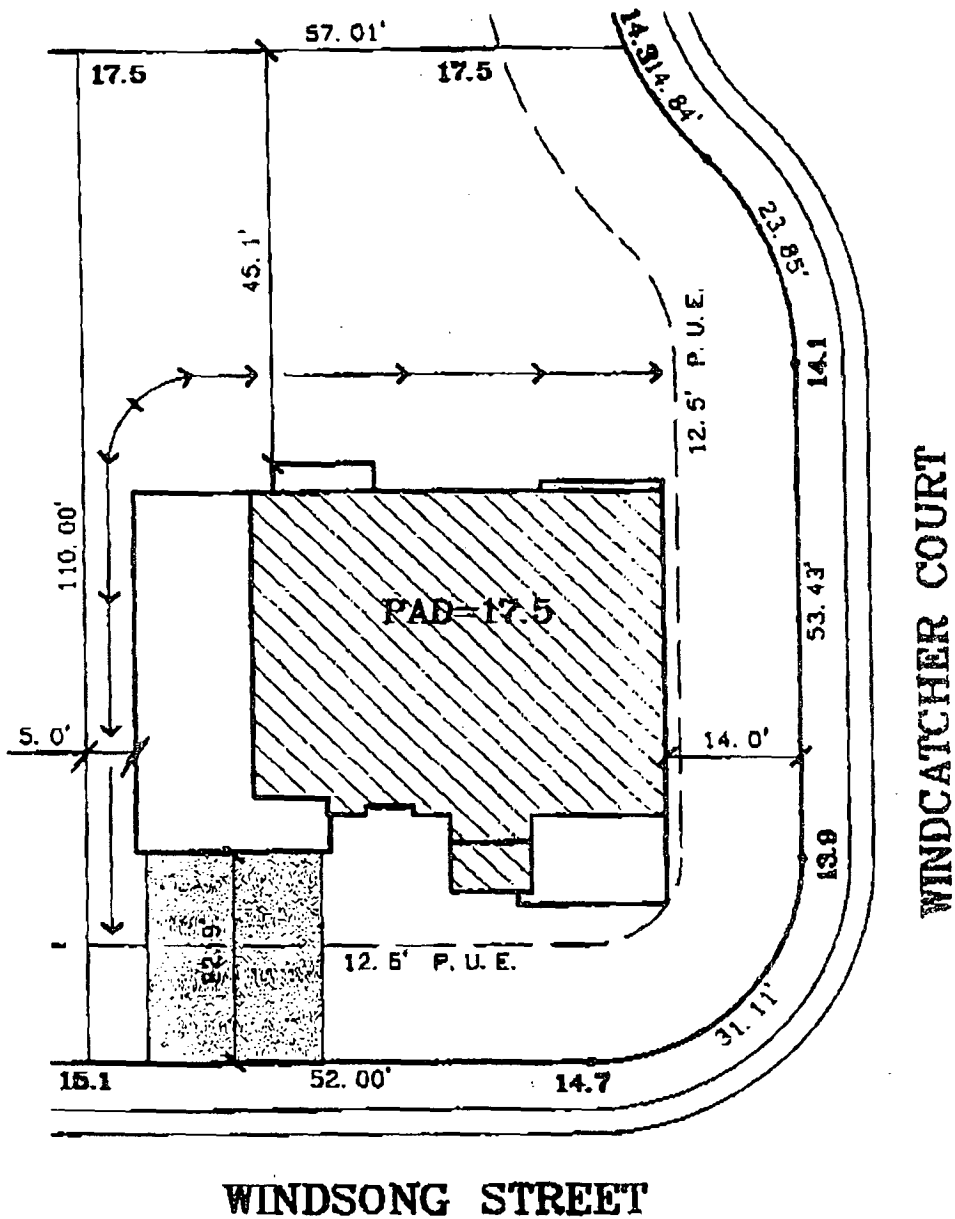


LEE + JACOB
ARCHITECTURE

2000 W. March Lane, Suite 411
Sacramento, CA 95833
(916) 479-2344 Fax 916-479-4877

99-019

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



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

P 99-019

The Spink Corporation
 2690 VENTURE OAKS WAY
 SACRAMENTO, CA 95833
 PH: (916) 925-5550 FAX: (916) 921-9274

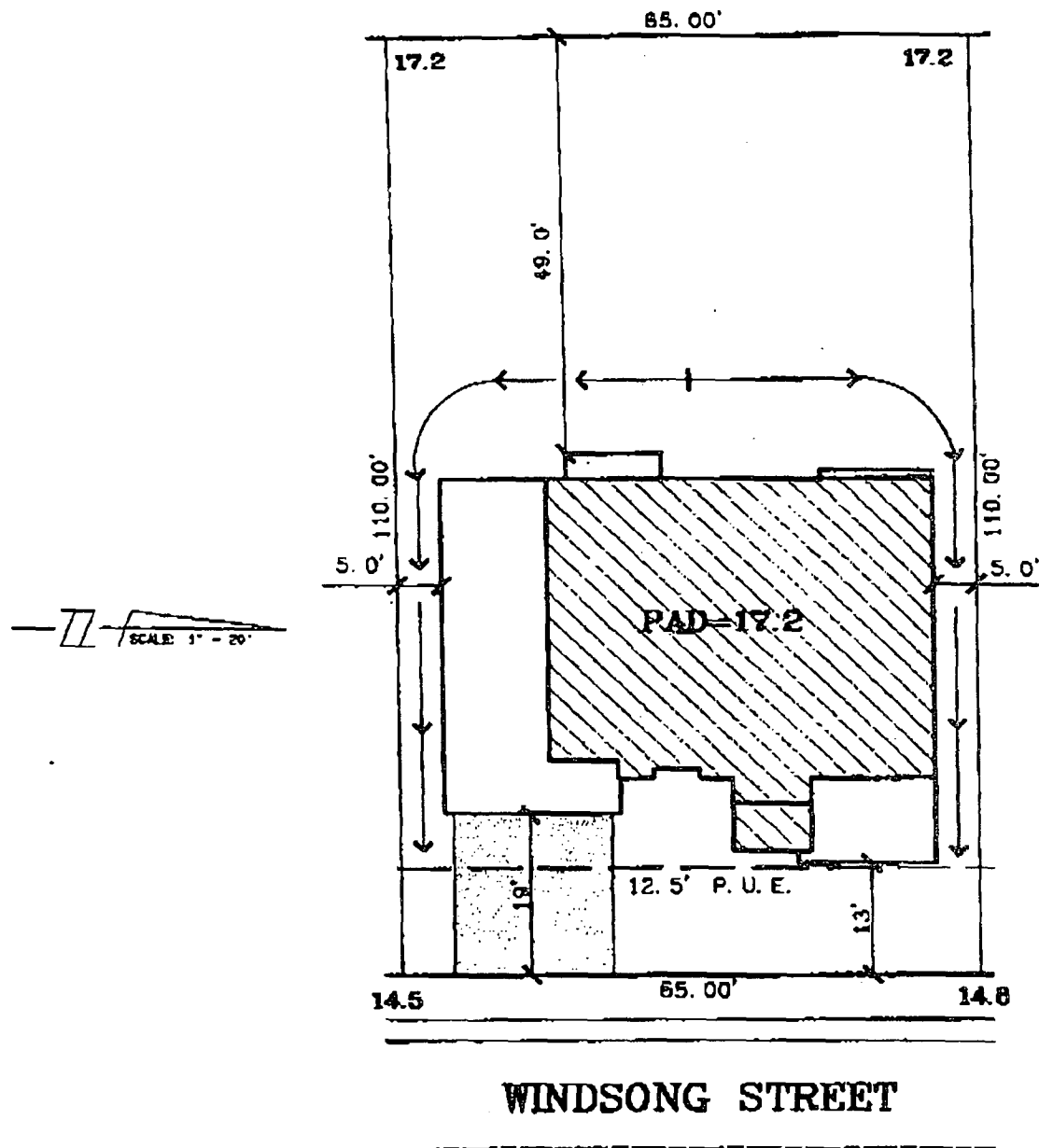
MARCHBROOK BUILDING COMPANY
 P.O. Box 7578
 Stockton, Ca 95267
 office: (209) 473-8069
 fax: (209) 951-0884

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

P 99-019

The Splink Corporation
 2590 VENTURE OAKS WAY
 SACRAMENTO, CA 95833

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

**GATEWAY NORTH
 VILLAGE 1**

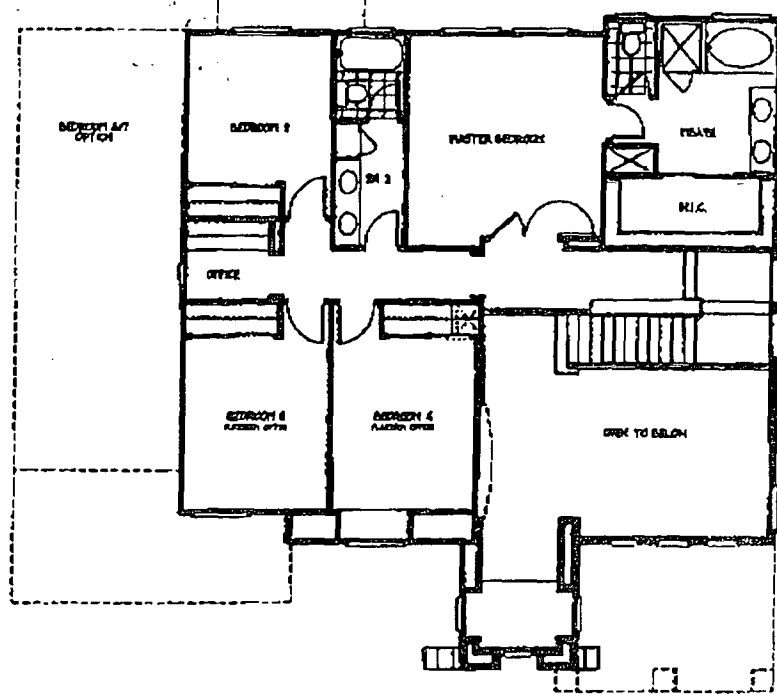
City of Sacramento, California

PH:(916)925-3350 FAX:(916)921-0274

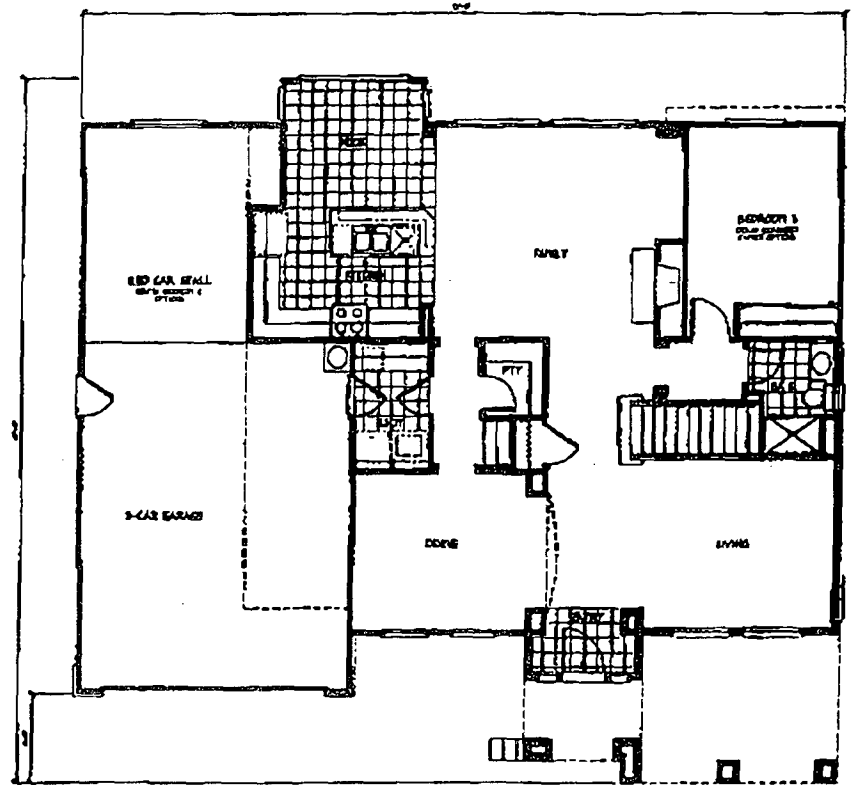
office: (209) 473-6053
 fax: (209) 851-0684

Scale: 1"=20'

February 18, 1991



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 & JACOB
ARCHITECTURE

2000 W. March Lane, Suite 101
Sacramento, CA 95819
916 931-0134 Fax 916 931-0135

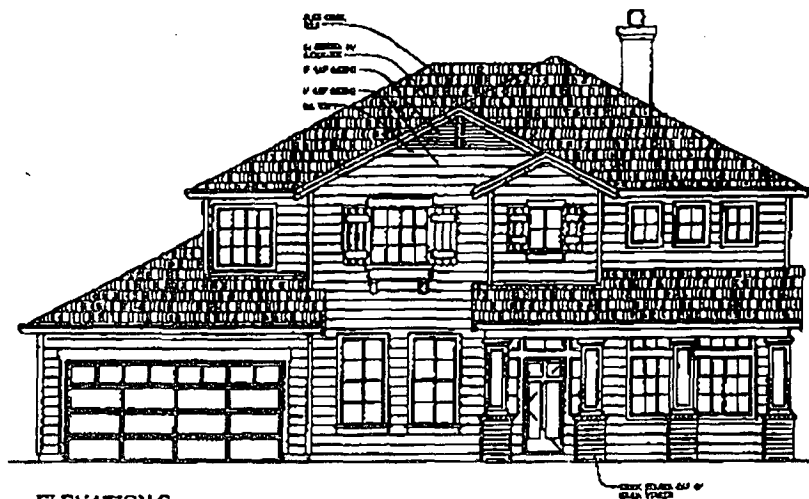
P 99-013



ELEVATION A



ELEVATION B



ELEVATION C

FRONT ELEVATIONS

WIDE LOT SERIES - PLAN 3

GATEWAY WEST

MARCHBROOK BUILDING COMPANY

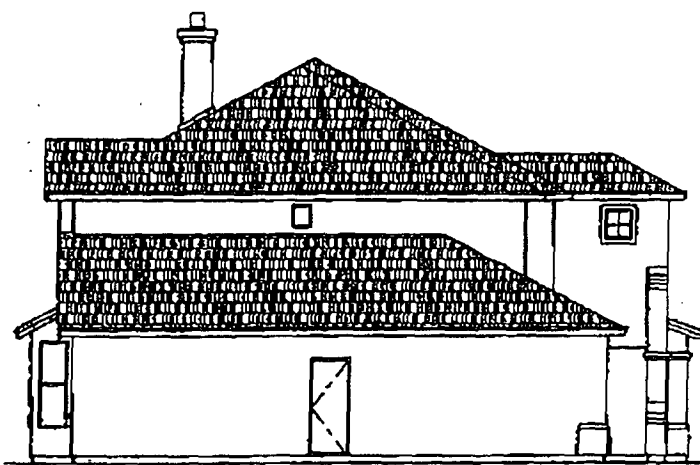
SACRAMENTO, CALIF.



LEE JAGOR
ARCHITECTURE

200 W. 15th Street, Suite 115
Sacramento, CA 95811
916.442.1111

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

MARCHBROOK BUILDING COMPANY

SACRAMENTO, CALIF.



LSE + JACOB
ARCHITECTURE
INCORPORATED

1800 W. 34th Lane, Suite 475
Sacramento, CA 95818
(916) 937-4554 Fax: (916) 937-4547

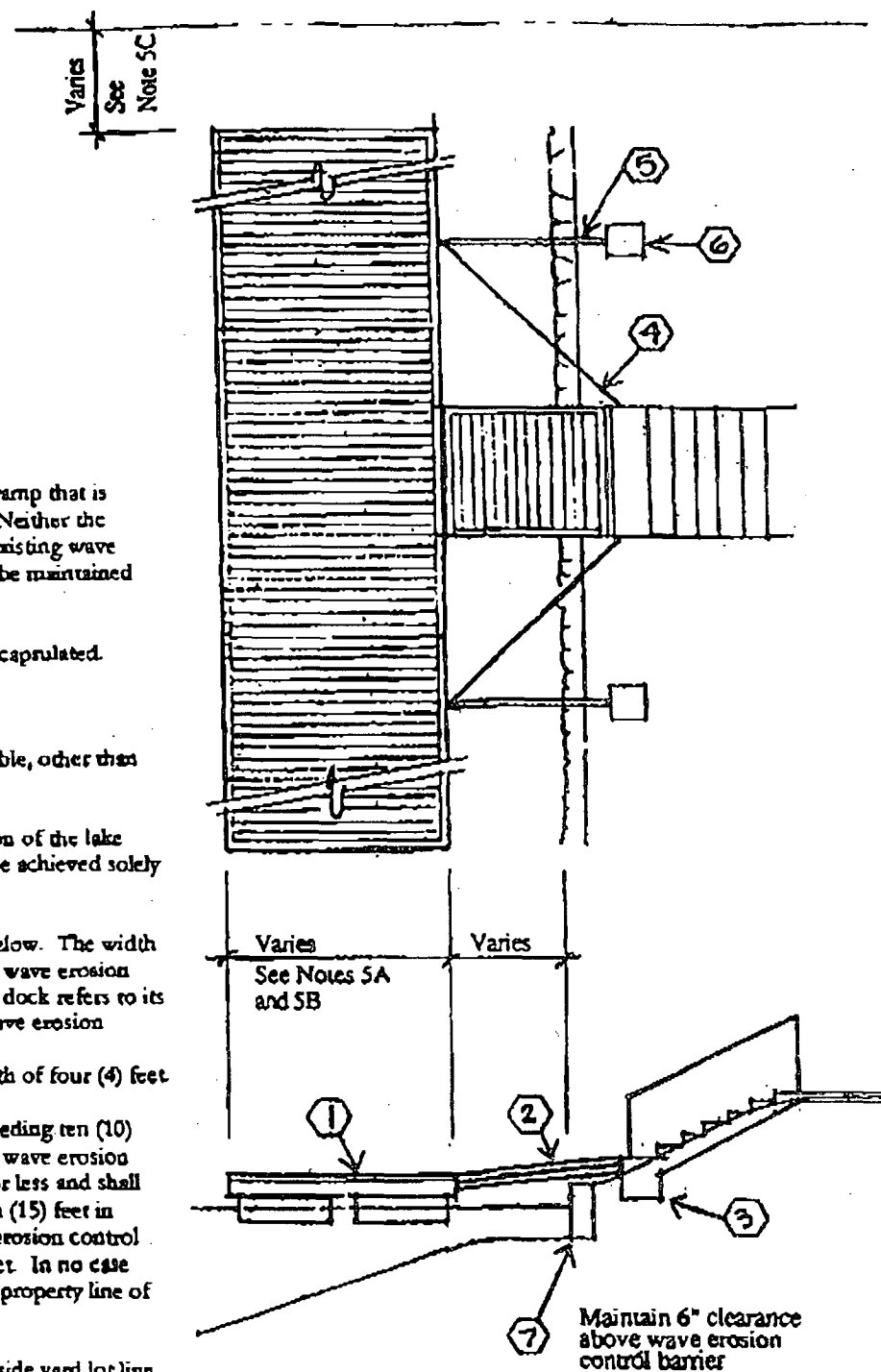
P 99-018

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.



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

DISCLAIMER NOTE:
THESE DRAWINGS AND DETAILS ARE FOR DESIGN INTENT ONLY AND BASIC COMPLIANCE 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 916/446-8476

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:

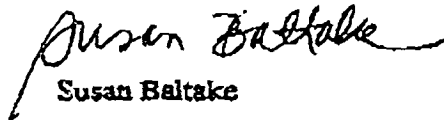
Any home which backs onto the lake will be required to have window trim or other additional detail added for architectural interest. It appears that the designs also call for "lights" or windows in the garage doors, which would be desirable; please clarify.

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

06/04/99 16:41



**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 (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



building better neighborhoods block by block

www.sacto.org/nbpd/

EXHIBIT ~~XII~~

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 Arborist'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 Arborist'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 City Arborist.
- 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);
- o If avoidance is infeasible, restore or create burrows at a protected mitigation site;
- o If avoidance is infeasible, relocate owls (preferably by passive means); and
- o 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:

<u>Percent Total Trips Expected For site</u>	<u>Improvements Required</u>
At or before 40%	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.
At or before 60%	Signalize the intersection of Del Paso Rd and NB I-5 off-ramp.
At or before 65%	Signalize the intersection of Del Paso Rd and El Centro Rd.
At or before 90%	Signalize the intersection of Del Paso Road and SB I-5 off-ramp. 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



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