



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: P99-150

PREVIOUS FILE NUMBER(S): P96-083; P99-098

PROJECT NAME: Castle Collection in Natomas Crossing - Villages 16 & 17

ASSESSOR'S PARCEL NUMBER(S): 225-1250-016 & 017; 225-1260-008 thru 015;
and 225-1270-001 thru 007

APPLICANT'S NAME/ADDRESS: Beck Properties (Mark Ciccarelli / Mel Ratto)
3114 West Hammer Lane
Stockton, CA 95209
(209) 957-0331

APPROVAL: This Planning Director's Special Permit (PDSP) approval is for **108 lots** in Villages 16 and 17, and portions of Phase 1, of Natomas Crossing Area 2. 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 - | 2,367 to 3,493 sf |
| Typical Lot - | 60 feet x 105 feet | Range in Price - | \$240,000-300,000 |
| Typical Lot Size - | 6,300 square feet | Number of Models - | 4 |
| Number of Lots - | 108 lots | Number of Elevations - | 3 |
| Gross Acres - | 27.657 acres | No. of Color Palettes - | 12 (total) |
| Net Acres - | 24.989 acres | | |
| Net Density - | 4.3 du/na | | |

BACKGROUND: On December 19, 1996, the Planning Commission approved the Tentative Master Parcel Map and Tentative Subdivision Map for the Natomas Crossing project (P96-083). On June 24, 1997, the City Council approved the Development Agreement, Plan Amendments to revise land use, a Rezone to be consistent with the NNCP, and a PUD Designation, including the PUD Schematic Plan and Guidelines. 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 PUD Guidelines have been subsequently amended on August 26, 1999 (P99-098), with respect to setback and lot coverage requirements, among others.

The applicant is requesting approval of a Planning Director's Special Permit for four single family house plans on 108 lots in Villages 16 and 17, and portions of Phase 1, of Natomas Crossing PUD (see Vicinity Map). These villages are located on the north side of Natomas Crossing Drive, west of Innovator Drive.

PROJECT DETAILS:

House Plans: Please see Table 1 below for information regarding each house plan. The square footage given is the total living space as provided by the applicant. Also note that a negative value under Garage Recess indicates that the garage projects out in front of the house instead of being recessed; and a negative value under Porch Projection indicates that the porch (or covered entry, as the case may be) is recessed behind the forward most living space rather than projecting out in front.

**Table 1
HOUSE PLANS**

| | House Plan Model Name | Square Footage | No. of Stories | No. of Bedrms | Garage Stalls | Max House Dims | | Garage Recess | Porch Projection |
|---|-----------------------|----------------|----------------|---------------|---------------|----------------|---------|---------------|------------------|
| | | | | | | (width) | (depth) | | |
| 1 | Windsor | 2367 | 1 | 3/4 | 3 | 50.00 | 64.00 | -12.67 | 5.00 |
| 2 | Leeds | 2634 | 2 | 4/5 | 3 | 50.00 | 61.00 | -23.00 | 4.00 |
| 3 | Mount St Michaels | 2950± | 2 | 4/5 | 3 | 50.00 | 62± | 0.00 | 8.00 |
| 4 | Chambord | 3493 | 2 | 4/5/6 | 3 | 50.00 | 57.50 | -23.50 | 6.83 |

Other features and options of the house plans include:

- Windsor: Courtyard even with garage; Bedroom 2/Retreat and/or Bedroom 4/Den options;
- Leeds: 2-car side entry garage, with separate third car; Bedroom 5/Den option;
- Mount St Michael: Tandem third car space in garage;
- Chambord: Covered entry extends beyond porch to be even with garage; various Den, Study, Bonus room, Retreat, and Game room options for Bedrooms 2, 4, 5, and 6;

Models: The developer plans to provide one example of each of the four models in the model home complex, which will be located on lots 2, 3, 4, and 5 of Natomas Crossing Phase 1, along Innovator Drive.

Height, Setbacks, and Lot Coverage: One and two story homes are proposed for all lots in the subdivision, and this is in compliance with the maximum of two stories allowed by the amended PUD Guidelines. The setbacks required by the PUD Guidelines are shown in Table 2 below:

**Table 2
SETBACKS**

| Required Setbacks | Front | Rear | Side | Street Side |
|-------------------|-------|------|------|-------------|
| Living Area | 20-25 | 15 | 5 | 12.5 |
| Porch | 15-20 | 15 | 5 | 12.5 |
| Garage | 20 | 15 | 5 | N/A |

Typical lot size in Natomas Crossing Villages 16 and 17 is 60 feet wide by 105 feet deep, or 6,300 square feet. There is one lot in the subdivision smaller than this typical size, at 6,276 square feet (lot 40 in Village 16). All of the plans submitted will fit on any lot in the subdivision with respect to setbacks; however, the applicant's analysis identified five (5) lots on which only the left or right (but not both) orientation of a particular house plan will fit (see Exhibit 4). In addition, the PUD Guidelines specify a range for front setback (minimum to maximum) to encourage variation of house placement relative to the street in keeping with goals in the City of Sacramento Single Family Residential Design Principles. Minimum lot depth throughout the subdivision will support this variation of setback for all four house plans submitted.

**Table 3
LOT COVERAGE**

| | | GROUND FLOOR AREAS (SF) | | | | | | % Lot Coverage | % with Allowance |
|-------------------------|-------------------|-------------------------|---------------|-------------|-----------------|----------------|-----|----------------|------------------|
| House Plan Model Number | Living Space | Garage Area | Covered Patio | Front Porch | Total Footprint | Allowance Area | | | |
| 1 | Windsor | 2385 | 560 | 0 | 55 | 3000 | 55 | 48% | 47% |
| 2 | Leeds | 1425 | 630 | 0 | 60 | 2115 | 60 | 34% | 33% |
| 3 | Mount St Michaels | 1556 | 664 | 228 | 176 | 2624 | 176 | 42% | 39% |
| 4 | Chambord | 1712 | 654 | 0 | 214 | 2580 | 214 | 41% | 38% |

The lot coverages shown in Table 3 above are calculated based on the smallest lot size of 6,276 square feet: first using the total footprint area, which includes all first floor living space, garage, and front porch areas; and secondly, taking into consideration allowance for all front porch areas. None of the house plans submitted qualifies for an allowance for garage area (as shown in Table 1 above, none feature a garage recessed five feet behind living space).

According to the amended PUD Guidelines, the maximum lot coverage is 45 percent for single story homes and 40 percent for two story homes, with allowances for porches and recessed garages on both; however, no more than 50 percent of all lots in the subdivision may exceed 40 percent coverage. In addition, there is provision for as many as 10 percent of all lots in the subdivision to exceed 45 percent lot coverage to a maximum of 48 percent. As Table 3 shows, with allowance for porch area, all of the two story plans will fit on any lot in the subdivision with respect to lot coverage; however, the 2367 (Windsor) single story plan will exceed 45 percent on the smaller lots. There are forty lots (less than 50 percent) in the subdivision on which the 2367 (Windsor) plan will exceed 40 percent lot coverage; and 21 lots on which this plan will exceed 45 percent lot coverage. The applicant's analysis identified these same 21 lots (Exhibit 3). This plan will not exceed 48 percent lot coverage on any lot; however, lot coverage may not exceed 45 percent on more than ten lots in the subdivision (10 percent of all lots). The applicant understands this restriction and agrees to it as a condition of approval. Exhibit 2 identifies which lots are affected by this restriction.

Corner Lots: There are 23 corner lots in Natomas Crossing Villages 16 and 17 (see Exhibit 1). All of the plans are acceptable on corner lots, with the exception of the 2634 (Leeds), which features the side entry garage; and in fact, the 2367 (Windsor) and 3493 (Chambord) would be especially appropriate on corner lots. Plans with side entry garages are generally *not* appropriate for corner lots because of the requirement that on corner lots the driveway must be located away from the intersection of streets; and likewise, locating the garage toward the corner on a corner lot is also generally undesirable. Any proposal to locate the 2634 (Leeds) on a corner lot will be subject to additional review and approval by the Planning Director.

Elevations, Materials, and Colors: In general, three elevations are proposed for each house plan. The specific treatments for these three elevations vary from plan to plan; however, they include variations in

roof line, shutters, and window styles, as well as material choices including brick and stone trim elements with stucco and, in some cases, wood siding. The elevation variations are shown in Exhibits 7 thru 10.

A total of twelve color palettes will be offered, arranged with three palettes in each of four "color schemes" coordinated to go with specific brick or stone choices. Two choices of brick material are offered, together with two choices of ledge stone and two choices of river rock. Roofing will be concrete tile. Choices in roof materials include three color choices in each of three styles of tile, including barrel tile and two variations of flat tile. Each of the four color schemes provide three choices of roof tile.

Roof pitch was not indicated on any of the submitted plans but the 2634 (Leeds); and on that plan, roof pitch is specified at 4½:12. The amended Natomas Crossing PUD Guidelines do not specify a minimum roof pitch, though other North Natomas PUDs generally require a minimum of 5:12 with provision for approval of some variance from that minimum for a specific architectural effect. The 4½:12 roof pitch shown on the plans submitted appears to be appropriate for the architectural design of these plans and staff recommends approval with that minimum.

Enhanced side and rear elevations are required whenever either of these elevations face a public street, school, park, canal, or other public space. Twenty-three (23) corner lots are included in the subdivision that will require such treatment. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house; and a four foot return of materials on the side or rear elevation, as appropriate. On enhanced side and rear elevations, window treatments, roof lines, and materials should match the front facade in appearance and quality.

Landscaping: Lot landscaping plans are provided for each of the four house plans on a typical interior lot, plus one corner lot (see Exhibit 7). Front yard and street side yard landscaping materials, including accent trees, foundation and specimen shrubs, turf, and ground cover with minimum spacing of 12 inches on center surrounded by decorative bark, shall be provided as shown on Exhibit 7, in addition to street trees. As specified in the Roadway Master Plan Matrix (Table 4) in the Natomas Crossing PUD Guidelines, the dominant street tree species for Endeavor Drive, Natomas Crossing Drive, and Innovator Drive (Roads E, F, and J, respectively, in Table 4) shall be *Magnolia grandiflora*, *Platanus acerfolia*, and *Gleditsia tricanthos*, respectively. Table 4 does not designate a dominant street tree species for the interior streets of the subdivision, but the applicant shall select species from the plant list in the North Natomas Development Guidelines, with approval of the City Planning Department. For Bilstead Lane (Road O) and Citrine Lane (Road L), selections shall be coordinated with Kimball Hill Homes in Parcels 18 and 19 on the south side of Natomas Crossing Drive to provide consistency along the entire length of these two streets; and likewise, selections should be similarly coordinated for Moonrise Circle and Sunstone Circle, and also for Tulip Tree Circle and Jade Tree Circle, around the parkettes on opposite sides of Natomas Crossing Drive. Planning staff recommends a choice of two species for each of the interior streets. Staff further recommends selection of species other than the London Plane Sycamore Tree (*Platanus acerifolia*), which is already well represented as the designated dominant street tree species for Natomas Crossing Drive and other major streets in the area, and preferably species known for their fall colors. Fifteen gallon size street trees shall be provided at a minimum spacing of 25 to 35 feet (average 30 feet) on center; and also, each corner lot shall be planted with three street trees on the street side at 25 to 35 feet on center. All plant materials shall be selected primarily from the plant list in the North Natomas Development Guidelines, pages 22 through 27.

Fences and Walls: The Natomas Crossing PUD Guidelines do not specify the type of fencing to be used within the neighborhood, but fencing must be consistent with the materials and architecture of the homes. At a minimum, wood fencing with wood posts will be provided. A maximum six foot tall fence may be placed along rear and interior side yard property lines and a maximum 3'-0" tall fence within the front yard

setback area. On corner lots, backyard fencing shall commence at the back corner of the house leaving the side yard landscaping exposed to the side street. Only two lots in the subdivision (lots 1 and 2 of Village 17) back toward a public street, Natomas Crossing Drive. Masonry walls are not required here or elsewhere within these villages.

Air Quality Mitigation Strategy: The master developer of Natomas Crossing, which includes this village, has submitted an Air Quality Mitigation Plan. The Plan was adopted by Planning and Public Works. Pursuant to the plan, the homebuilder of this village is responsible for the following mitigation measures: 1) participation in the North Natomas Transportation Management Association (TMA); 2) installation of energy efficient windows, low emission water heaters, gas or electric outlets in the backyard, and ISDN wiring and connections (or current technological equivalent) in all of the homes; and 3) provision of information to home buyers about electric vehicles and lawn equipment, and the TMA.

COMMENTS:

Public notice was mailed to adjacent property owners by the applicant on November 23, 1999. No comments have been received in response to the public notice. Alleghany Properties, in their capacity as the Natomas Crossing Design Review Committee, expressed approval of the plans submitted in their letter dated December 15, 1999, attached as Exhibit 12. The project plans were presented by the applicant to the Natomas Community Association on January 25, 2000, where they were well received.

On June 24, 1997, the City Council ratified a Negative Declaration for the original project (P96-083). Potentially significant environmental issues regarding Air, Water, Plant and Animal Life, 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 was prepared for the mitigation measures identified in the previous Negative Declaration. The applicant shall comply with the Mitigation Monitoring Plan, when 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 (TSM/AQ) Plan for Natomas Crossing. TSM measures are being provided with these plans, and are included as conditions of approval.

Planning staff finds all of the house plans and elevations to be of a high quality and excellent design. Though none of the house plans submitted feature a recessed garage (and all of them have 3-car garages), staff appreciates the applicant's effort to mitigate the domination of garage on the streetscape with a variety of approaches to offering the 3rd car space, including especially the tandem space garage on one plan, the side entry garage with separate 3rd car on another, substantial second story living space over the garage on a third, and provision of a well articulated courtyard feature adjacent to the garage on the fourth plan. Staff also appreciates the variety of different porch and entry features provided on the different plans. Staff anticipates that this variety, in combination with variation of front setback, will present a varied and interesting streetscape in the neighborhood.

Staff finds that the proposed house plans comply with all applicable General Plan, Community Plan, and Zoning Ordinance requirements, and are consistent with the amended Natomas Crossing 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 continues to develop planned North Natomas neighborhoods each focused on an elementary school, with a variety of housing densities and types, with 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 Natomas Crossing 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 Chapter 5, Sections 4A and 4B, 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 conform substantially to the plans as shown on Exhibits 8 thru 11, and specifically:
 - a. Three (3) different elevations shall be offered for each house plan, distinguished by variations in roof line, shutters, window styles, and/or other architectural elements, as well as material choices including brick and stone trim elements with stucco and, in some cases, wood siding, and shall be as shown on the attached Exhibits 8 thru 11;
 - b. The front courtyard feature shall be required on the 2367 (Windsor) plan, as shown on the attached Exhibit 8 (a-d);
 - c. The 2367 (Windsor) plan may be placed on only ten of the lots identified in Exhibit 3, since this plan will exceed 45 percent lot coverage on these lots; the PUD Guidelines allows up to ten percent of lots in the subdivision to exceed 45 percent lot coverage up to 48 percent;
 - d. On corner lots, the driveway shall be located away from the intersection of streets;

- e. Any proposal to locate the 2634 (Leeds) plan, which features the side entry garage, on a corner lot will be subject to additional review and approval by the Planning Director, including submittal of a plot plan to Planning Staff illustrating the proposal in detail;
- f. None of the house plans may be placed on more than two adjacent/consecutive lots, and shall be different elevations when adjacent;
- g. A variation of front setback, within the range specified by the Natomas Crossing PUD Guidelines (and as shown in Table 2, above), should be employed in the subdivision; however, the 2634 (Leeds) plan, which features the side entry garage, should be placed at the minimum required setback as a rule compared to the other plans;
- h. Three color palettes shall be offered in each of four color schemes, coordinated with the specific brick and stone material choices associated with the three elevations, such that there is a choice of at least three color palettes with each elevation;
- i. Roofing shall be concrete tile, and three choices shall be offered with each color scheme;
- j. The roof shall be finished with end and ridge caps; and
- k. Roof pitch shall be no less than a 4½ to 12 pitch.

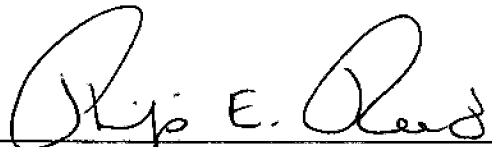
Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.


- 2. Prior to development of a model home complex, the applicant shall obtain a Zoning Administrator's Model Home Special Permit.
- 3. The applicant shall obtain all necessary building permits prior to commencement of construction.
- 4. The applicant shall comply with the originally approved Mitigation Monitoring Plan (P96-083) on file at the Planning Division.
- 5. The Planning Director's Special Permit shall expire two years from date of issue, on February 10, 2002.
- 6. Air Quality Mitigation: The applicant shall comply with the Natomas Crossing TSMAQ Plan for residential development, including but not limited to the following:
 - a. Participate in the North Natomas Transportation Management Association (TMA);
 - b. Install low nitrogen oxide emitting, and/or high efficiency water heaters;
 - c. Install gas or electric outlets in the backyard;
 - d. Install energy efficient dual-pane windows, and/or energy efficient windows treated with reflective coatings; and
 - e. Provide new homeowners with information regarding alternative travel modes.
- 7. Street Trees: The home builder shall provide and install 15-gallon size trees, spaced 25 to 35 feet (average 30 feet) on center, as measured along the entire length of each street. For corner lots, the exposed side yard facing the street shall also be planted with 15-gallon size trees, 25 to 35 feet on center. 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. Street tree species shall be selected from the North Natomas Development Guidelines Plant Species List, pages 22 and 23, and shall be subject to the approval of the Planning Director. Two species shall be selected for each street in the subdivision. For Bilstead Lane (Road O) and Citrine Lane (Road L), selections shall be coordinated with Kimball Hill Homes in Parcels 18 and 19 on the south side of Natomas Crossing Drive to provide consistency along the entire length of these two streets; and likewise, selections should be similarly coordinated for Moonrise Circle and Sunstone Circle, and also for Tulip Tree Circle and Jade Tree Circle, around the parkettes on opposite sides of Natomas Crossing Drive. As specified in the Roadway Master Plan Matrix in the Natomas Crossing PUD Guidelines (Table 4), the dominant street tree species for Endeavor Drive, Natomas Crossing Drive, and Innovator Drive (Roads E, F, and J, respectively, in Table 4) shall be *Magnolia grandiflora*, *Platanus acerfolia*, and *Gleditsia tricanthos*, respectively.

8. Landscaping: Front yard and street side yard landscaping materials, including accent trees, specimen and foundation shrubs, turf, and ground cover planted 12 inch on center surrounded by decorative bark, shall be provided, in addition to the street trees. Plant materials shall be primarily selected from the plant list in the North Natomas Development Guidelines pages 22 through 27. All planting selections should consider appropriate location, ultimate size, pruning needs, and water usage to improve efficient water use, conservation, and reduce greenwaste production. All planting shall conform to City standards for sight line requirements at intersections and driveways. See Exhibit 7 for details of the proposed landscaping.
9. Fencing and Walls: No masonry walls are required within the subdivision. All property line fencing shall be wood fence with wood posts. Fencing along Natomas Crossing Drive, particularly for those lots that back toward the street, shall provide metal or treated wood posts set in concrete footings (as shown in Detail 8 on Sheet L-17 of the landscaping plans for Natomas Crossing Drive produced by Spink Corporation, attached as Exhibit 6), and should be consistent in quality and appearance with all other fencing along Natomas Crossing Drive—coordinate with master developer, Alleghany. On corner lots, backyard fencing shall commence at the back corner of the house leaving side yard landscaping exposed to the side street. Side and rear yard fencing up to six feet (6'-0") in height from house grade is allowed. Within the front setback area, no fence or wall shall be greater than three feet (3'-0") in height. All fencing shall conform to City standards for sight line requirements at intersections and driveways.
10. Design Enhancements on Visible Elevations: Enhanced side and rear elevations shall be required whenever either of those elevations face a public street, school, park, canal, or other public space. This includes the street side elevation on all corner lots in the subdivision. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house; and a four foot return of materials on the side or rear elevation, as appropriate. On enhanced side and rear elevations, window treatments, roof lines, and materials shall match front facade in appearance and quality.
11. Driveways: Driveways shall have a pattern of score lines that will create a pleasing texture compatible with the architecture and minimize the expanse of concrete. "Hollywood style" driveways are encouraged with a minimum 2 foot 6 inch planter strip between the two driveways.
12. Garage: Each house plan shall provide at least one garage space with minimum *inside* dimensions of 10 feet wide by 20 feet long, as required by the City Zoning Ordinance.

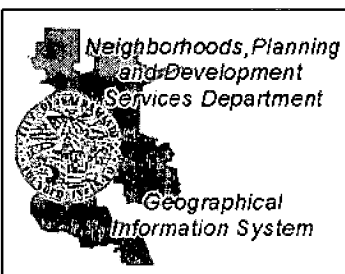
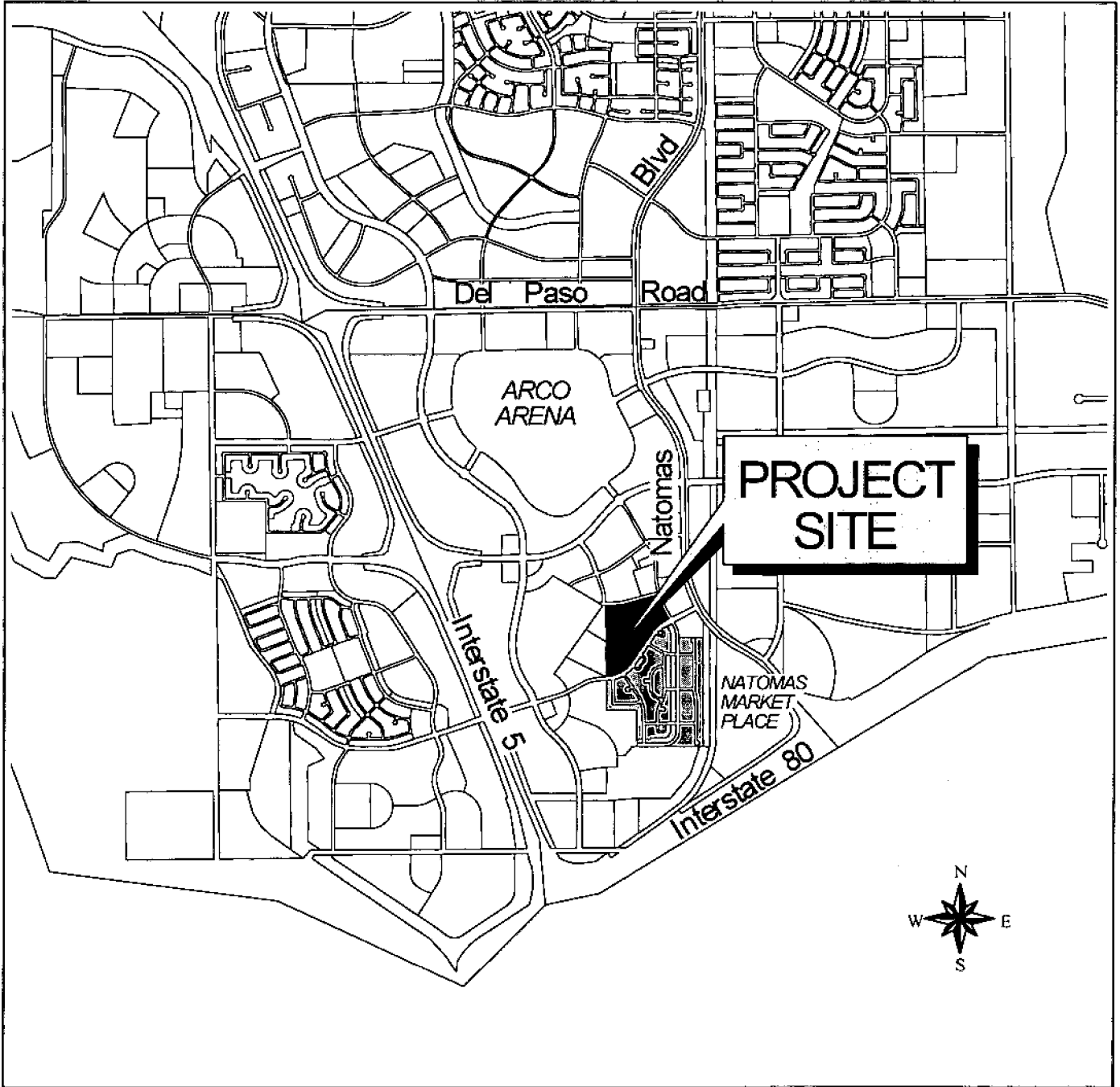
APPROVED ON: February 10, 2000

PREPARED BY: 
Philip Reed, Junior Planner

APPROVED BY: 
Scot Mende, Senior Planner

- Attachments:
- Vicinity Map
 - Exhibit 1: Site Plan
 - Exhibit 2: Natomas Crossing Lot Sizes
 - Exhibit 3: Lot Coverage Exhibit for Plan 2367
 - Exhibit 4: House Plan Lot Fit Analysis
 - Exhibit 5: Setback Exhibit
 - Exhibit 6: Fence Detail Exhibit
 - Exhibit 7: Lot Landscaping Exhibit
 - Exhibit 8: 2367 - (a) (b) and (c) Elevations, and (d) Floor Plan
 - Exhibit 9: 2634 - (a) (b) and (c) Elevations, and (d) Floor Plan
 - Exhibit 10: 2950 - (a) (b) and (c) Elevations with Floor Plan
 - Exhibit 11: 3493 - (a) (b) and (c) Elevations, and (d) and (e) Floor Plans
 - Exhibit 12: Natomas Crossing Design Review Committee Approval Letter
 - Exhibit 13: Letter of Agreement

File: Original
cc: Applicant
Development Services - Building Division (2)
PUD Binder



Vicinity Map
P99-150

NATOMAS CROSSING LOT SIZES

PHASE 1-22 FINISHED LOTS

| LOT # | LOT SIZE | |
|-------|----------|----|
| 1 | 7,551 | sf |
| 2 | 7,604 | sf |
| • 3 | 6,768 | sf |
| • 4 | 6,531 | sf |
| •• 5 | 6,367 | sf |
| •• 6 | 6,300 | sf |
| •• 7 | 6,300 | sf |
| 8 | 11,149 | sf |
| 9 | 12,735 | sf |
| • 10 | 7,089 | sf |
| 11 | 7,506 | sf |
| 12 | 7,683 | sf |
| 13 | 7,514 | sf |
| 14 | 10,333 | sf |
| 15 | 8,275 | sf |
| 16 | 8,477 | sf |
| 17 | 13,218 | sf |
| 18 | 8,927 | sf |
| • 19 | 7,260 | sf |
| 20 | 8,776 | sf |
| 21 | 9,050 | sf |
| 22 | 9,388 | sf |

NEIGHBORHOOD 16 - 60 LOTS

| LOT # | LOT SIZE | |
|-------|----------|----|
| •• 1 | 6,300 | sf |
| •• 2 | 6,300 | sf |
| •• 3 | 6,431 | sf |
| 4 | 7,723 | sf |
| 5 | 7,330 | sf |
| • 6 | 7,232 | sf |
| •• 7 | 6,300 | sf |
| 8 | 11,323 | sf |
| 9 | 14,642 | sf |
| 10 | 7,684 | sf |
| 11 | 11,938 | sf |
| •• 12 | 6,314 | sf |
| • 13 | 6,984 | sf |
| 14 | 10,338 | sf |
| 15 | 8,523 | sf |
| 16 | 8,550 | sf |
| 17 | 8,068 | sf |
| 18 | 7,891 | sf |
| 19 | 7,816 | sf |
| •• 20 | 6,301 | sf |
| • 21 | 7,159 | sf |
| •• 22 | 6,387 | sf |
| 23 | 7,431 | sf |
| 24 | 7,492 | sf |
| 25 | 7,706 | sf |
| 26 | 7,989 | sf |
| 27 | 8,008 | sf |
| 28 | 8,656 | sf |
| 29 | 7,385 | sf |
| •• 30 | 6,300 | sf |
| •• 31 | 6,300 | sf |
| •• 32 | 6,300 | sf |
| •• 33 | 6,300 | sf |
| •• 34 | 6,300 | sf |
| •• 35 | 6,300 | sf |
| •• 36 | 6,300 | sf |
| • 37 | 7,247 | sf |
| 38 | 8,057 | sf |
| •• 39 | 6,300 | sf |
| •• 40 | 6,276 | sf |
| 41 | 8,841 | sf |
| 42 | 7,430 | sf |
| • 43 | 7,115 | sf |
| 44 | 7,481 | sf |
| 45 | 7,612 | sf |
| 46 | 7,846 | sf |
| 47 | 8,528 | sf |
| 48 | 7,862 | sf |
| 49 | 12,528 | sf |
| 50 | 10,245 | sf |
| 51 | 10,610 | sf |
| 52 | 7,661 | sf |
| 53 | 7,389 | sf |
| 54 | 8,156 | sf |
| • 55 | 6,825 | sf |
| 56 | 7,861 | sf |
| • 57 | 6,720 | sf |
| • 58 | 6,720 | sf |
| • 59 | 6,720 | sf |
| • 60 | 6,934 | sf |

NEIGHBORHOOD 17 - 26 LOTS

| LOT # | LOT SIZE | |
|-------|----------|----|
| 1 | 8,352 | sf |
| 2 | 11,922 | sf |
| 3 | 13,326 | sf |
| 4 | 10,081 | sf |
| 5 | 8,020 | sf |
| 6 | 8,682 | sf |
| 7 | 7,628 | sf |
| • 8 | 7,058 | sf |
| • 9 | 6,691 | sf |
| • 10 | 6,600 | sf |
| • 11 | 6,689 | sf |
| 12 | 7,295 | sf |
| 13 | 8,274 | sf |
| 14 | 11,089 | sf |
| 15 | 9,633 | sf |
| 16 | 7,500 | sf |
| 17 | 8,089 | sf |
| 18 | 14,051 | sf |
| 19 | 8,117 | sf |
| •• 20 | 6,300 | sf |
| •• 21 | 6,306 | sf |
| 22 | 9,964 | sf |
| 23 | 8,306 | sf |
| 24 | 7,461 | sf |
| • 25 | 6,697 | sf |
| 26 | 7,728 | sf |

NOTES:

- LOTS ON WHICH THE 2367 PLAN WILL EXCEED 40% LOT COVERAGE.
- LOTS ON WHICH THE 2367 PLAN WILL EXCEED 45% LOT COVERAGE.

LOT COVERAGE

The Plan A single story has a lot coverage of 2,927 sq. ft., of which 560 sq. ft. is the garage. The covered porch does not count towards the lot coverage. Plan A exceeds 45% lot coverage, but is less than 48%, on the following 21 lots.

| <u>Phase 1 - Finished Lots</u> | <u>Neighborhood 16</u> | <u>Neighborhood 17</u> |
|--------------------------------|------------------------|------------------------|
| Lot #5 6,367 sq. ft. | Lot #1 6,300 sq. ft. | Lot #20 6,300 sq. ft. |
| #6 6,300 sq. ft. | #2 6,300 sq. ft. | #21 6,306 sq. ft. |
| #7 6,300 sq. ft. | #3 6,431 sq. ft. | |
| | #7 6,300 sq. ft. | |
| | #12 6,314 sq. ft. | |
| | #20 6,301 sq. ft. | |
| | #22 6,387 sq. ft. | |
| | #30 6,300 sq. ft. | |
| | #31 6,300 sq. ft. | |
| | #32 6,300 sq. ft. | |
| | #33 6,300 sq. ft. | |
| | #34 6,300 sq. ft. | |
| | #35 6,300 sq. ft. | |
| | #36 6,300 sq. ft. | |
| | #39 6,300 sq. ft. | |
| | #40 6,276 sq. ft. | |

The PUD allows for 10% of the subdivision, 10% x 108 lots, or 10 lots to have up to 48% lot coverage. Therefore, Plan A can go on 10 of these 21 lots as long as you do not have more than two of these houses in a row along the street. The largest two-story house, Plan D, has a lot coverage of 2,350 sq. ft., which does not exceed 40% lot coverage even on the smallest lot in the subdivision, lot #40 in Neighborhood 16 is 6,276 sq. ft.

11/10/1999

Mr. Mark Ciccarelli
Beck Properties, Inc.
3114 W. Hammer Lane
Stockton, CA 95209

Natomas Crossing Phase I, Village 16 & Village 17

Dear Mark,

Based upon the unrecorded plats and plans you provided me on November 8, 1999, the models fit (both left and right garage orientations) on all the lots in the above units with the following exceptions:

Phase I: Lot 10 will not fit model A right
 Lot 11 will not fit model A left
 Lot 13 will not fit model A left

Village 16: Lot 41 will not fit model A left

Village 17: Lot 5 will not fit model A left
 Lot 5 will not fit model B left

The fit criteria used :

Front yard 20' setback
Rear yard 15' setback
Side yard 5' setback
Street sideyard 12.5' set back

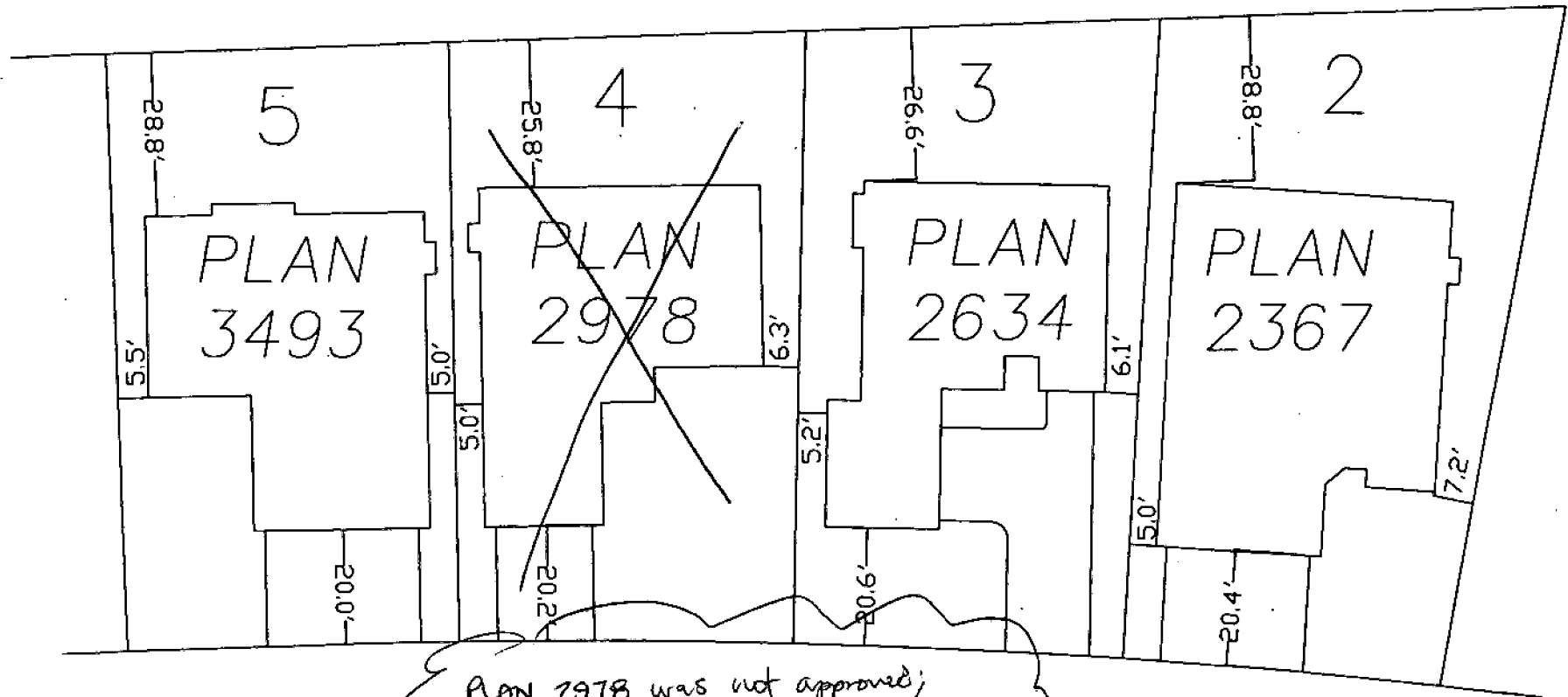
Please call if you have any questions or concerns. It was a pleasure working with you on this project. Let me know if I can be of service to you in the future.

Sincerely,



Craig Wecker
Wecker Surveys

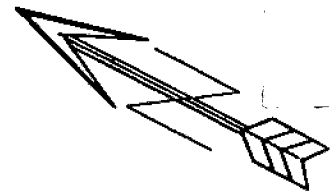
BECK PROPERTIES, INC. MODEL HOME COMPLEX



PLAN 2978 was not approved;
PLAN 2950± took it's place
with the same name
"Mt St Michaels" RSP

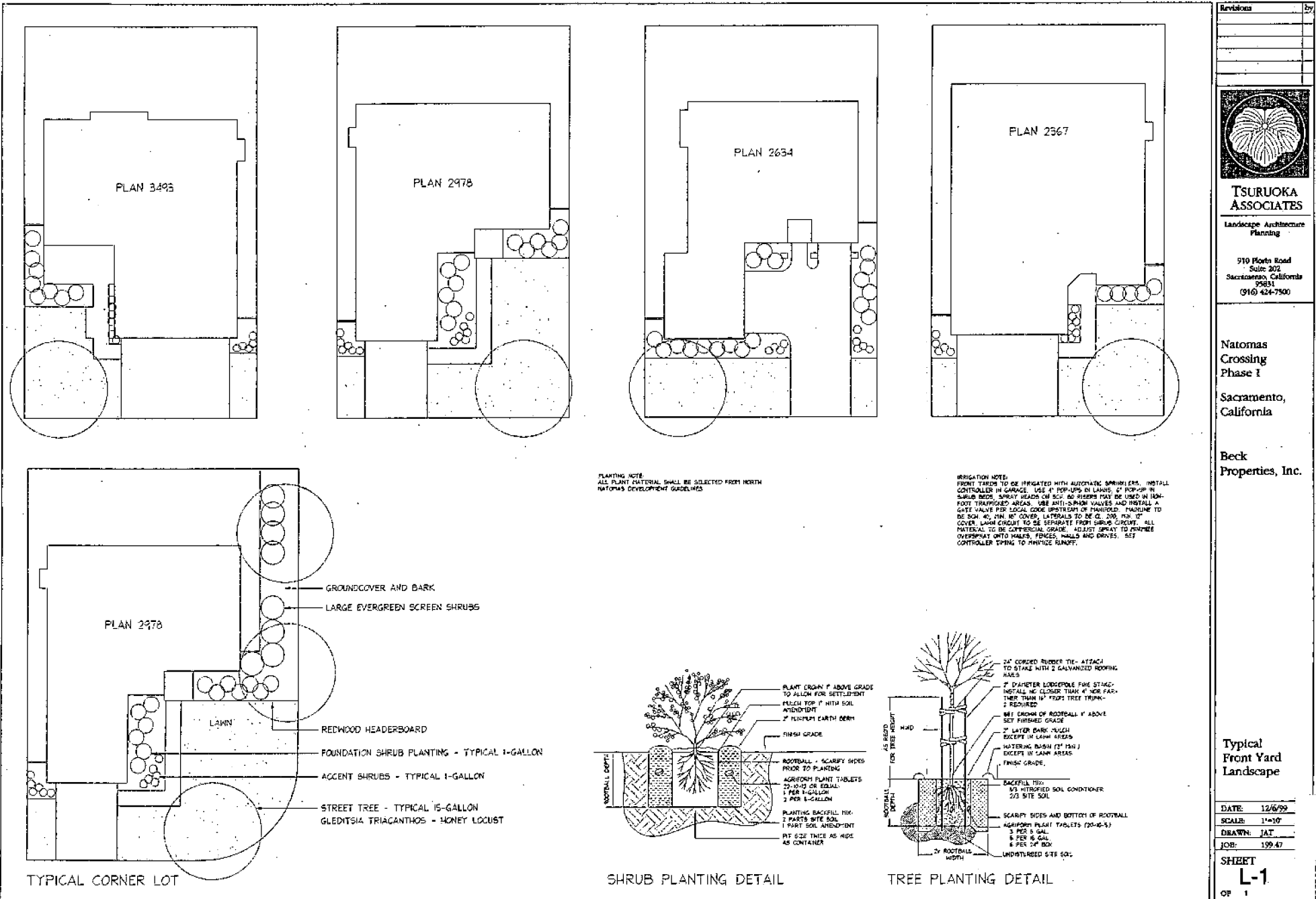
INNOVATOR DRIVE

Exhibit 5



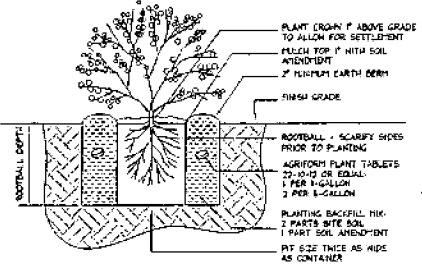
P99 150



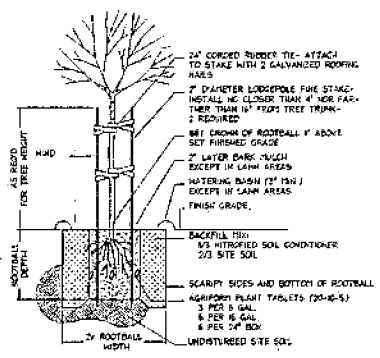


PLANTING NOTE:
 ALL PLANT MATERIAL SHALL BE SELECTED FROM NORTH
 NATOMAS DEVELOPMENT GUIDELINES

IRRIGATION NOTE:
 FRONT YARDS TO BE IRRIGATED WITH AUTOMATIC SPRINKLERS. INSTALL
 CONTROLLER IN GARAGE. USE 4" PIPES OR LAMIN. IF POP-UP IN
 SHUB BEDS, SPRAY HEADS ON 5/8" 60 RISERS MAY BE USED IN 18"
 FOOT TRAPPED AREAS. USE ANTI-SIPHON VALVES AND INSTALL A
 GATE VALVE FOR LOCAL CODE. BRITISH OR FINISHED. TAPING TO
 BE 5/8" 40, 1/2" 10" COVER. LATERALS TO BE 1/2" 200, 1/2" 10"
 COVER. LAMIN CROUT TO BE SEPARATE FROM SIBS. CIRCUIT. ALL
 MATERIAL TO BE COMMERCIAL GRADE. ADJUST SPRAY TO PREVENT
 OVERSPRAY ONTO WALKS, FENCES, WALLS AND DRIVES. SET
 CONTROLLER TYPING TO PROVIDE RAINOFF.



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

| Revisions | by |
|-----------|----|
| | |
| | |
| | |
| | |
| | |



TSURUOKA ASSOCIATES
 Landscape Architecture
 Planning
 910 Florin Road
 Suite 202
 Sacramento, California
 95831
 (916) 424-7500

Natomas
 Crossing
 Phase 1
 Sacramento,
 California

Beck
 Properties, Inc.

Typical
 Front Yard
 Landscape

| | |
|--------|---------|
| DATE: | 12/6/99 |
| SCALE: | 1"=10' |
| DRAWN: | JAT |
| JOB: | 199-47 |

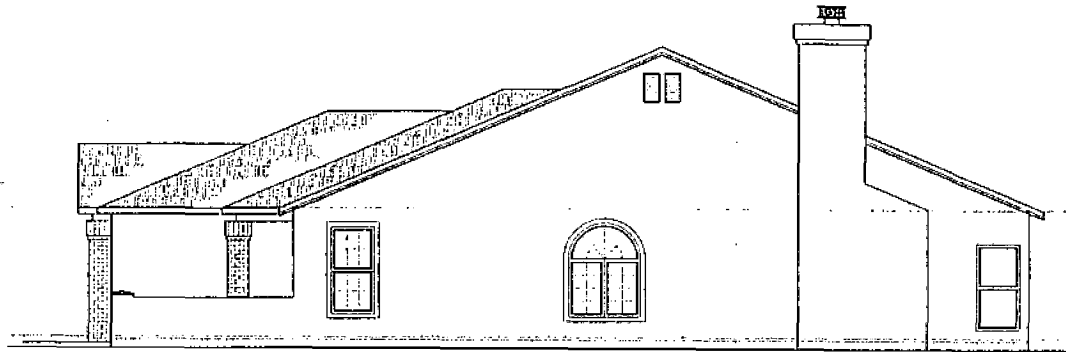
SHEET
 L-1
 OF 1

Exhibit 7

REVISED

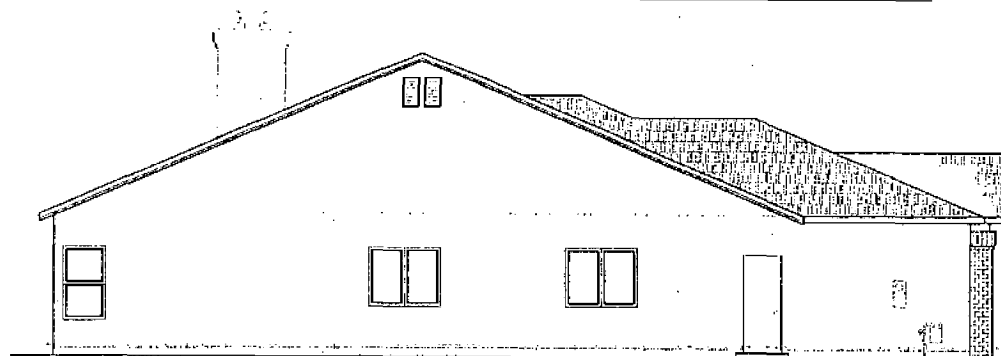
P99 150

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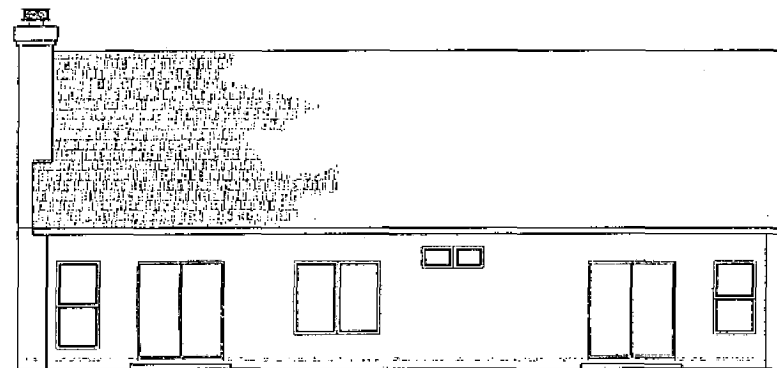
RIGHT ELEVATION

SCALE: 1/4"=1'-0"



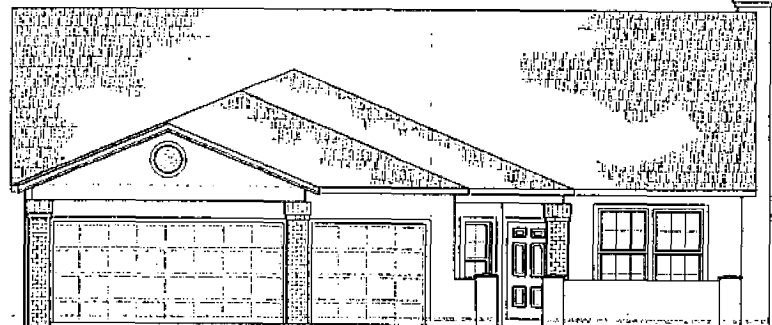
LEFT ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 3/4"=1'-0"

ELEVATION "A"

| | |
|----------|----|
| REVISION | BY |
| | |
| | |
| | |

Ted Winkelman
Drafting Service
PH: (209) 489-3500
1136 Pacific Ave., Stockton, CA, 95204

BECK HOMES
3111 LANTANA LANE, STOCKTON CA, 95210
PH: (209) 971-6031

2367 PLAN
NATIONAL CROSSING
SACRAMENTO, CA

| | |
|--------------|---|
| DATE | |
| DRAWN BY | |
| SCALE | |
| JOB NO. | |
| SHEET | 1 |
| TOTAL SHEETS | |

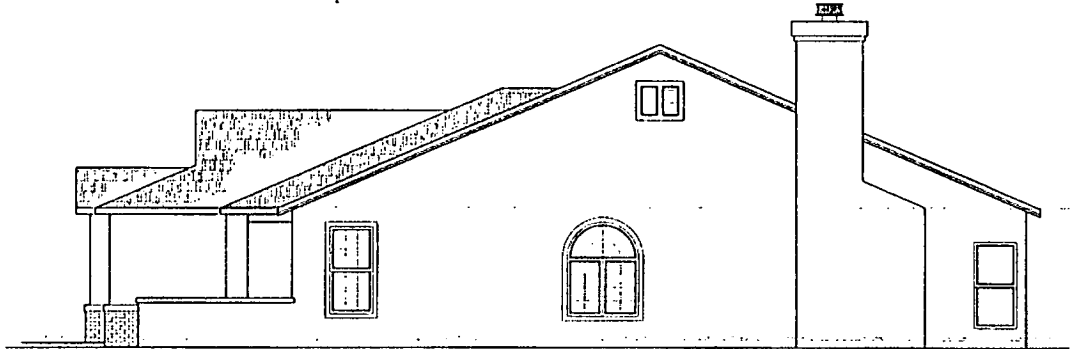
NOTE: ALL WORK OPERATIONAL DIMENSIONS MAY VARY DUE TO NORMAL CONSTRUCTION PRACTICES. DO NOT SCALE DRAWINGS.

Exhibit 8(a) - Plan 2367, elevations

REVISED

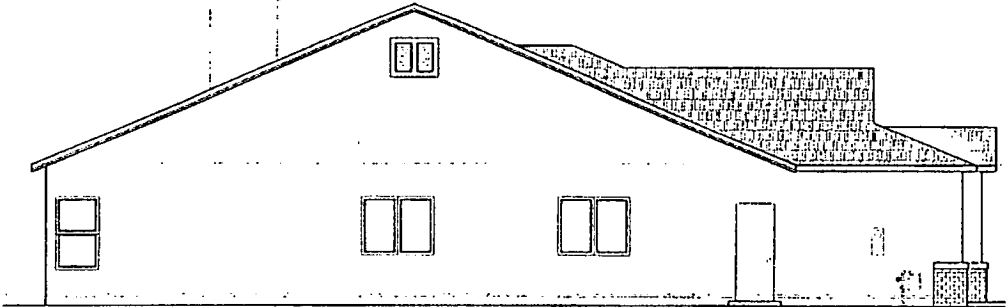
P99 150

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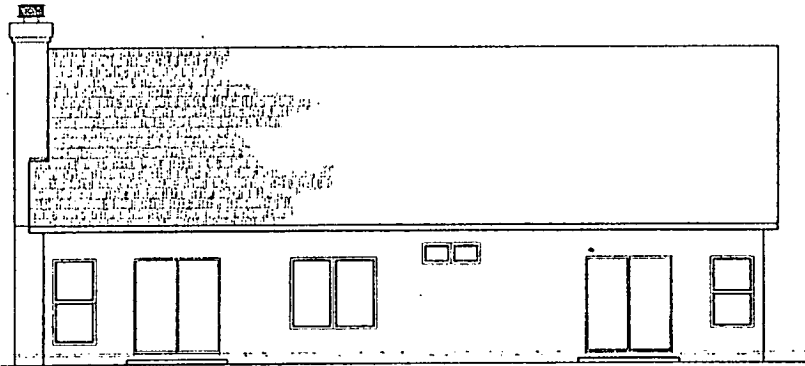
RIGHT ELEVATION

SCALE: 1/4"=1'-0"



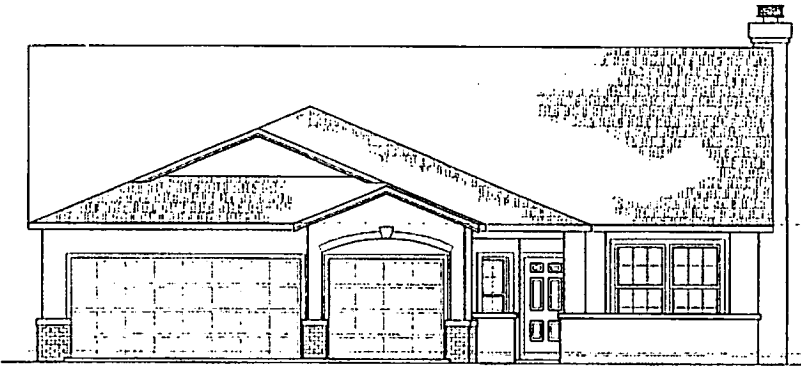
LEFT ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION " B "

| | |
|---------|--|
| PROJECT | |
| DATE | |
| SCALE | |
| BY | |
| CHECKED | |

Ted Winkelman
Drafting Service
Ph: (209) 463-3500
2736 PACIFIC AVE. STOCKTON, CA. 95204

CONTRACT NO. 2019-1033

TAT HOMES
314 E MAPPER LANE, STOCKTON, CA

2367 PLAN
NATIONAL CROSSING, SACRAMENTO, CA

| | |
|-----------|-------|
| DATE | |
| DRAWN BY | |
| SCALE | |
| BY NO | |
| HEET | 1 |
| OF SHEETS | 8/218 |

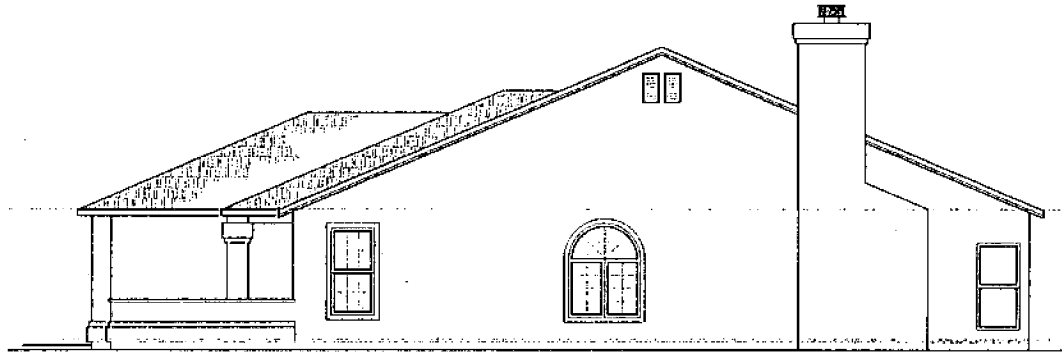
NOTE: MINOR DIMENSIONAL DIFFERENCES MAY OCCUR DUE TO NORMAL CONSTRUCTION PRACTICES. DO NOT SCALE DRAWINGS.

Exhibit 8(b) - Plan 2367, elevations

REVISED

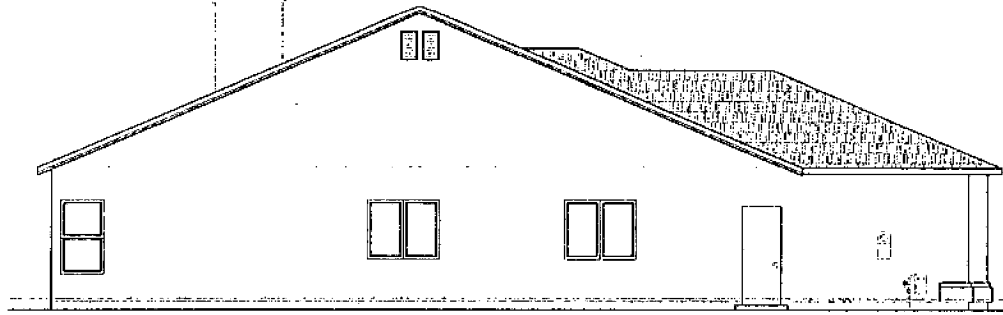
P99 150

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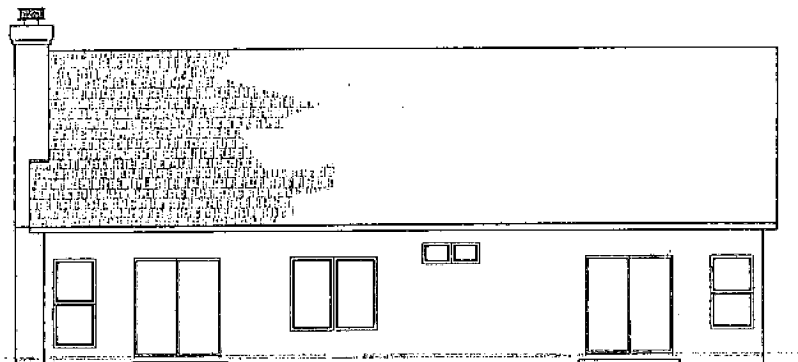
RIGHT ELEVATION

SCALE: 1/4"=1'-0"



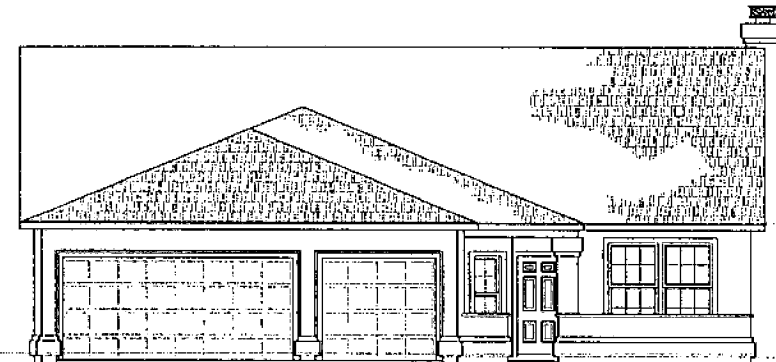
LEFT ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION "C"

| | |
|----------|----|
| REVISION | BY |
| | |
| | |
| | |

Ted Winkelman
Drafting Service
PH: (709) 469-3500
738 FASILE AVE. SUGARLOAN, CA. 94596

BECK HOMES
3400 WATER LANE, STOCKTON, CA
95210

2367 PLAN
NATIONALS CROSBING - SACRAMENTO, CA

DATE: _____
DRAWN BY: _____
SCALE: _____
ACR NO: _____
SHEET 1

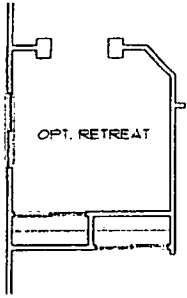
Exhibit 8(c) - Plan 2367, elevations

NOTE - SEVERAL DIMENSIONAL DIFFERENCES MAY VARY DUE TO NORMAL CONSTRUCTION PRACTICES. DO NOT SCALE DRAWING.

REVISED

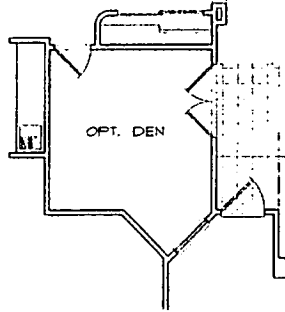
P99 150

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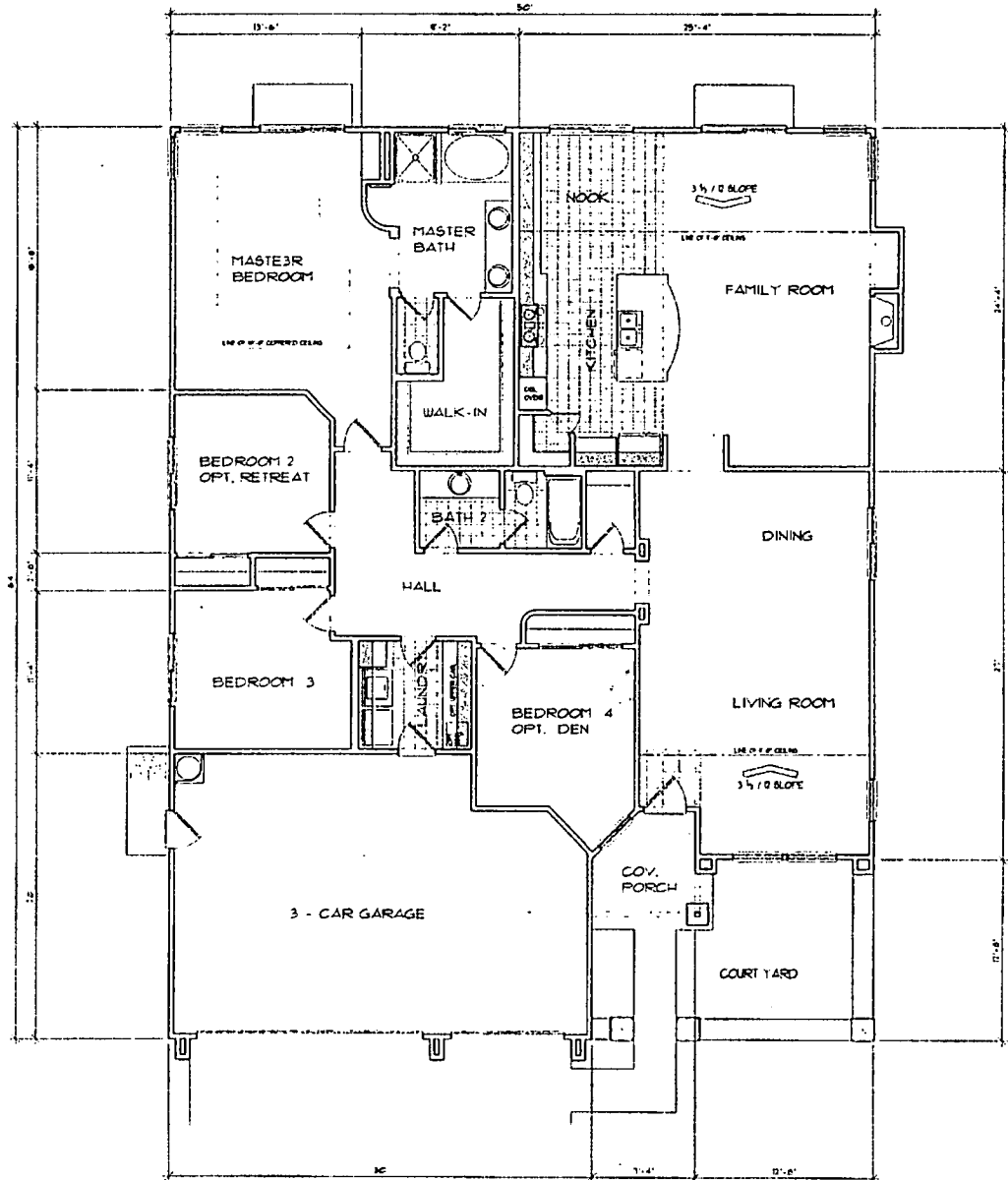
OPT. RETREAT

OPT. RETREAT SCALE: 1/4"=1'-0"



OPT. DEN

OPT. DEN SCALE: 1/4"=1'-0"



FLOOR PLAN 2367 SQ. FT. SCALE: 1/4"=1'-0"

| REVISION | BY |
|----------|----|
| | |
| | |
| | |
| | |

Ted Winkelman
Drafting Service
PH: (209) 469-3500
7136 Pacific Ave. Stockton, CA. 95204

BECK HOMES
318 W. MAPPER LANE, STOCKTON, CA
PH: (209) 971-0311

OWNER: 2367 PLAN
NATOPUS CROSSING, SACRAMENTO, CA

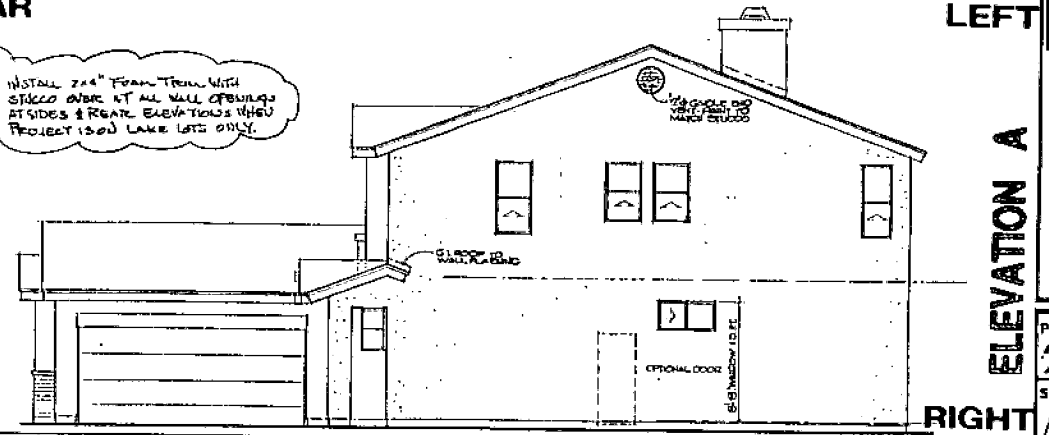
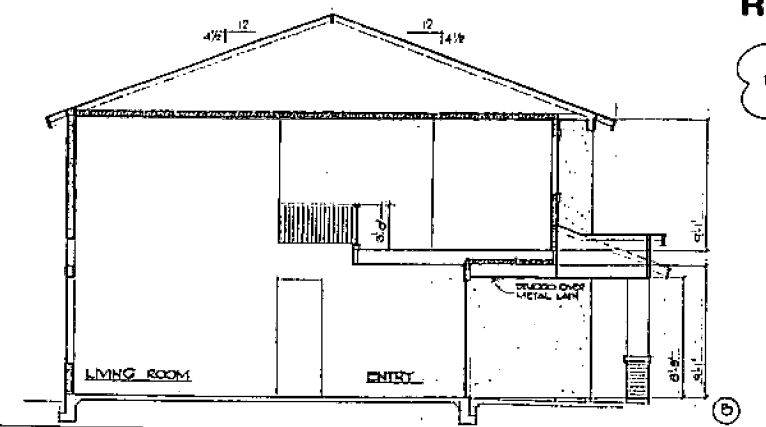
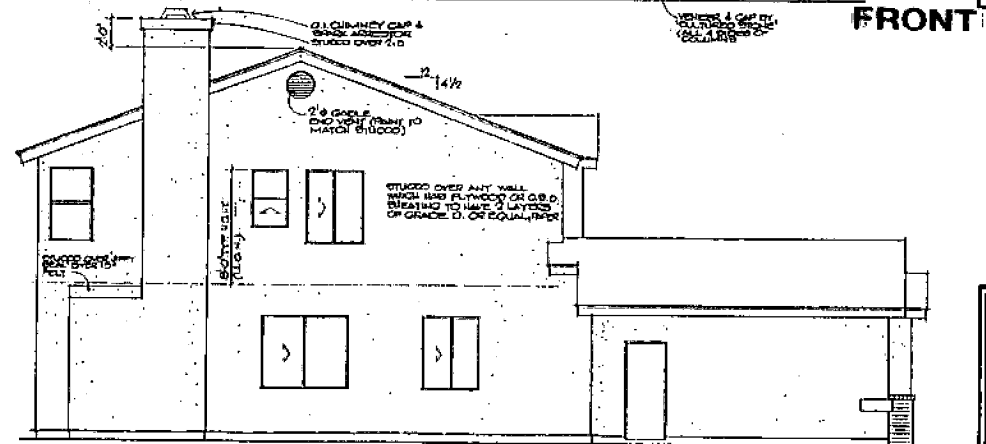
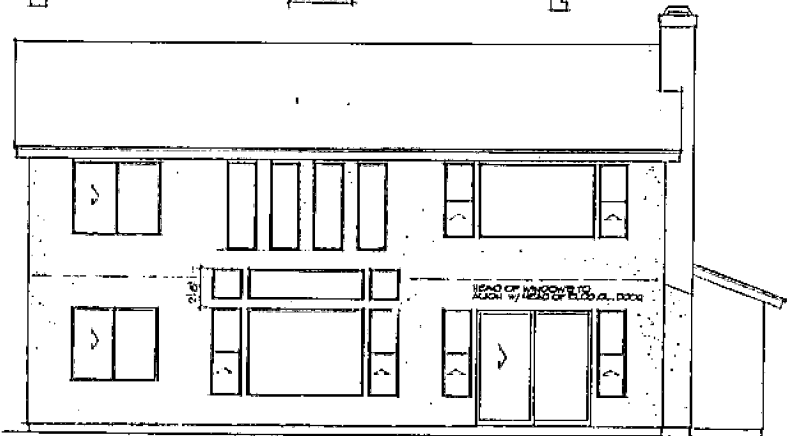
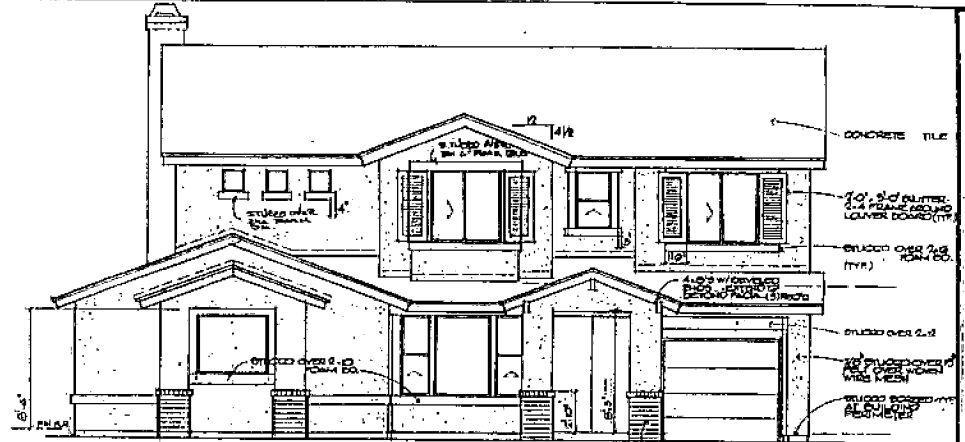
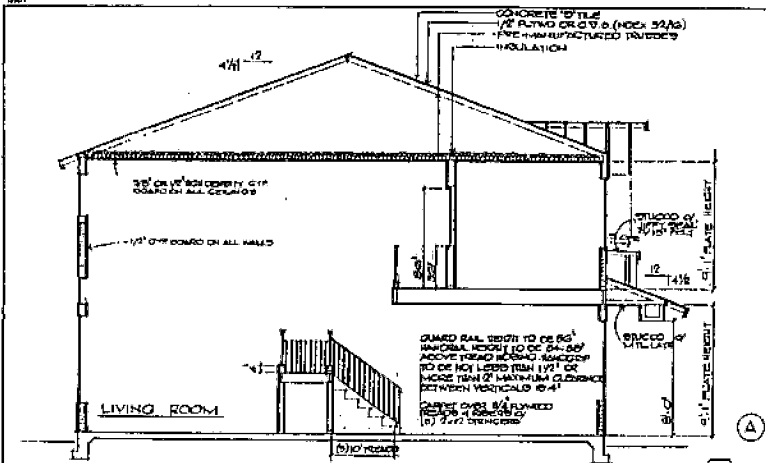
DATE: _____
DRAWN BY: _____
SCALE: _____
JOB NO: _____
SHEET: 1
OF: 1

Exhibit 8(d) - Plan 2367, floor plan

REVISED

p99 150

A REFERENCE FOR
BECK PROPERTIES, INC.



NOTE: INSTALL 2"x4" FIRM TRUSS WITH STRIP OVER AT ALL WALL OPENINGS AT SIDES & REAR ELEVATIONS WHEN PROJECT 1500' LAKE LOTS ONLY.



ELEVATION A

PLAN a
2634
SHEET
A-3

Exhibit 9(a) - Plan 2634, elevations

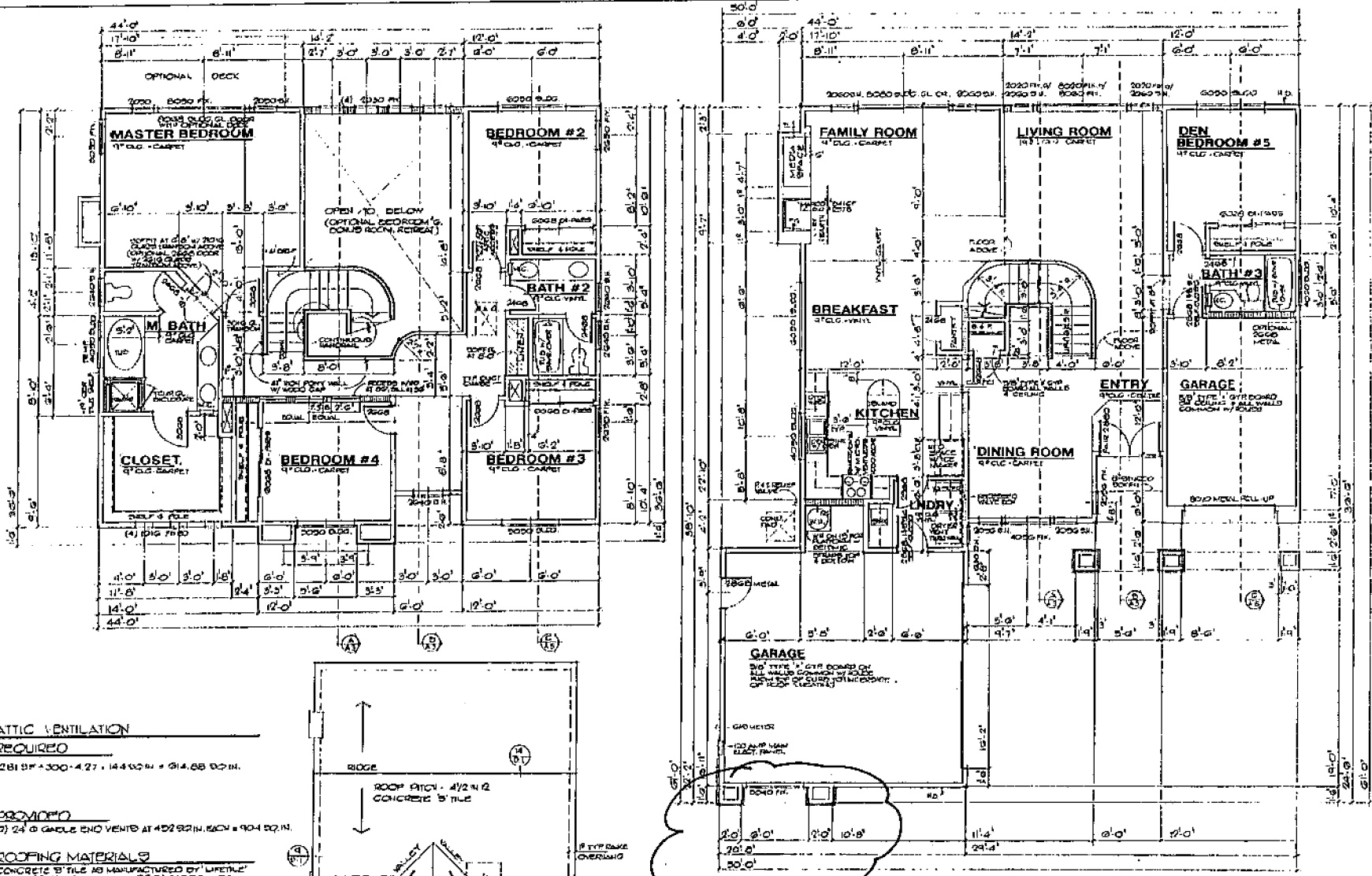
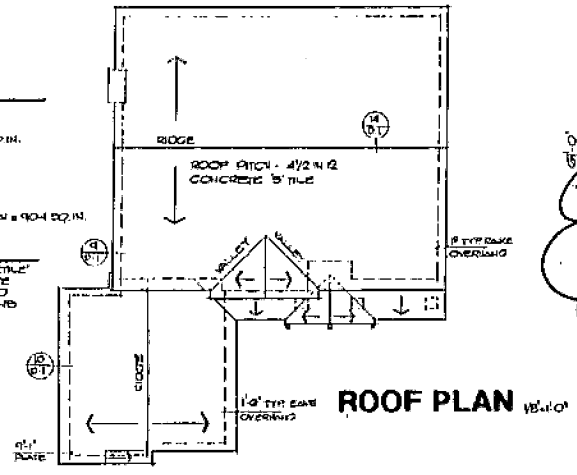


Exhibit 9(d) - Plan 2634, floor plan

ATTIC VENTILATION REQUIRED
 1281 SF + 300 = 4.27' x 144 SQ IN. + 914.68 SQ IN.

ROOFING
 (2) 24" G GABLE END VENTED AT 402 SQ IN. EACH = 904 SQ IN.

ROOFING MATERIALS
 CONCRETE 8" TILE AS MANUFACTURED BY "LIFETILE"
 16.00 1200S-P OR EQUAL, 1950 PER SQUARE
 OVER ONE LAYER OF 30" FELT 4 1/2 CORNERED
 STRAND BOARD (NO. 32/6)W/ 60 CORNERED
 AT 6" OC. E.N. 4' D.N. 4' 12" OC. E.N.



TO BE CENTERED
 SEE SHEET A3 (FRONT)

FLOOR PLANS

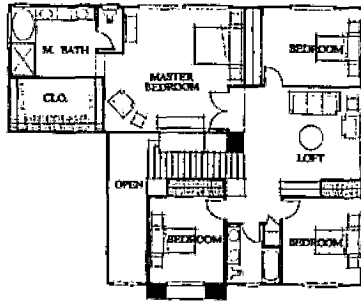
A RESIDENCE FOR
BECK PROPERTIES, INC.
 NATOMAS CROSSING



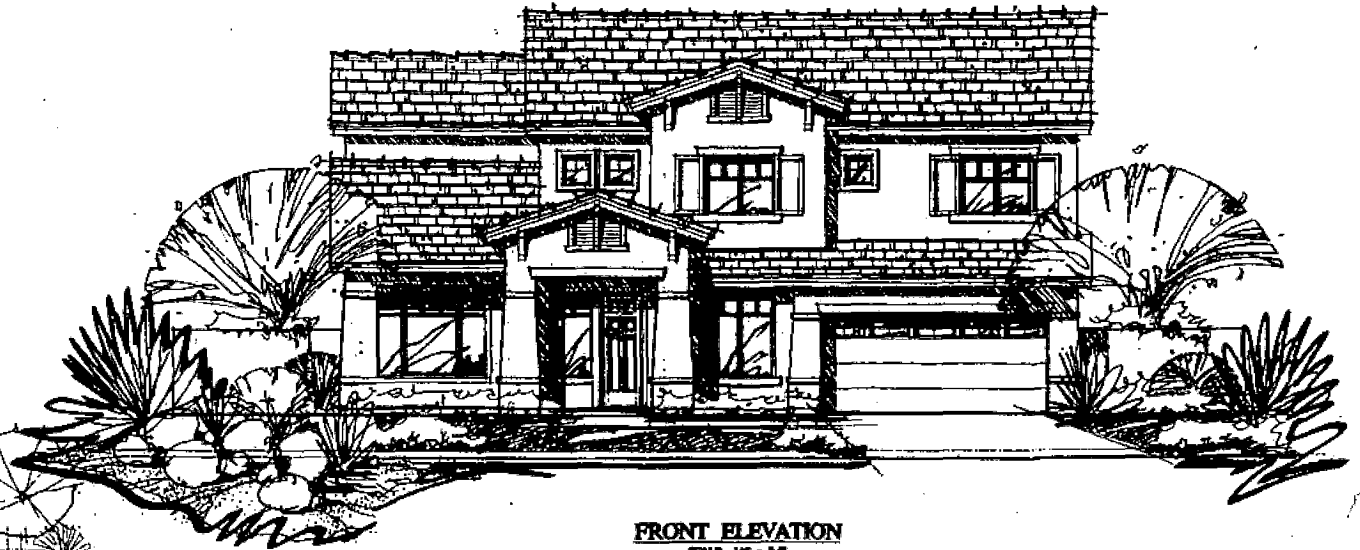
Dale W. Ponsor
 Architect

PLAN a
2634
 SHEET
A-1

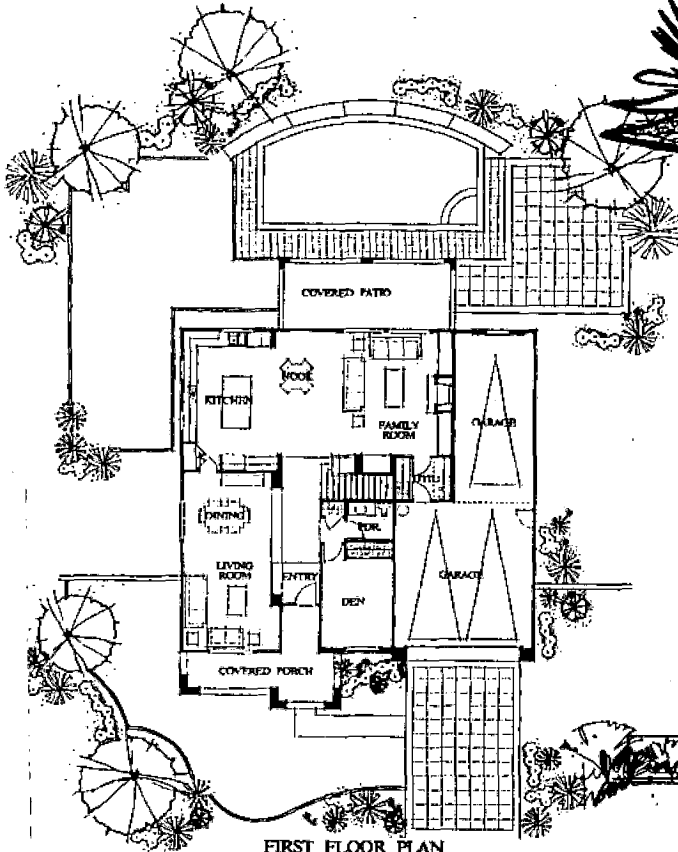
1985 P&S Draw. 5th Imp. (addendum 2322) 1/2" = 1'-0" (11/2)



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



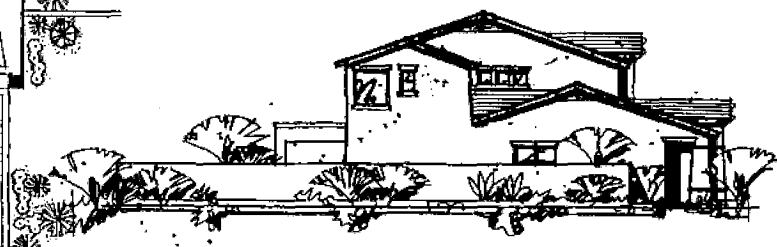
FRONT ELEVATION
SCALE 1/4" = 1'-0"



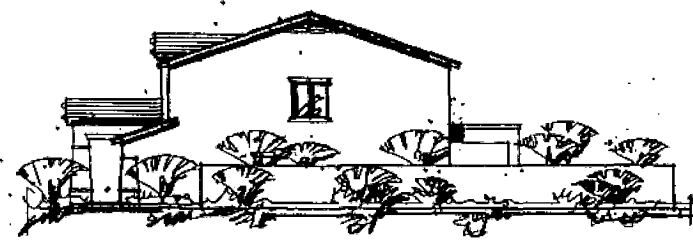
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"



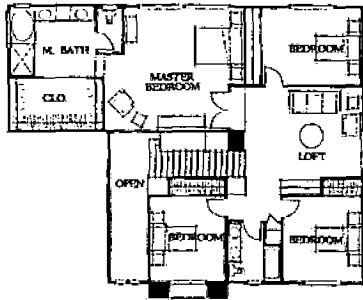
RIGHT ELEVATION
SCALE 1/4" = 1'-0"

50' WIDE PRODUCT

PLAN 3
ELEVATION 'A'

BECK PROPERTIES

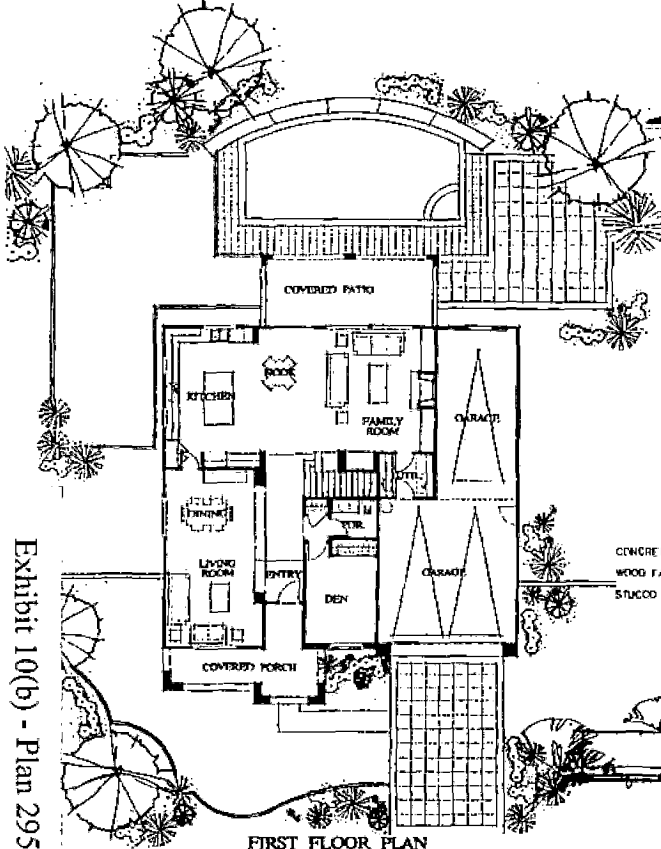
LINDEROTH ASSOCIATES ARCHITECTS



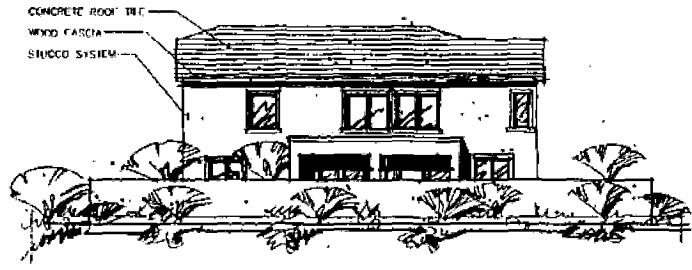
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



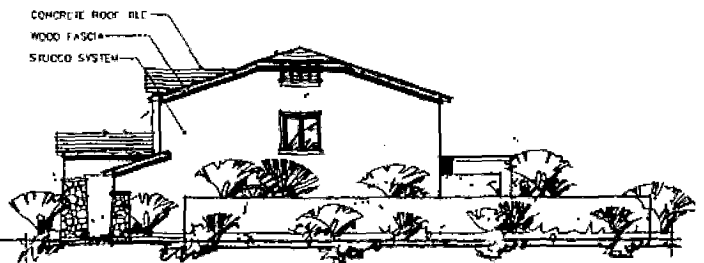
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"

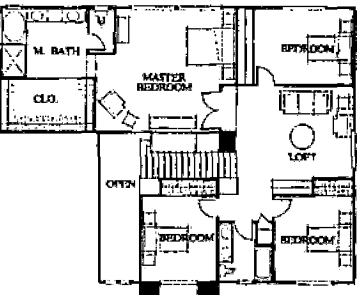
50' WIDE PRODUCT

PLAN 3
ELEVATION 'B'

BECK PROPERTIES

LINDEROTH ASSOCIATES ARCHITECTS

Exhibit 10(b) - Plan 2950, elev B



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

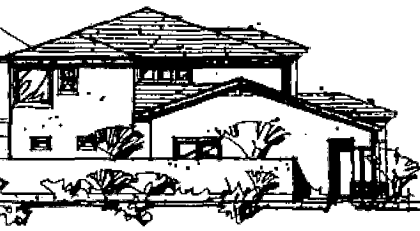
STUCCO SYSTEM
WOOD FASCIA
CONCRETE ROOF TILE
ACCENT STUCCO
SECTIONAL GARAGE DOOR WITH WINDOWS



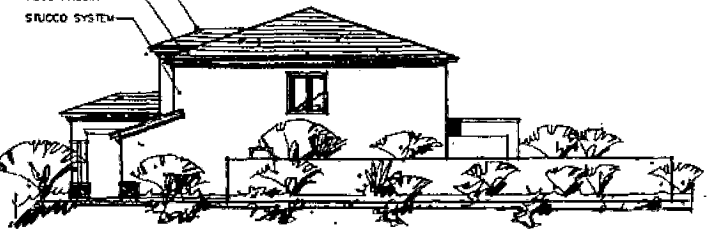
FRONT ELEVATION
SCALE 1/4" = 1'-0"



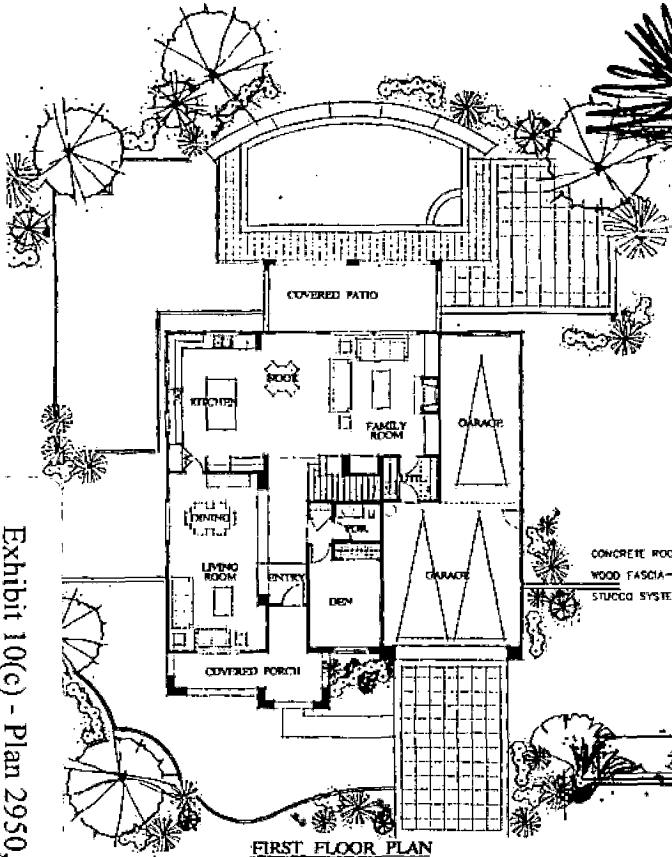
REAR ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

CONCRETE ROOF TILE
WOOD FASCIA
STUCCO SYSTEM

CONCRETE ROOF TILE
WOOD FASCIA
STUCCO SYSTEM

CONCRETE ROOF TILE
WOOD FASCIA
STUCCO SYSTEM

50' WIDE PRODUCT

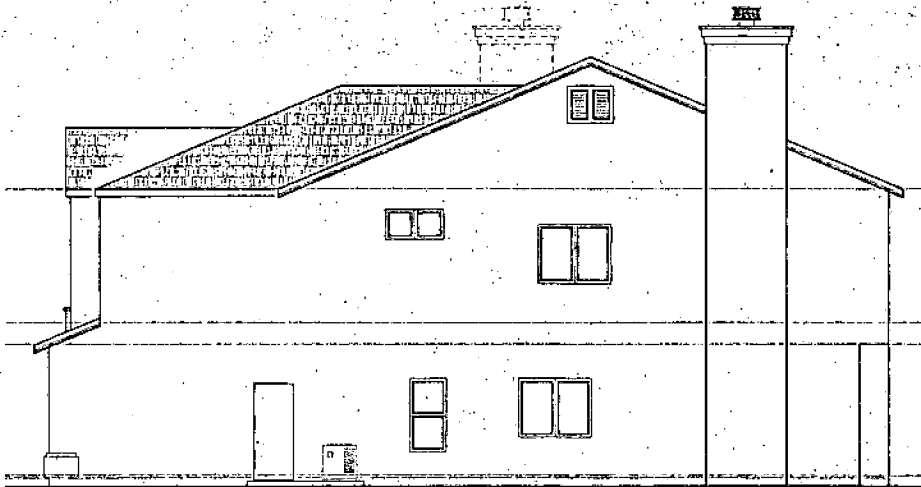
PLAN 3
ELEVATION 'C'

BECK PROPERTIES

LINDEROTH ASSOCIATES ARCHITECTS

Exhibit 10(c) - Plan 2950, elev C

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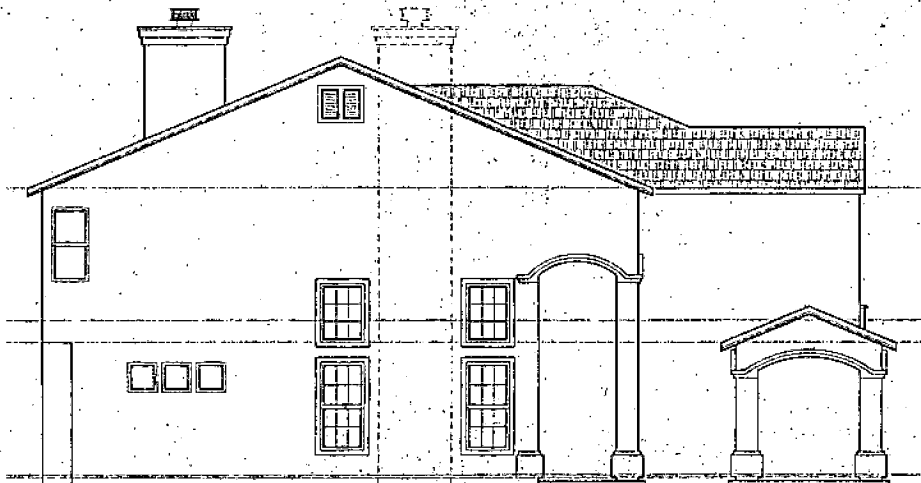
RIGHT ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION "A"

Exhibit 11(a) - Plan 3493, elevs

| | |
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| REVISION | BY |
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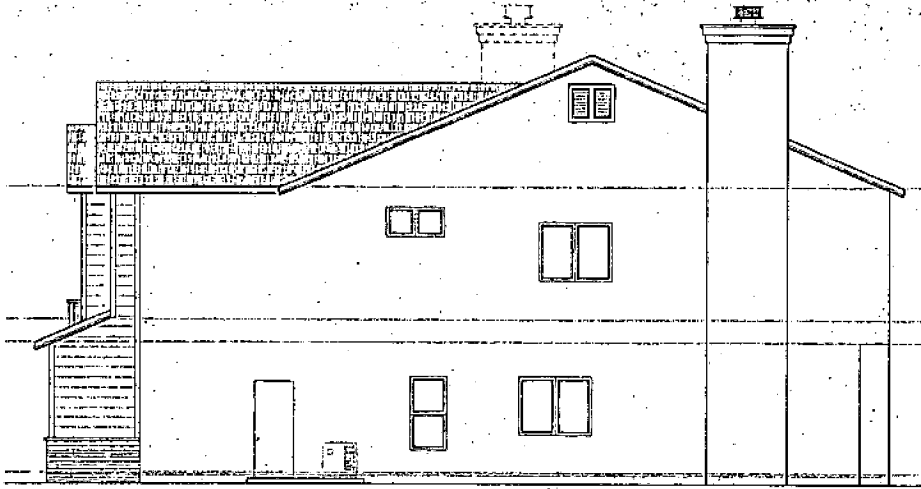
Ted Winkelman
Drafting Service
PH: (209) 469-3500
7136 Pacific Ave. Buckhorn, CA 95204

BECK HOMES
3018 WATKIN LANE, STOCKTON, CA
PH: 209-951-0333

3493 PLAN
NATONAS CROSSING, SACRAMENTO, CA

| | |
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| DATE | |
| DRAWN BY | |
| SCALE | |
| JOB NO | |
| SHEET | 1 |

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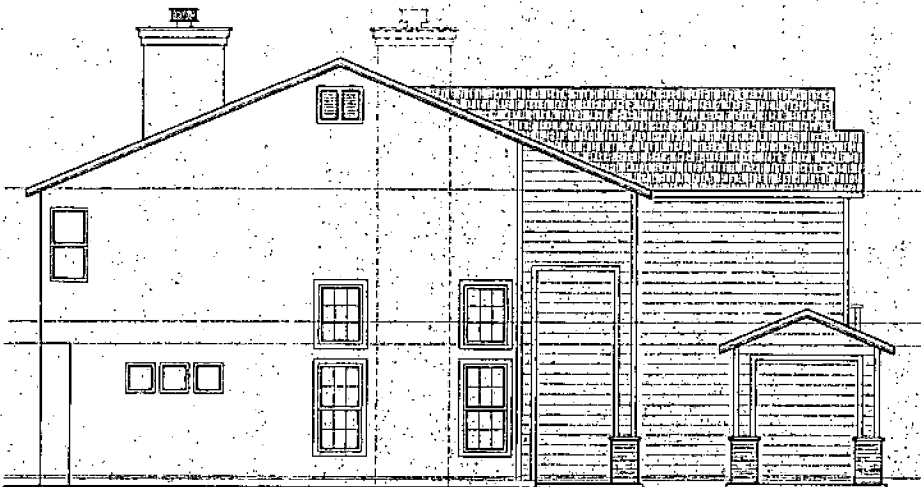
RIGHT ELEVATION

SCALE: 1/4"=1'-0"



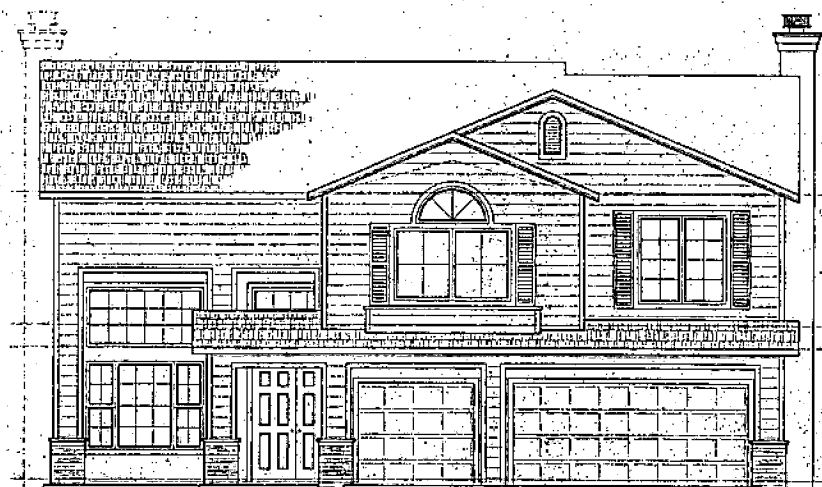
LEFT ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

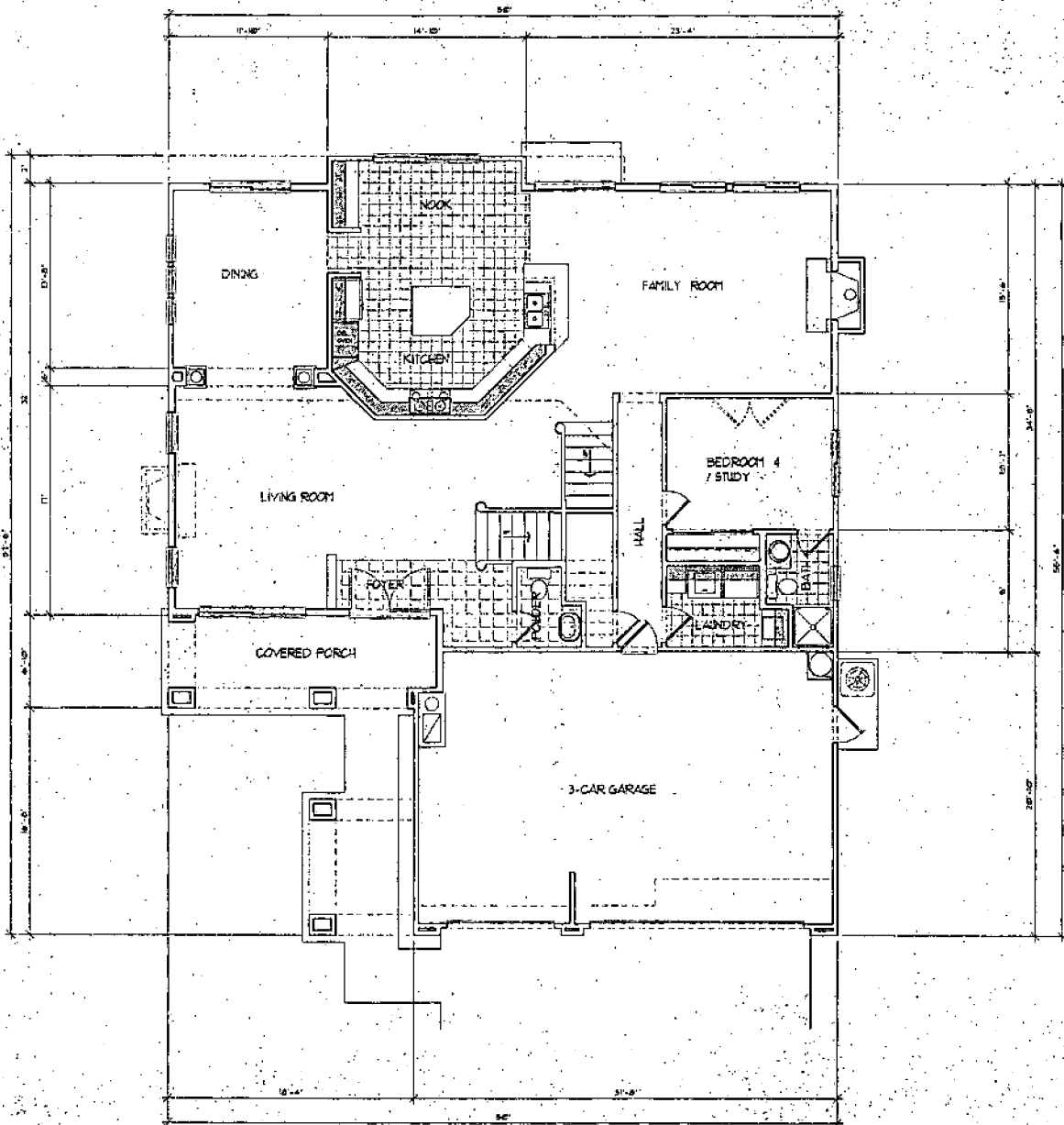
SCALE: 1/4"=1'-0"

ELEVATION "C"

NOTE: ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS INDICATED OTHERWISE. DO NOT SCALE DRAWINGS.

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| REVISION | BY |
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| Ted Winkelman Drafting Service PH: (916) 469-3500 2738 Pacific Ave., Stockton, CA 95204 | |
| BECK'S HOMES 3418 JANTZEN LANE, STOCKTON, CA PH: (916) 921-4333 | |
| 3493 PLAN SACRAMENTO, CA NATIONAL CHROMING | |
| DATE | |
| DRAWN BY | |
| CHECKED BY | |
| ASST. TO | |
| SHEET | 1 |

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FIRST FLOOR PLAN

1110 SQ. FT.

SCALE 1/4" = 1'-0"

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| NO. | DATE |
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**Ted Winkelman
Drafting Service**
PH (916) 469-3500
3750 PINEHURST AVE. STOCKTON, CA 95214

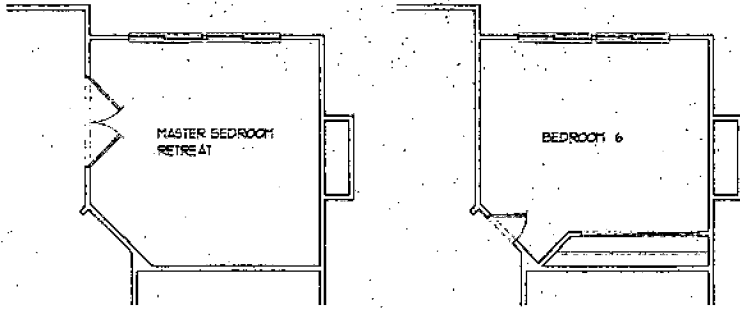
BECK HOMES
CONTRACTOR
PH (916) 251-4371
2412 WATERLINE ROAD, CA
SACRAMENTO, CA

3493 PLAN
OWNER: MATCHAS CROSSING, SACRAMENTO, CA

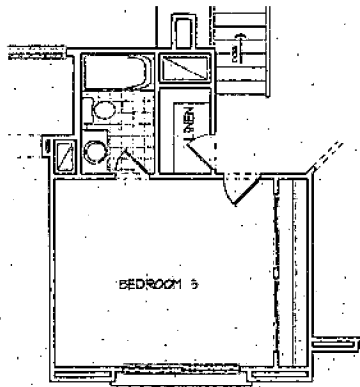
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| CHECKED BY | |
| JOB NO. | |
| SHEET | 1 |

Exhibit 11(d) - Plan 3493, 1st plan

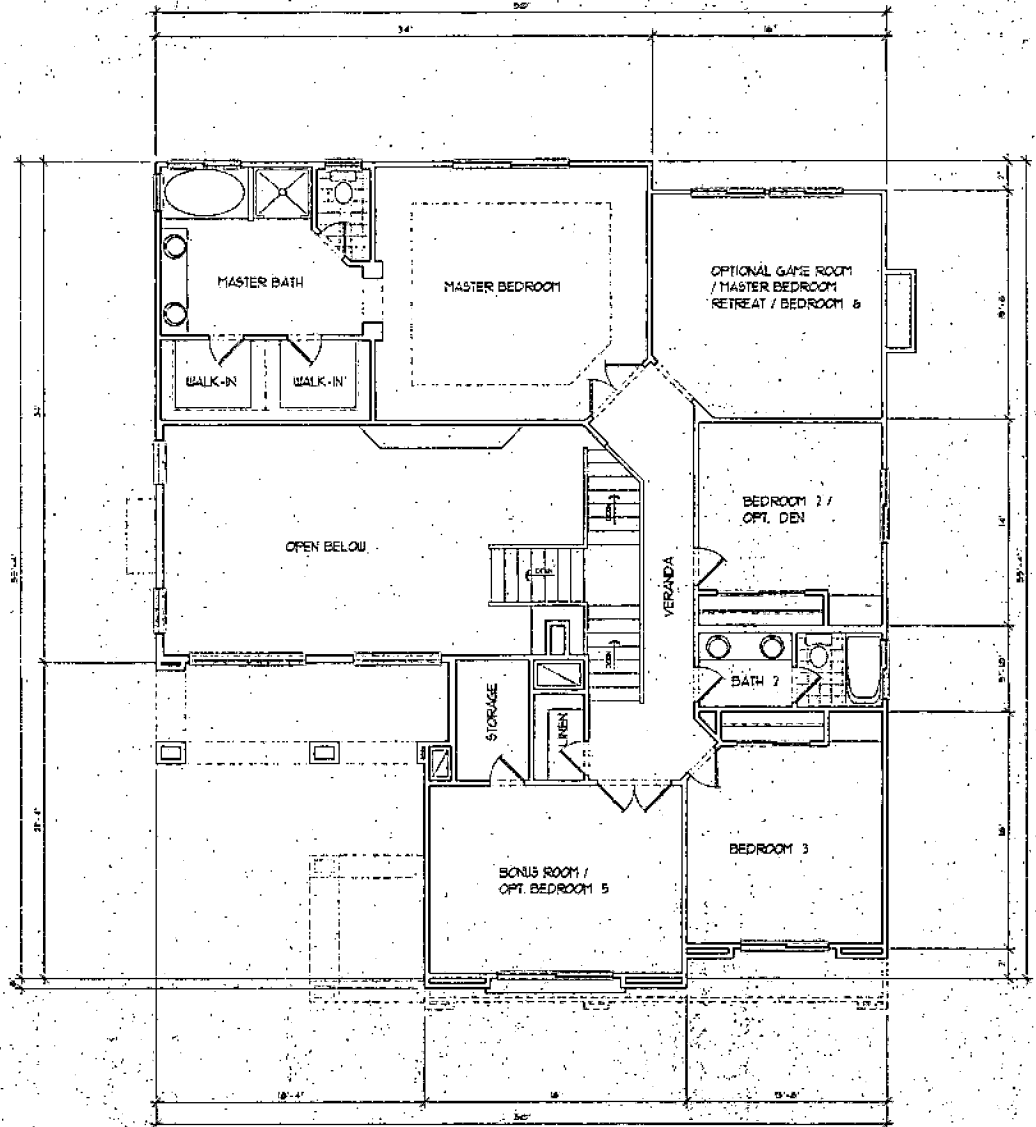
ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF TED WINKELMAN DRAFTING SERVICE. NONE OF SUCH IDEAS, DESIGNS, AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON OR FOR ANY PURPOSES WITHOUT WRITTEN PERMISSION OF TED WINKELMAN DRAFTING SERVICE.



OPT. M. BEDRM. RETREAT SCALE: 1/4"=1'-0" OPT. BEDROOM 6 SCALE: 1/4"=1'-0"



OPT. BEDROOM 5 SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN 1183 SQ. FT. SCALE: 1/4"=1'-0"

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| NO. | DATE | BY |
| | | |
| | | |

Ted Winkelman
Drafting Service
 Ph: (209) 468-3900
 27136 Pacific Ave., Stockton, CA 95204

BECK HOMES
 3493 PLAN
 CONTRACTOR
 941 305-951-6311
 3410 WILMERE LANE, STOCKTON, CA

3493 PLAN
 NATIONAL CROSSINGS
 SACRAMENTO, CA

| | |
|------------|---|
| DATE | |
| PLANNED BY | |
| SCALE | |
| JOB NO. | |
| SHEET | 1 |

Exhibit 11(e) - Plan 3493, 1st plan

ALLEGHANY PROPERTIES, INC.

2150 River Plaza Drive, Suite 185 • Sacramento, California 95833 • (916) 646-7700

December 15, 1999

Mark A. Ciccarelli
Beck Homes
3114 West Hammer Lane
Stockton, CA 95209

Dear Mark:

Alleghany Properties, Inc., in its reviewing capacity with respect to the Natomas Crossing PUD, has reviewed your proposed single family residential plans. It is our opinion that the proposed plans conform well with the Natomas Crossing PUD guidelines and will be a benefit to the community. We also realize there are some variances from the guideline's suggestions, but do not perceive the variances as significant and do not consider them a detriment to the community as a whole.

We appreciate the submittal of your package for review and are available for any additional questions or comments with respect to Natomas Crossing and its design requirements.

Sincerely,



Greg Guardino
Vice President/Asset Manager

02/09/00

11:02

CITY OF SAC DEV SVCS ADMIN + 912099570363

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

P99-150: BECK PROPERTIES - NATOMAS CROSSING VILLAGES 16 & 17

PROJECT NAME/FILE #: Beck Properties - Natomas Crossing Villages 16 & 17 (108 Units total), P99-150

ASSESSOR'S PARCEL NUMBER(S): 225-1250-016 & 017; 225-1260-008 thru 015; and 225-1270-001 thru 007

ZONING: R-1-PUD

APPLICANT'S NAME/ADDRESS: Beck Properties, Inc. (Mark Ciccarelli / Mel Ratto)
3114 West Hammer Lane, Stockton, CA 95209
(209) 957-0331; fax (209) 957-0363

I, MEL RATTO V.P. BECK PROPERTIES INC. (please print and include title), agree to amend the project application, P99-150, to incorporate the attached PDSP Conditions of Approval dated February 10, 2000.

I acknowledge that this project, P99-150, 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.

Mel Ratto
Signature

V.P.
Title

2-10-00
Date