

RESOLUTION NO. 2000-488

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF AUG 15 2000

A RESOLUTION ADOPTING THE MITIGATION MONITORING PLAN FOR CREEKSIDE PUD, LOCATED IN NORTH NATOMAS, NORTHEAST CORNER OF DEL PASO RD. & COMMERCE PARKWAY; SACRAMENTO, CA.

(P99-128) (APNs: 225-0040-015, 016; 225-0030-028; 225-0040-014, 034, 035)

WHEREAS, the Environmental Coordinator has prepared a Negative Declaration for the above identified project;

WHEREAS, the proposed Negative Declaration finds that the proposed project will not have a significant effect on the environment provided that mitigation measures are added to the above identified project;

WHEREAS, the Environmental Coordinator has prepared a Mitigation Monitoring Plan for ensuring compliance and implementation of the mitigation measures as prescribed in the Initial Study for the above identified project; and


WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project;

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Mitigation Monitoring Plan for the Creekside PUD (P99-128) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated May 8, 2000.



 MAYOR

ATTEST:


 CITY CLERK

P99-128

Recording

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DATE ADOPTED: AUG 15 2000

Recording
Not
Required

-
-
-

MITIGATION MONITORING PLAN

FOR

Creekside PUD/ P99-128

Type of Environmental Document:
Tiered Negative Declaration

Prepared By:
**City of Sacramento Environmental Services Division
Thomas Pace, Assistant Planner**

Date:
May 8, 2000

Adopted By:
City of Sacramento City Council

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DATE ADOPTED: AUG 15 2000

CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-5381, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: Creekside PUD / P99-128
Applicant - Name: Bill Sullivan/Bill Mellerup
Address: Lewis Operating Corp.
9216 Kiefer Boulevard
Sacramento, CA 95827

Project Location / Legal description of Property (if recorded): Northeast corner of Del Paso Road and Commerce Parkway.

Assessor's Parcel Number: 225-0040-015, 016, 225-0030-028, 225-0040-014, 034, 035

SECTION 2: GENERAL INFORMATION

The project as approved includes 14 mitigation measures placed on **air, biological resources, noise, and cultural resources**. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within Attachment A 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

Comply with the NNCP's requirement to prepare an Air Quality Mitigation Strategy that reduces ROG emissions by 20 percent for residential uses and 50 percent for non-residential uses.

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Mitigation Measure #2

Comply with the following grading-related measures:

- a. Enclose, cover or water all soil piles twice daily.
- b. Water all exposed soil twice daily.
- c. Water all haul roads twice daily.
- d. Maintain at least two feet of freeboard in hauling trucks.

Mitigation Measure #3

Properly tune and maintain mobile equipment (vehicles) in good working order.

Entity Responsible for Ensuring Compliance:

City of Sacramento, Planning Division

City of Sacramento, Public Works Department (Alternative Modes)

Monitoring Program:

Concurrent with the submittal of any residential Special Permit application, Planning Staff shall ensure that the applicant prepares and submits an Air Quality Mitigation Strategy that reduces ROG emissions by 20 percent for residential uses. Prior to issuance of any non-residential Building Permit, the Public Works (Alternative Modes) staff shall ensure that the applicant prepares and submits an Air Quality Mitigation Strategy that reduces ROG emissions by 50 percent for non-residential uses.

2. Biological Resources

Mitigation Measure #4

The applicant shall participate in the Natomas Basin Habitat Conservation Plan (HCP). At the time of grading permit, the applicant shall pay the HCP fee adopted by City Council on August 7, 1997 - Ordinance No. 97-046 and Resolution No. 97-459, and as updated periodically.

Mitigation Measure #5

The applicant shall comply with the following short term construction mitigation:

1. All sites shall be graded such that the new topography makes a smooth transition

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to existing adjacent topography.

2. Dust and soil erosion control measures shall be implemented during the construction phases of all projects. These measures are intended to minimize soil erosion and fugitive dust emissions. Suggested measures include:
 - a. watering exposed soils;
 2. covering exposed soils with straw or other materials;
 - c. adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways;
 - d. covering trucks containing loose and dry soil; and
 - e. providing interim drainage measures during the construction period.
3. In non-pavement areas, any vegetation covered or removed during grading or construction (including slope protection) should be replanted following the construction activities.

Mitigation Measure #6

A pre-construction survey shall be conducted by a qualified biologist just prior to construction to determine the presence or absence of burrowing owl nests. In the event that a non-breeding burrowing owl nest is observed during the pre-construction survey, the burrowing owl nest shall be relocated in accordance with an approved plan by the City. In the event that a breeding burrowing owl nest is observed during the pre-construction survey, construction activities shall be postponed until after the breeding season (typically April-July).

Mitigation Measure #7

A pre-construction survey shall be conducted by a qualified biologist just prior to construction to determine the presence or absence of active Swainson's hawk nests. This survey shall be conducted during the active Swainson's hawk nesting season, March 1 through September 15 (NBHCP, 1997). In the event an active Swainson's hawk nest is identified, the nest site shall be avoided and no construction activities shall take place within 1/4-mile of the nest site (NBHCP, 1997).

Mitigation Measure #8

Construction shall occur between May 1 through September 30. All ditches, canals, rice fields, and other aquatic habitats on the construction site shall be dewatered for a minimum

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of two weeks, preferably more, before ground disturbance commences. Dewatering shall be implemented regardless of whether giant garter snakes are known to occur on the site. At least one week prior to planned dewatering of any aquatic habitats on the site, the applicant shall notify the U.S. Fish and Wildlife Service and California Department of Fish and Game to allow the agencies to evaluate the potential for trapping and removal of giant garter snakes from the site and relocation to other suitable habitat (NBHCP, 1997).

Mitigation Measure #9

Prior to construction, the applicant shall obtain a verified jurisdictional waters of the U.S. determination from the U.S. Army Corps of Engineers (USCOE). If the USCOE determines there are jurisdictional wetlands on the project site, the applicant shall obtain the necessary USCOE permits.

Mitigation Measure #10

If the USCOE determines there are jurisdictional wetlands on the project site, prior to construction, the applicant shall obtain a certification/waiver from the California Regional Water Quality Control Board to validate the USCOE permit discussed in Mitigation Measure 9 above.

Entity Responsible for Ensuring Compliance:

City of Sacramento, Planning Division

City of Sacramento, Public Works Department

Monitoring Program:

The applicant shall participate in the Natomas Basin Habitat Conservation Plan. At the time of grading permit, Public Works staff shall ensure that the applicant pays the HCP fee, Adopted by City Council on August 7, 1997 - Ordinance No. 97-046 and Resolution No. 97-459. The requirements of Mitigation Measure #5 shall be incorporated into the approved grading plans. Periodic site inspections shall be conducted to ensure compliance with grading requirements. Public Works staff shall not issue a notice to proceed with grading unless and until the requirements of Mitigation Measures 6-10 have been satisfied by the applicant.

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4. NOISE

Mitigation Measure #11

The applicant shall design the Medium and High Density lots along Del Paso Road with common outdoor recreation areas which are located at least 150 feet from the centerline of Commerce Parkway and which should be substantially shielded from view of that roadway by intervening buildings.

Mitigation Measure #12

The applicant shall design the Medium and High Density lots along Del Paso Road such that building facades of residential units are not within 100 feet of the centerline of Commerce Parkway.

Mitigation Measure #13

The applicant shall provide each unit with air conditioning so that each resident can close the windows and reduce the noise level to below the 45 dB Ldn interior noise level maximum criteria.

Entity Responsible for Ensuring Compliance:

City of Sacramento, Planning Division

Monitoring Program:

During the review of any Special Permit application for a residential use in Creekside, Planning Division staff shall ensure that the submitted plans incorporate the above-mentioned mitigation measures. The Building Division shall inspect the project during construction and shall ensure that the mitigation measures are implemented prior to issuance of final building permit.

5. CULTURAL RESOURCES

Mitigation Measure #14

If subsurface archaeological 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

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measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Entity Responsible for Ensuring Compliance:

City of Sacramento, Building Division

City of Sacramento, Department of Public Works

Monitoring Program:

Both the Public Improvement Plans and the Building Plans shall include notes stating that if subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, all work within 50 meters of the affected area shall stop immediately. The construction plans for the project shall include the phone number of the City inspector to be contacted in the event of such a discovery. The plans shall note that a qualified archaeologists and a representative of the Native American Heritage Commission shall be consulted in the event that any archaeological materials are found.

Site inspections by the Building Division and the Department of Public Works shall inspect for any potential archeological resources during site visits. The Site Conditions Unit staff person/resident engineer in the Building Division/Public Works Department and a representative of the Environmental Services Division shall be notified in case of an archaeological discovery. The Building Division shall include this measure as a random inspection item on the Special Conditions Attachment.

If subsurface archaeological or historical remains (including unusual amount of bones, stones, or shells) are discovered during excavation or construction of the site, work within 50 meters of the affected area shall stop immediately. The developer shall contact a qualified archaeologist and a representative of the Native American Heritage Commission to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction within the affected area continues. The City department responsible for inspection and approval of the construction project shall verify the adequacy of the proposed mitigation measures by referring the mitigation plans to the Planning Division for approval.

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ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION TO AMEND THE TOWNE CENTER PLANNED UNIT DEVELOPMENT TO ANNEX THE CREEKSIDE PROJECT INTO THE TOWNE CENTER PUD BOUNDARY, AMEND THE SCHEMATIC PLAN TO ADD THE CREEKSIDE PROJECT, AMEND THE PUD GUIDELINES, AND RENAME THE PUD TO CREEKSIDE PUD

(P99-128) (APNs: 225-0040-015, 016; 225-0030-028; 225-0040-014, 034, 035)

WHEREAS, the City Council conducted a public hearing on _____ to amend the Towne Center Planned Unit Development (PUD) to annex the Creekside project into the Towne Center PUD boundary, amend the Schematic Plan to add the Creekside project, amend the PUD guidelines, and rename the PUD to "Creekside PUD." Based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds:

1. The PUD conforms to the General Plan and the 1994 North Natomas Community Plan; and
2. The PUD meets the purposes and criteria stated in the City Zoning Ordinance in that the PUD facilitates mixed uses designed to assure that new development is healthy and of long-lasting benefit to the community and the City; and
3. Development of the PUD will not be injurious to the public welfare, nor to other property in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD ensures that development will be well-designed, and that the employment center uses do not create a negative impact on adjacent uses.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento, in accordance with the City Zoning Ordinance No. 99-015, as amended, that the PUD, Schematic Plan and Development Guidelines (as shown on the attached exhibits) are hereby amended subject to the following conditions:

1. Map conditions shall supersede PUD guidelines.
2. Site access shall be determined by appropriate North Natomas

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documentation (i.e., North Natomas Community Plan, Transportation Evaluation of North Natomas Composite Plan etc.)

- Exhibit 1: PUD Schematic Plan
- Exhibit 2: PUD Development Guidelines

MAYOR

ATTEST:

CITY CLERK

P99-128

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DEVELOPMENT GUIDELINES



CREEKSIDE PUD

**City of Sacramento
North Natomas Community Plan
Neighborhood #8**

**Prepared for:
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Incline Village, NV 89450**

**Lewis Investment Co. L.L.C.
9216 Kiefer Blvd.
Sacramento, CA 95826**

**Project Applicants:
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**Lewis Operating Corp.
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Sacramento, CA 95826**

**Prepared by:
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(916) 641-1500**

**Amended by:
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1210 G Street
Sacramento, CA 95814
(916) 341-7760**

Revised June 26, 2000

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SECTION I. OVERVIEW

A. Location and Setting

The Creekside PUD is located in the northwestern portion of the North Natomas Community Plan area. It is bordered on the north by Club Center Drive, to the west by Commerce Parkway, to the south by, commercial and regional park lands included in the currently proposed Town Center PUD plan area, and to the east by a drainage canal. Refer to Exhibit 1 which depicts the location of the property.

The Creekside PUD is a residential neighborhood. It encompasses approximately 250.0 acres. Complementary uses such as commercial centers and employment uses adjoin the site to the west in the Commerce Station PUD and to the south in the proposed Town Center PUD.

B. Goals and Objectives

The Creekside PUD strives to achieve three primary goals. Each of these goals will be pursued using specific design objectives. The goals and objectives for the project are listed below.

1. To implement the goals and objectives of the North Natomas Community Plan.
2. To capitalize on the setting and unique physical features of the site for the benefit of future residents of the neighborhood.
 - Utilize the neighborhood parks, drainage canal and major streets to define the limits of the neighborhood.
 - Develop an appropriate public transportation system that encourages light rail ridership by locating the highest density uses near three station sites adjacent to the neighborhood.
3. To unify the neighborhood visually and functionally.
 - Utilize a consistent set of design standards and details throughout the PUD to develop a sense of place for the neighborhood.
 - Create strong linkages in the circulation systems to interlock areas within the neighborhood to one another.
 - Focus the neighborhood on the elementary school, middle school and neighborhood parks.

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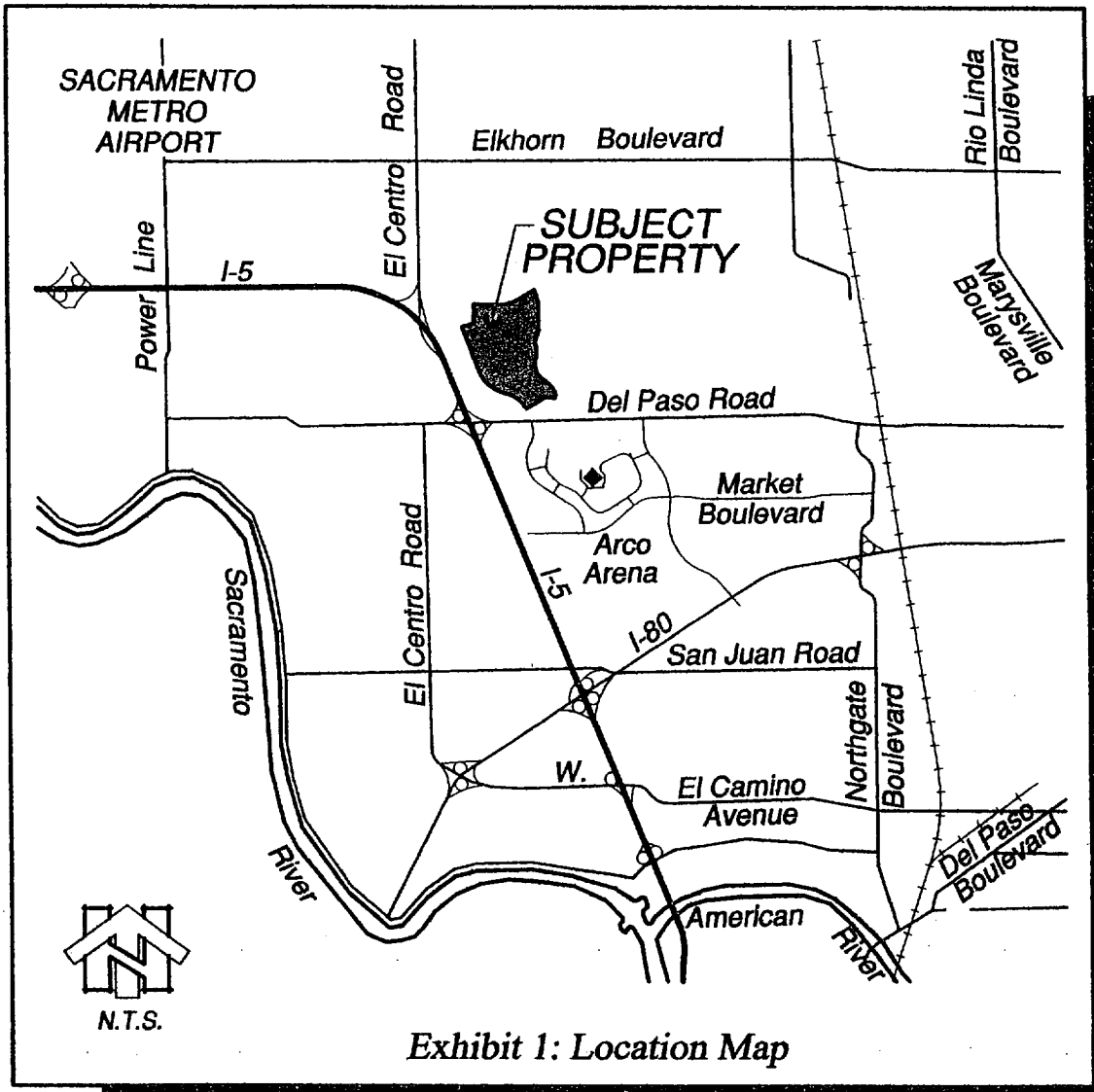


Exhibit 1: Location Map

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C. Land Use Plan

The land use plan (Exhibit 2) shows the distribution of land uses within the PUD. Table 1 summarizes this distribution. The land use designations direct the density of development within the PUD. Each land use designation is envisioned to embrace a variety of housing types and densities within the range specified by the land use.

Table 1: Land Use Summary

Key	Land Use	Gross Acreage ¹	Net Acreage ²	Average Density	No. of Dwelling Units ⁴
LDR	Low Density Residential	30.4	30.4/23.7 ³	8.5 du/ac	201
MDR	Medium Density Residential	95.0	95.0/78.6 ³	14.2 du/ac	1094
HDR	High Density Residential	52.9	52.9/46.2 ³	25.9 du/ac	1180
P	Neighborhood Park	9.6	9.6	--	--
ES	Elementary School	10.4	10.4	--	--
MS	Middle School	20.2	20.2	--	--
OS	Open Space	11.3	11.3	--	--
LR	Light Rail	4.2	4.2	--	--
	Roadways	16.0	16.0	--	--
	Totals	250.0	250.0		2475

¹Gross acreage refers to gross/net acreage or all lands excluding street right of ways as defined by the Schematic Plan

²Net acreage refers to net/net acreage or all lands excluding public street right of ways.

³First number shown is net acreage per Master Parcel Map, second number shown is estimated net acreage based on Community Plan's gross to net minor road factors or actual net acreage where the specific site proposals are in process.

⁴Calculated based on net acreages estimated using gross to net factors or actual units where specific site proposals are in process.

D. Relationship to Other Documents

These PUD guidelines are subordinate to the City of Sacramento General Plan and the North Natomas Community Plan as amended in 1996. The Creekside PUD is a tool to implement the General Plan and Community Plan. These PUD guidelines are in compliance with the City of Sacramento Zoning Ordinance, including Section 8, Planned Unit Developments. Tentative Subdivision Maps, Special Permits, and Building Permits for all properties within the Creekside PUD will comply with the provisions and intent of these guidelines and schematic plan.

E. Planning Director's Special Permits

Single family, duplex and half-plex development projects within the Creekside PUD proposing traditional lots as defined in by these guidelines and meeting all other provisions of these guidelines and City of Sacramento Ordinance No. 97-029 shall be approved using Planning Director's Special Permits in lieu of Planning Commission Special Permits. Creekside PUD development projects consisting of non-traditional lots as defined herein shall be required to obtain Planning Commission Special Permit approval. ❖

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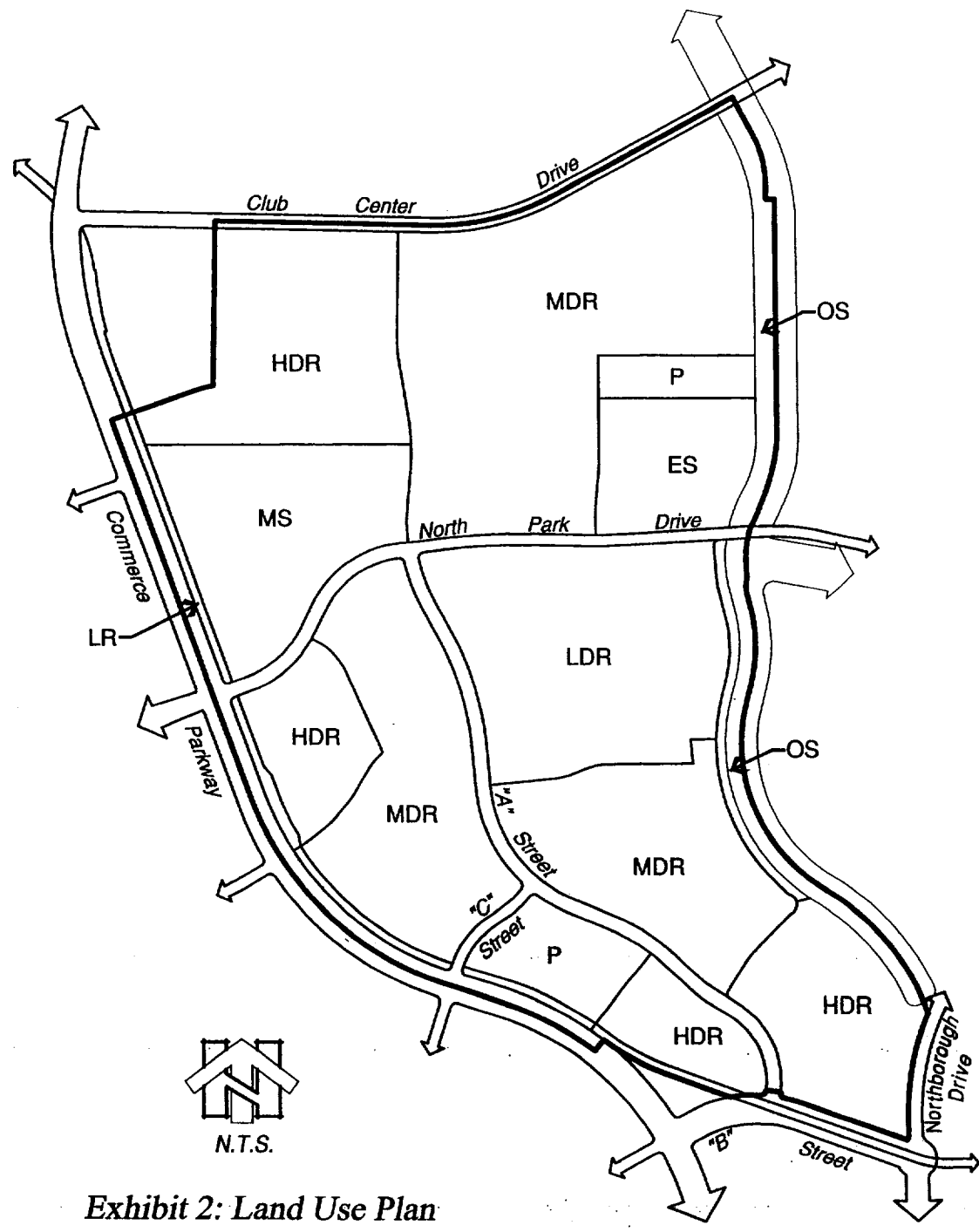


Exhibit 2: Land Use Plan

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SECTION II. RESIDENTIAL USES

A. Schematic Plan and Density

1. Schematic Plan

The Creekside PUD will feature a variety of housing densities and types. The location of these housing styles is depicted in Exhibit 3 and on the Schematic Plan.

2. Density

To achieve a diversity of housing type and creativity in architecture, the density proposed for a master parcel map lot may vary from the targets shown on the Schematic Plan as allowed by the zoning ordinance of the City of Sacramento.

Any variations in density allowed by the zoning of an individual parcel can be approved through the Special Permit process and shall not require a rezone, a new tentative map, or revisions to these PUD Guidelines and Schematic Plan.

B. Neighborhood Design

1. Neighborhood Focus

The focal point for the neighborhood is the elementary school and its associated park facilities. This facility should be centrally located and conveniently accessible to all residents of the neighborhood. Non-vehicular circulation routes along the drainage canal should lead to this important gathering point. The hierarchy of the street system should reinforce its role as the neighborhood focal point without creating unsafe conditions for school children. Exhibit 4 depicts the conceptual location of the schools and park which will serve as the focus for the neighborhood.

2. Linkages

Linkages are an important element in creating a strong, cohesive neighborhood. To be most successful, a neighborhood needs to integrate residents and visitors from throughout the area. Linkages (vehicular and pedestrian) are critical to unifying the neighborhood.

Vehicular and pedestrian linkages should be maintained between subdivisions, between housing products of different densities and between residential uses and adjoining, complimentary land uses.

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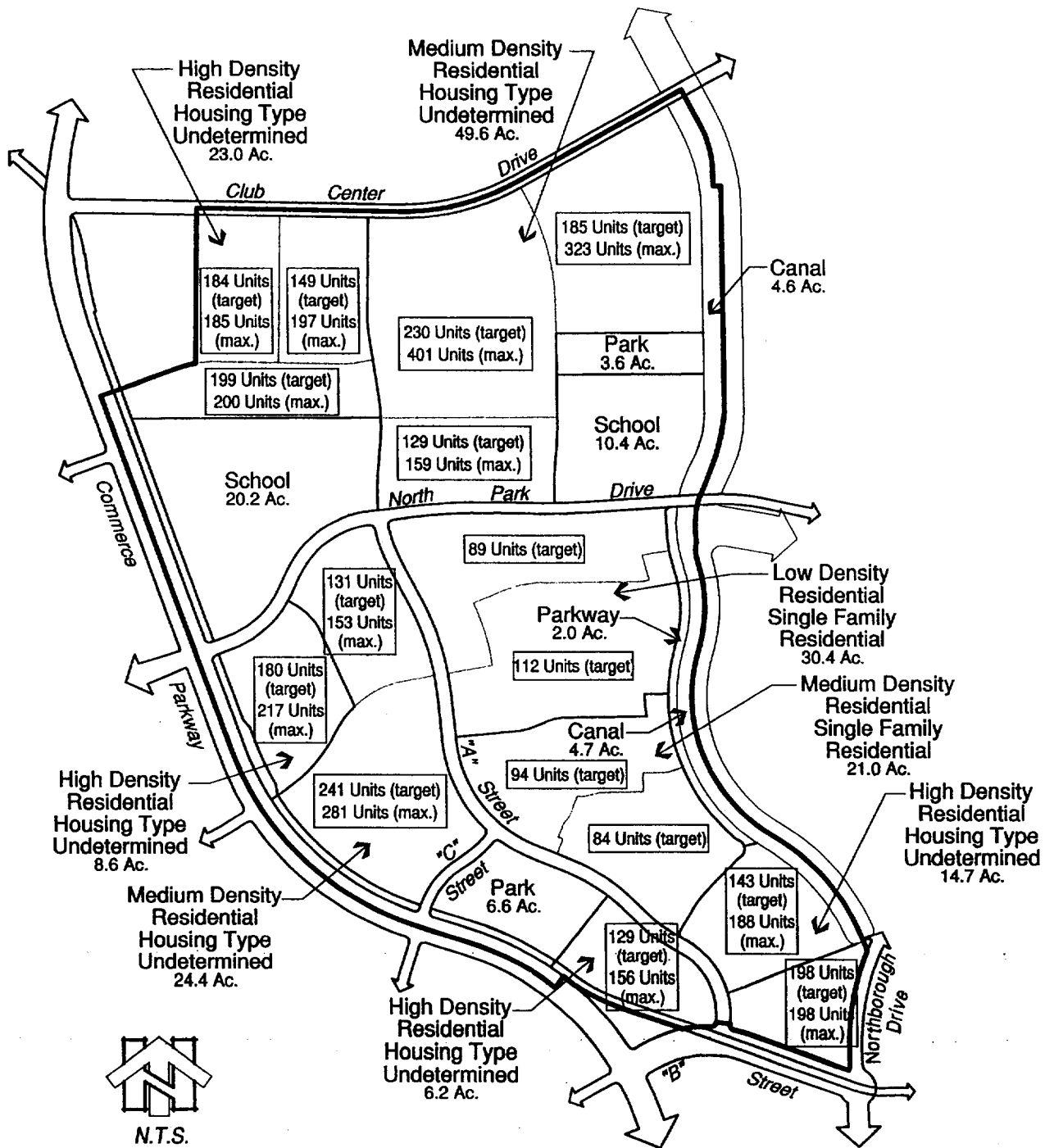
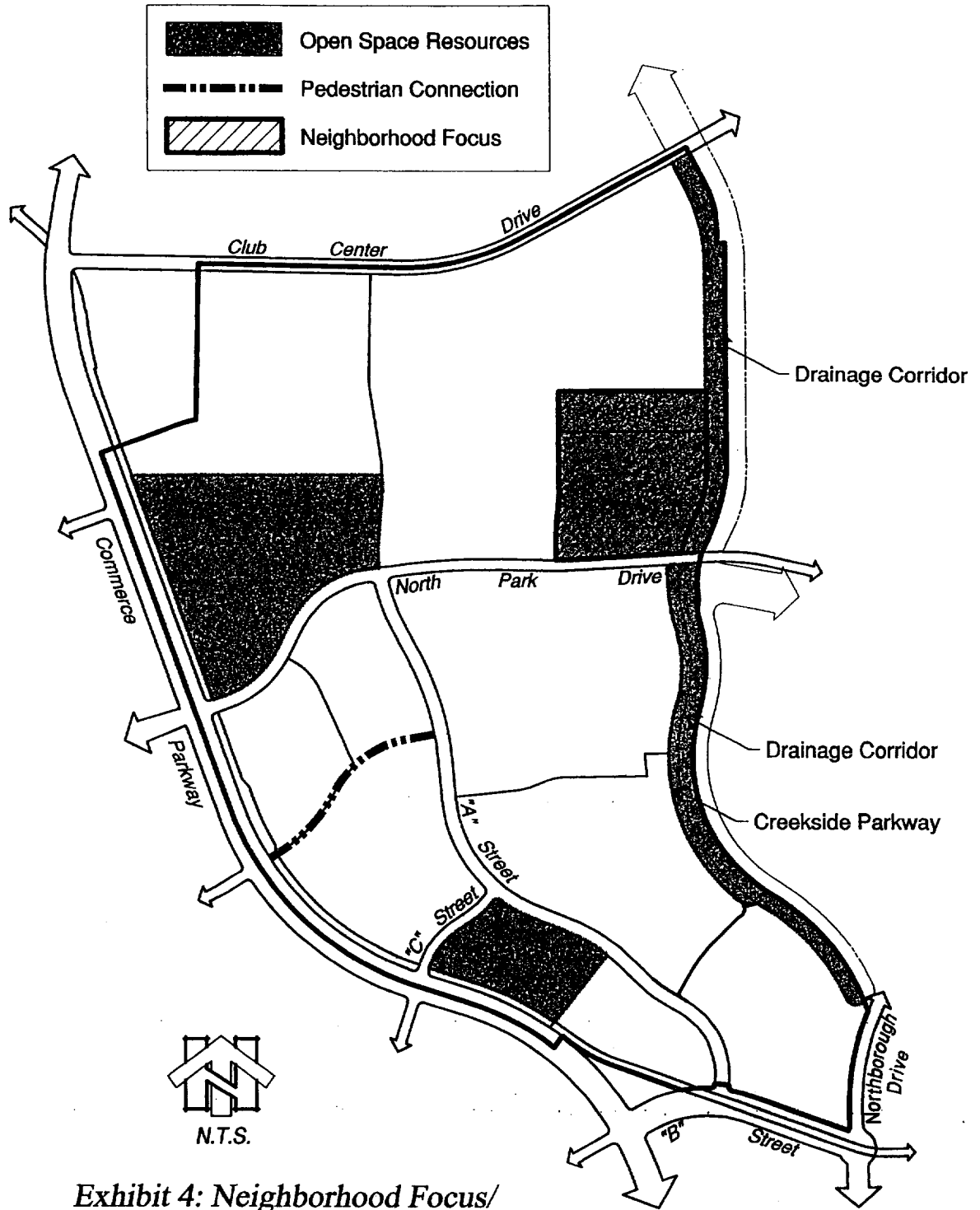


Exhibit 3: Schematic Plan

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**Exhibit 4: Neighborhood Focus/
Open Space Resources
(Includes Drainage Corridor)**

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3. Access to Open Space Features via Pedestrian Routes

All residents within the neighborhood should have convenient non-vehicular access to open space resources. In keeping with the North Natomas Community Plan, at least 80% of residential units should be within 880' walking distance from at least one public open space area. Open space resources that should be considered in this analysis are the elementary school, middle school, public parks, creekside parkway, and the drainage corridor which includes a public use or recreational trail component. Exhibit 4 depicts the open space resources that should be considered in the analysis. Exhibit 4 also delineates a proposed pedestrian access corridor which provides a pedestrian/bicycle connection from the EC uses of the Commerce Station PUD and future Light Rail Station to the low density residential uses and the Regional Park pedestrian connection of the Creekside PUD.

4. Interface between Residential Uses and the Drainage Corridor / Parkway

The drainage corridor through the neighborhood will serve as both a storm drainage collection and conveyance facility and a recreational amenity. See Exhibit 4. Non-vehicular access is encouraged from the neighborhood. Front-on and side-on relationships between the units and the corridor are encouraged. Backing the units up to the corridor is discouraged and will not be allowed for uninterrupted lengths in excess of 400'. Side-on lots do not constitute a "back-up" condition. The creekside parkway, which includes land dedicated for the regional sewer interceptor, runs parallel to the drainage corridor from North Park Drive south, fronting the low and medium density subdivisions as shown on Exhibit 4.

C. Architectural Guidelines

1. General Guidelines

a. Alternative Housing Types

In all density ranges, alternative housing types are encouraged. The housing types that are appropriate vary with the density range. For example, in low density residential areas, granny flats and half-plexes are appropriate. In medium density areas, appropriate alternative housing types include zero lot line lots, zipper lots, cluster housing, patio homes, townhouses. High density areas will likely develop primarily with attached unit styles. These might include condominiums, garden apartments and conventional apartments.

b. Traditional Lots vs. Non-Traditional Lots.

Low Density Residential

Traditional lots are generally defined as residential lots with a minimum area of 4,500 sq.ft. (45' x 100' or 50' x 95') or greater in size.

Non- Traditional lots are defined as lots less than 4,500 sq.ft. in size.

Medium Density Residential

Traditional lots are generally defined as residential lots with a minimum area of 3,375 sq.ft. (45'x75') or greater in size.

Non- Traditional lots are defined as lots less than 3,375 sq.ft. in size.

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c. Location of Residential Entries

The main entry for residential units should be visible from the street. They should be architecturally emphasized using porches, gables, enhanced trim elements, and the like.

d. Special Permit Applications

Special permit applications to the City of Sacramento must be sufficiently detailed to demonstrate that the proposed development complies with these design guidelines. Specifically, color selections and renderings of the proposed architecture will be required.

2. Detached Units – Low and Medium Density Residential

a. Architectural Style

To achieve a balance of unity and variety within the neighborhood and within each village area, the architectural style of the homes should be carefully planned. Unity can be introduced and reinforced through the use of similar roof treatments, window details, entry configurations, and other functional or ornamental features of the building architecture. Unity is also achieved through the repetition of neighborhood design elements such as street lighting fixtures, signage, fencing or walls, and landscaping.

Variety of architectural style should be achieved through the variation of architectural elements in ways that are complimentary rather than in conflict. Too much variety results in visual chaos; too little creates monotony. Generally speaking, as density increases, the amount of variation in architectural elements needed to provide interest decreases.

The number of building designs in a subdivision affects unity and variety. A “model” means a home design with a specific floor plan and building form. Multiple homes of the same model should be built using varied, and complimentary, roof designs, facades, exterior materials and colors. Multiple models should be offered in each subdivision.

- For traditional subdivisions with fewer than 50 homes, at least two models must be offered.
- For traditional subdivisions with 50 to 100 homes, at least three models must be offered.
- For traditional subdivisions with more than 100 homes, at least four models must be offered.
- For subdivisions that feature alternative housing types, fewer models may be offered.

At least three different front elevations should be offered for each of the models in a subdivision. Each elevation should be differentiated by substantial changes in roof form, porch style, or architectural detailing such as window treatments, pillars and railings.

On all facades visible from public or private streets, windows should be articulated using contrasting trim at least 4” wide, shutters, mullions, bay windows, etceteras. Front facades should feature reveals, recesses, trim elements, and other architectural treatments to provide visual interest.

Roof pitches should fall between the range of 4:12 as a minimum and 12:12 as a maximum. Flat roofs and shed roofs are discouraged.

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b. Exterior Building Materials

High quality building materials are encouraged. Acceptable siding materials include wood, stucco, stone and brick. T-111 plywood is not allowed.

Acceptable roofing materials include architectural quality composition shingles, concrete or ceramic tile, and cedar shakes.

c. Exterior Building Colors

Each home shall have a minimum of two exterior wall colors. One color will be the base color and the other color will be used for the trim. Color schemes that utilize additional accent colors are encouraged.

Within each subdivision, at least three palettes of exterior colors shall be used.

Typically, the colors used for the base color can range from quiet, earth tone colors to more vibrant tones and colors typically associated with a more urban level of development. Primary trim colors should be complimentary in tone. Accent colors may be richer tones from within a complimentary colors group. The palate of colors selected for each project should reinforce the architectural style of the homes.

d. Treatment of Garages

Homes should be sited and designed so as to minimize the visual impact of the garage doors from the street. Appropriate strategies include (but are not limited to):

- Utilizing attached or detached garages near the rear of the lot. Shared driveways between homes can be considered.
- Side entry garages to locate the garage door entry perpendicular to the street.
- Recessing the garage door entry behind the front facade of the living area portion of the house.
- Locating the garage door entry flush with the front facade of the living area portion of the house.
- De-emphasizing the driveway through the use of specialty pavement and/or landscape strips between the tire paths.

A 6" minimum recess of the garage door from the frame is encouraged to create a shadow and increase architectural interest.

3. Attached Units – Medium and High Density Residential

a. Architectural Style

To achieve a balance of unity and variety within the neighborhood and within each village area, the architectural style of the homes should be carefully planned. Unity can be introduced and reinforced through the use of similar roof treatments, window details, entry configurations, and other functional or ornamental features of the building architecture. Unity is also achieved

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through the repetition of neighborhood design elements such as street lighting fixtures, signage, fencing or walls, and landscaping.

Variety of architectural style should be achieved through the variation of architectural elements in ways that are complimentary rather than in conflict. Too much variety results in visual chaos; too little creates monotony. Generally speaking, as density increases, the amount of variation in architectural elements needed to provide interest decreases.

On all facades visible from public or private streets, windows should be articulated using contrasting trim at least 4" wide, shutters, mullions, bay windows, etceteras. Front facades should feature reveals, recesses, trim elements, and other architectural treatments to provide visual interest.

Roof pitches should fall between the range of 4:12 as a minimum and 12:12 as a maximum. Flat roofs are prohibited.

Very large structures are discouraged. For one and two-story buildings, a maximum of 16 units is allowed. For three-story buildings, a maximum of 24 units is allowed.

Long, uninterrupted wall surfaces are strongly discouraged. Staggered exterior walls, details and other means should be used to articulate individual units within a building.

A variety of wall textures is encouraged. Monotone wall surfaces without texture or color digression are discouraged.

Unit numbers and/or address numbers should be designed, lighted, and located for visibility from the street or other primary ingress position.

Design elements such as porches, balconies, steps and railings should be integrated into the architectural form of the buildings. They should not be merely tacked on to the building facade, articulated only by flimsy, metal railings.

Resident storage areas should be integrated into the building design to avoid cluttered patios and balconies. Storage facilities integral with carports should utilize design elements that are consistent with the residential unit buildings.

b. Site Planning and Design

Multi-family parcels shall not exceed 200 dwelling units or eight acres. If a project exceeds these standards, it must be visually and functionally sub-divided using public streets and/or significant, pedestrian corridors. A typical sidewalk between buildings is not a significant pedestrian corridor.

Orientation toward public streets is encouraged where possible. Buildings adjacent to public streets should provide windows and entries in the building facade facing the street.

Convenient and attractive pedestrian routes should be provided between residential units and amenities within the project such as recreational facilities, community buildings and other common areas. Project designs that feature pedestrian oriented pathways and gathering points that are separated from vehicular travel and parking areas are encouraged.

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All electric, natural gas, cable, satellite television, radio and telephone lines shall be placed underground. Satellite dishes and telephone receiving equipment must be screened from view from adjoining properties, streets and other public areas.

Parking areas adjacent to public streets or other public areas shall be visually screened using landscape berms and/or plantings.

Outdoor storage areas for boats, recreational vehicles, trailers, etc. that are located adjacent to public streets or other public areas must be screened using masonry walls at least 6' in height. landscape plantings shall be used to soften the visual impact of the walls.

c. Exterior Building Materials

High quality building materials are encouraged. Acceptable siding materials include wood, stucco, stone and brick. T-111 plywood is not allowed. Horizontal siding is preferred over vertical siding.

Acceptable roofing materials include architectural quality composition shingles, concrete or ceramic tile, and cedar shakes.

Specialty pavement such as exposed aggregate concrete, brick and masonry pavers are encouraged within sidewalks, patios, crosswalks and driveways.

d. Exterior Building Colors

Each building shall have a minimum of two exterior wall colors. One color will be used as the base color for the largest uninterrupted surfaces. The second color will be used for accents and/or trim. Color schemes that utilize additional accent colors are encouraged. Color schemes that use multiple, coordinating colors for the base are encouraged. Color variations should be used to accentuate the building architecture by highlighting bays, offsets, recesses, and multiple stories. Typically, the colors used as base colors can range from quiet, earth tone colors to more vibrant tones and colors typically associated with a more urban level of development. Primary trim colors should be complimentary in tone. Accent colors may be richer tones from within a complimentary colors group. The palate of colors selected for each project should reinforce the architectural style of the buildings.

e. Treatment of Vehicular Parking

Long, uninterrupted stretches of parking stalls are discouraged.

Flat aluminum carport structures are strongly discouraged. Carport roofs should coordinate with the residential unit buildings, using similar materials and colors.

Enclosed garages are encouraged.

Pavement for vehicular parking and travel shall not extend to touch the exterior of the residential living portions of a building. Landscaping and/or walkways shall be provided between vehicular parking and travel areas and buildings except to provide for garage entries.

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f. Trash and Recycling Enclosures

Trash and/or recycling collection areas should not be visible from public streets or other public areas unless they are sufficiently screened.

Trash enclosures should be constructed of durable building materials, such as masonry block. Wood is prohibited. The exterior surface of the enclosure should match the architecture of the residential buildings, using the same materials and/or colors.

Trash enclosures shall meet City standards for design and compliance with the City's recycling ordinance.

D. Setbacks and Lot Coverage

1. Setbacks

Setbacks influence the comfort and privacy of residents of the PUD. Unnecessarily restrictive setback requirements limit design creativity and the development potential of properties within the PUD. On the other hand, insufficient building and/or parking setbacks can encourage conflicts between land uses and residents. To minimize these potential conflicts, setbacks within the Creekside PUD are established based on the subject land use and the land use of the adjacent property. Table 2 shows building and parking setback requirements.

Table 2: Building and Parking Setbacks

* Includes open space (schools, parks, canals) and commercial uses.

Subject Land Use	Adjacent Land Use						
	Non-Residential Uses*	Pedestrian Corridor	Commerce Parkway	Collector or Local Street	Low Density Residential	Medium Density Residential	High Density Residential
Low Density Residential – Traditional Lots							
Front Yard	N/A	N/A	Prohibited	House: 12.5' Garage Door: 20'	N/A	N/A	N/A
Side Yard	5'	N/A	20'	12.5'	5'	5'	5'
Rear Yard	15'	N/A	15'	15'	15'	15'	15'
Low Density Residential – Non-Traditional Lots							
All building setbacks to be determined at time of Special Permit.							
Medium or High Density Residential – Traditional Lots							
Front Yard	N/A	5'	Prohibited	House: 12.5' Garage Door: 20'	N/A	N/A	N/A
Side Yard	5'	5'	15'	12.5'	5'	5'	5'
Rear Yard	12.5'	12.5'	20'	12.5'	15'	12.5'	12.5'
Medium or High Density Residential – Non-Traditional Lots with Detached Units							
All building setbacks to be determined at time of Special Permit.							
Medium or High Density Residential – Attached Units							
1 Story Building Setback	10'	5'	20'	12.5'	25'	15'	10'
2 Story Building Setback	15'	10'	20'	15'	30'	20'	15'
3 Story Building Setback	15'	10'	20'	15'	85'	50'	15'
Parking Area Setback	5'	5'	20'	10'	10'	7.5'	5'
High Density Residential within ¼ Mile of Light Rail Station							
All building setbacks to be determined at time of Special Permit.							

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2. Lot Coverage

a. Criteria for Lot Coverage to be Approved by Planning Director's Special Permit

If a proposed subdivision in a R-1-PUD or R-1A-PUD zone complies with all of the following, the subdivision may be reviewed and approved at the Planning Director's Special Permit (PDSP) level:

- The lot coverage for a single story home does not exceed 45 percent or the lot coverage of a two story home does not exceed 40 percent, given the following allowances/incentives:

Allowances/Incentives: The following shall count towards the maximum lot coverage as described:

- Covered porches in the front or street side do not count toward the maximum lot coverage;
 - The area of attached or detached garages that are recessed at least four feet toward the rear of the lot from the living area of the home (not the porch) count 50 percent toward the maximum lot coverage; and
 - At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.
- A maximum of 50 percent of the lots within the Planning Director's Special Permit area (i.e. subdivision or project) may exceed 40 percent lot coverage.
 - A maximum of 10 percent of the lots within the Planning Director's Special Permit area may have a lot coverage for single story homes not exceeding 48 percent with the applicable allowances for covered porches, recessed garages, and accessory structures.
 - No more than 2 homes exceeding the standard lot coverage of 40 percent shall be located in a row along any street.
 - Findings: Staff must be able to make the following findings regarding the proposed subdivision or project:
 - higher quality building materials and design are provided;
 - high quality, enhanced landscaping materials are provided; and
 - each lot that exceeds the 40 percent lot coverage shall be within 880 feet (walking distance) of a public open space.

b. Criteria for Lot Coverage to be Approved by Planning Commission Special Permit

If the proposed subdivision does not meet the lot coverage regulation stated in section a. above, the applicant shall submit an application for a Special Permit from the Planning Commission (instead of the Planning Director) in which case, the Commission has the discretion to grant higher lot coverages.

E. Toxic and Hazardous Materials Handling

The City of Sacramento provides hazardous waste recycling and disposal opportunities for private households. ❖

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SECTION III. OPEN SPACE USES

A. Parks

The Creekside PUD will feature 10.2 acres of public parkland. These lands are divided into two neighborhood parks. The first park (3.6 acres) is located immediately adjacent to the elementary school site. The second park (6.0 acres) is located adjacent to Commerce Parkway midway along the western edge of the Creekside PUD. The proposed parks are located so as to best serve all of the future residents of the area. Park design and construction will be accomplished by the City of Sacramento and financed through the North Natomas Financing Plan. If homebuilders within the Creekside PUD choose to construct park facilities prior to development by the City of Sacramento, all design and construction shall comply with City design standards and adopted policies. Reimbursement for the cost of park development shall conform to the provisions of the North Natomas Financing Plan.

Outdoor hardscape elements such as benches, bollards, trash receptacles, kiosks, interpretive exhibits, clock towers, etc. should be compatible with the architecture of the Creekside PUD. Acceptable materials for hardscape elements within the parks include treated or stained wood, brick, natural stone, concrete and painted steel.

All parks should be located to facilitate access and emphasize security considerations. All public parks should be designed with ample frontage along adjacent streets. No more than one side of any park should be designed with back-on single-family residential lots. Where common areas within alternative housing style projects or multi-family residential projects adjoin public parks, visual and non-vehicular access should be maintained. Open fencing with pedestrian gates at walkways and bike trails is permissible.

B. Drainage Canal & Creekside Parkway (sewer interceptor)

1. Purpose and Intent

An open drainage canal forms the eastern boundary of the Creekside PUD. The primary purpose of the canal is to carry storm drainage run-off from the northern portion of the neighborhood to the south, from the southern portion of the neighborhood to the north and then convey the drainage to the east through the regional park. The canal will empty into a detention basin located off-site. The secondary purpose of the canal is to provide a definable edge for the neighborhood. The drainage canal corridor will include a pedestrian/bicycle trail. In addition to the drainage canal that forms the eastern edge of the PUD plan area, an open space parkway is located adjacent to the drainage corridor along the low and medium density residential components south of North Park Drive. The parkway is designed to house a proposed sewer interceptor and provides a unique opportunity to provide a valuable interface between the residential subdivisions and the drainage corridor. The drainage corridor together with the parkway will provide a valuable transition between residential uses of the Creekside PUD and the regional park uses to the east of the plan area.

2. Location and Width

The canal is located on the eastern boundary of the Creekside PUD as depicted on Exhibit 4. Its width varies according to the storm drainage conveyance requirements of the channel. The drainage canal will feature off-street bicycle trail for recreational purposes. The minimum distance between the top of bank of the canal

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and the adjacent residential use shall be 30' along segments of the drainage canal where a bicycle trail will be constructed. The parkway (sewer interceptor) is located adjacent to the drainage canal along the eastern boundary of the low and medium density residential portions of the plan area. Its width will vary according to the requirements of the primary agency responsible for the proposed sewer interceptor. The bicycle trail component may coexist with the parkway. The parkway should be nominally landscaped in accordance with the guidelines established by the controlling agency. Bicycle and pedestrian connections are encouraged at practical intervals along the trail to enhance non-vehicular circulation and strengthen linkages within the neighborhood. The distance between these connections should not typically exceed one-half mile. Two bicycle and pedestrian crossings of the drainage canal on the eastern edge of the plan area are proposed. The exact nature of these crossings is beyond the scope of these PUD guidelines.

3. Permitted Uses

Permitted uses are: the drainage conveyance channel, public bicycle and pedestrian pathways, landscaping, utility service equipment and other similar uses.

4. Ownership and Maintenance

The canal shall be owned and maintained by the City of Sacramento. The parkway shall be owned by the City of Sacramento. All landscaping within the parkway shall be included in and maintained by a landscape maintenance district or similar entity.

C. Private Recreational Facilities

Four of the high density residential parcels within the Creekside PUD shall be required to provide adequate private recreational facilities to serve the recreational needs of the residents within each of the four individual multi-family projects. Three of these sites are located immediately north of the "B" Street LRT station and the future Town Center. The remaining site is located adjacent to the Commerce Parkway LRT station. These four sites can be further defined as parcels 5, 10, 13 & 15 as depicted on the Master Tentative Parcel Map for Creekside approved by the Planning Commission on June 8, 2000.

The requirement to provide private recreational facilities for these site is a result of the utilization of the private recreational facility parkland credit as defined in Section 40.16.1610 of the Sacramento City Code to meet the North Natomas Community Plan parkland dedication requirement of the Creekside project. The utilized private recreational credit totals 10% of the calculated City Code parkland dedication required for each of the four individual sites. This 10% credit is comprised of a full allowable 5% credit of two of the private recreation classifications listed in Section 40.16.1610 of the Sacramento City Code.

Along with the requirement to provide recreation facilities, the development of these four sites will require the provision of an agreement to provide for the continued maintenance of each of the subject private recreational facilities.

The requirement to provide private recreational facilities does not apply to any parcel not specifically defined herein.❖

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SECTION IV. CIRCULATION PLANS

A. Streets

The street network within the Creekside PUD is intended to reinforce two primary design strategies:

1. Utilize a logical hierarchy of street types to foster safe and efficient transportation.
2. Develop a grid-like pattern of local streets, where possible, to provide multiple routes of traffic through neighborhoods and to create multiple linkages within and between neighborhoods.

Exhibit 5 shows the street network for the PUD. The line styles on Exhibit 5 refer to the typical street cross-sections to be applied to that segment of roadway. The cross-sections follow.

B. Public Transit

Regional Transit will develop and operate public bus and light rail service for the area. The grid-like pattern of local streets will facilitate logical routing and make walking to the bus stops more convenient. Exhibit 6 shows a possible routing for bus service and light rail facilities.

Creekside includes seven high density residential parcels within $\frac{1}{4}$ mile of the light rail stations adjacent to the project. These sites represent a unique opportunity to generate ridership for light rail service. Densities in excess of 29 dwelling units per acre are encouraged in these areas.





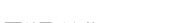


C. Bicycle/Pedestrian Facilities

Bicycle and pedestrian facilities are provided throughout the Creekside PUD. As build out of the area proceeds, additional facilities may be added. The core of the system is shown in Exhibit 7.❖

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	136' MAJOR ARTERIAL
	70' ROW: COLLECTOR STREET
	70' ROW: COLLECTOR STREET (NO PARKING)
	70' ROW: COLLECTOR STREET (W/PARKING)
	56' ROW: COLLECTOR STREET
	70' ROW: RESIDENTIAL STREET
	54' ROW: RESIDENTIAL STREET

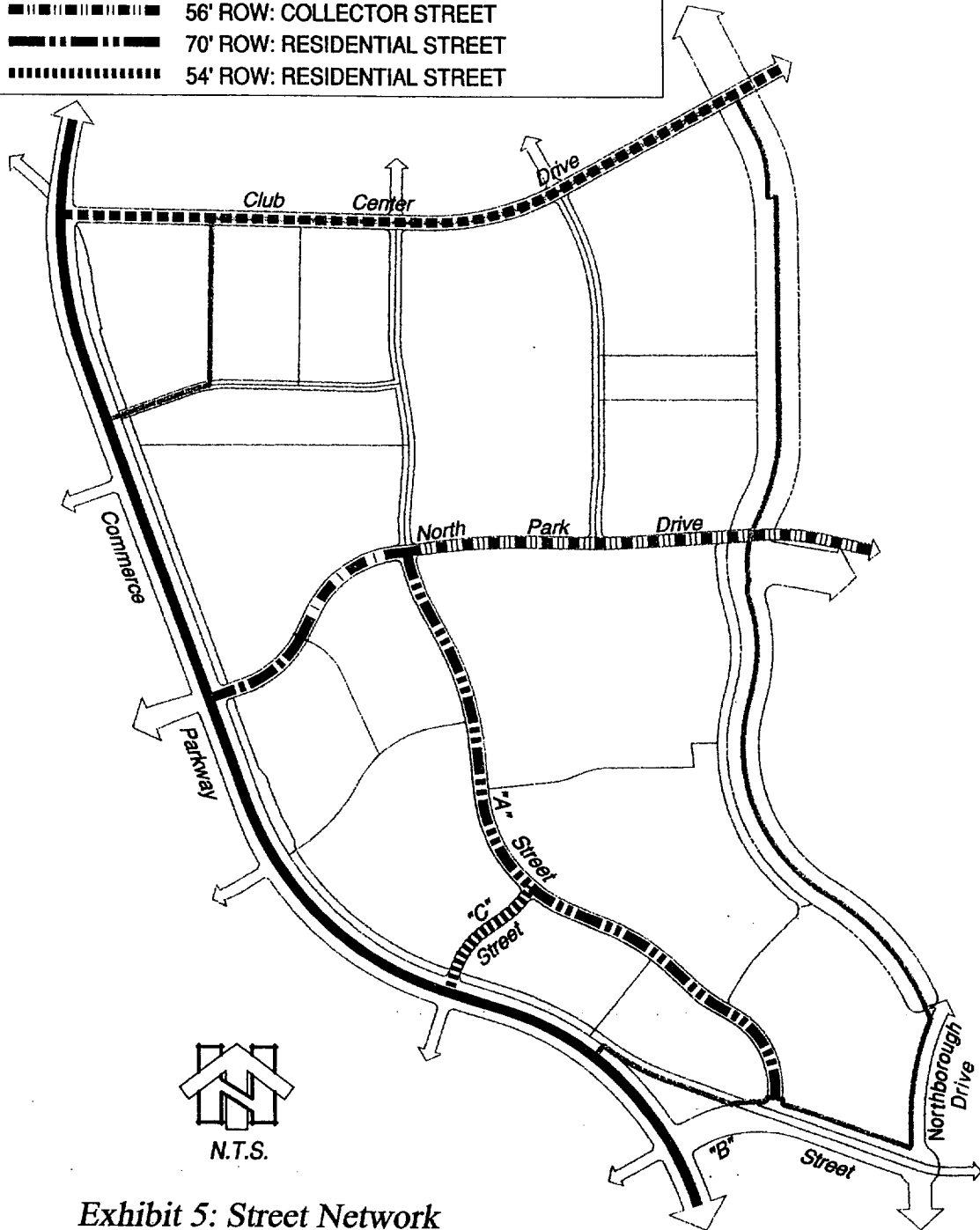
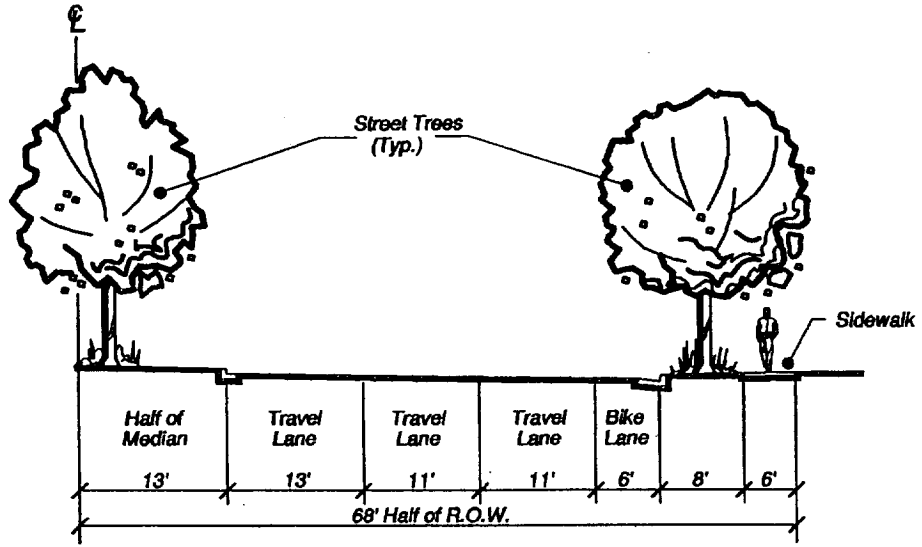


Exhibit 5: Street Network

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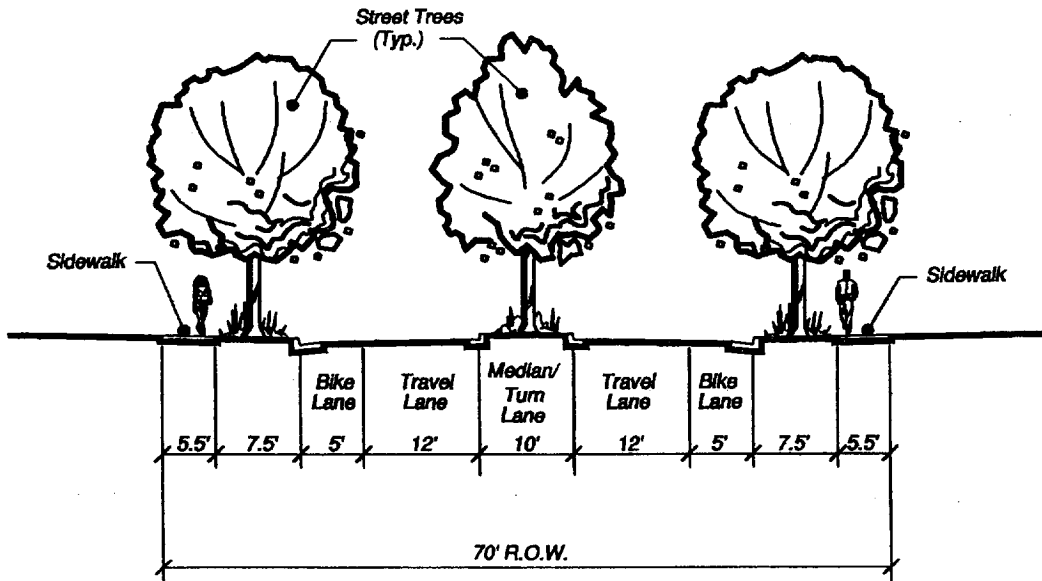
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136' ROW: MAJOR ARTERIAL (HALF SECTION)

COMMERCE PARKWAY
N.T.S.



70' ROW: COLLECTOR STREET

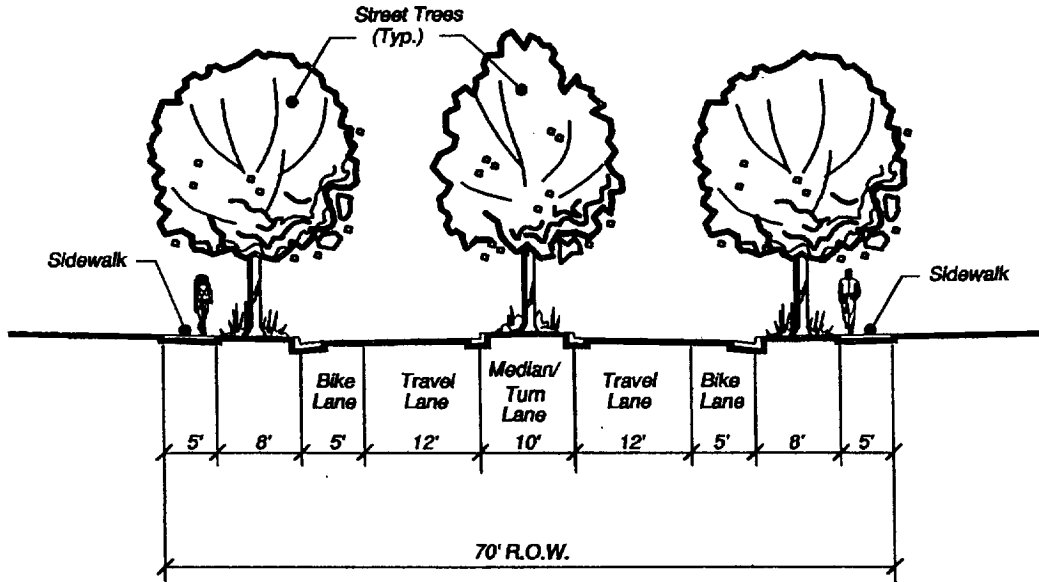
CLUB CENTER DRIVE
N.T.S.

Street Sections

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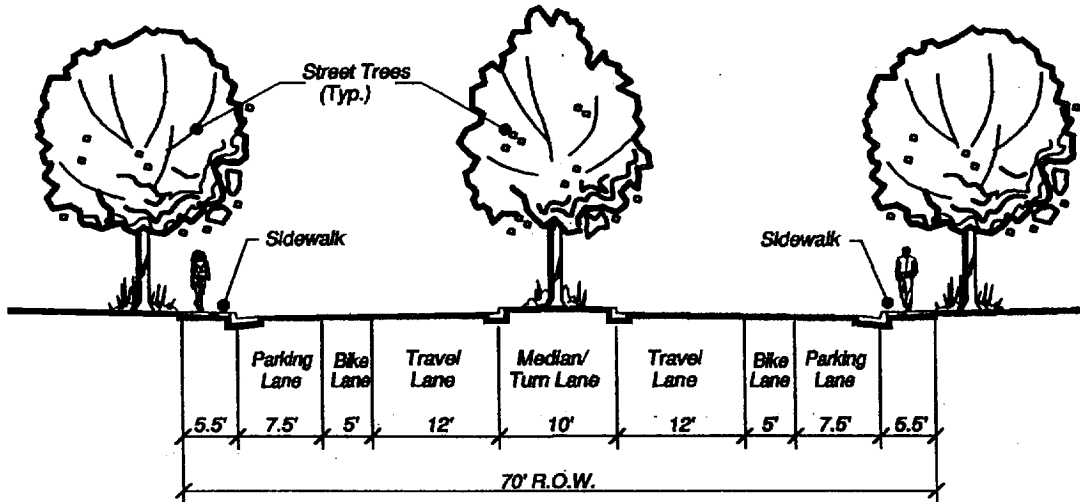
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70' ROW: COLLECTOR STREET

NORTH PARK DRIVE
N.T.S.



70' ROW: COLLECTOR STREET

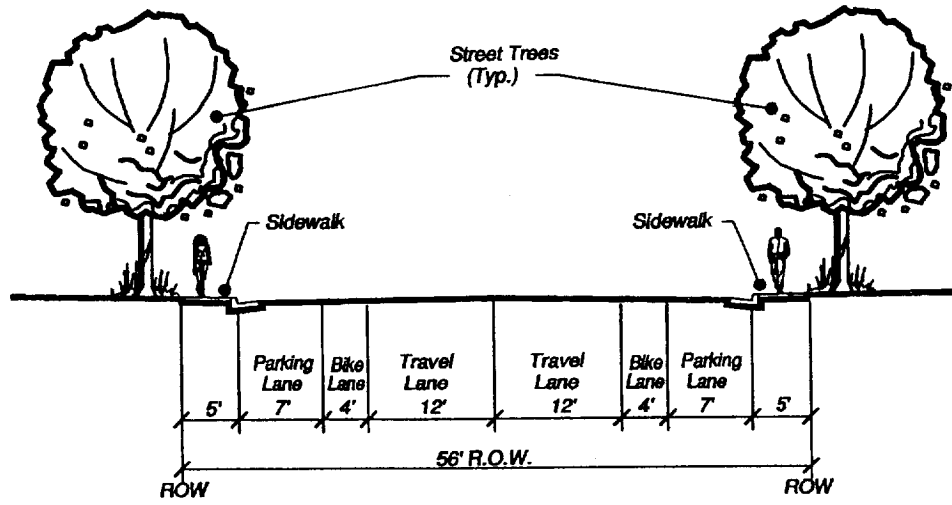
NORTH PARK DRIVE
N.T.S.

Street Sections

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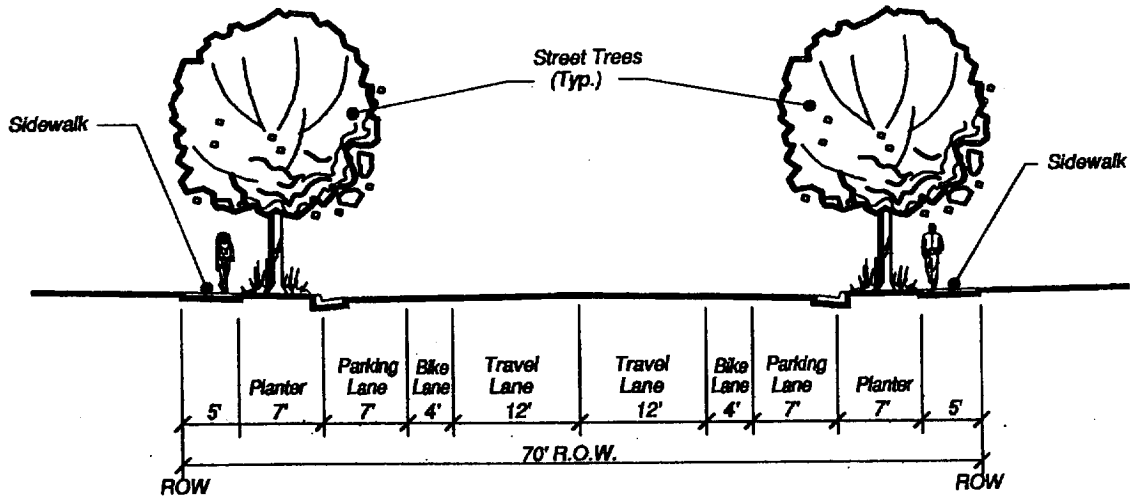
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56' ROW: COLLECTOR STREET

NORTH PARK DRIVE
N.T.S.



70' ROW: RESIDENTIAL STREET

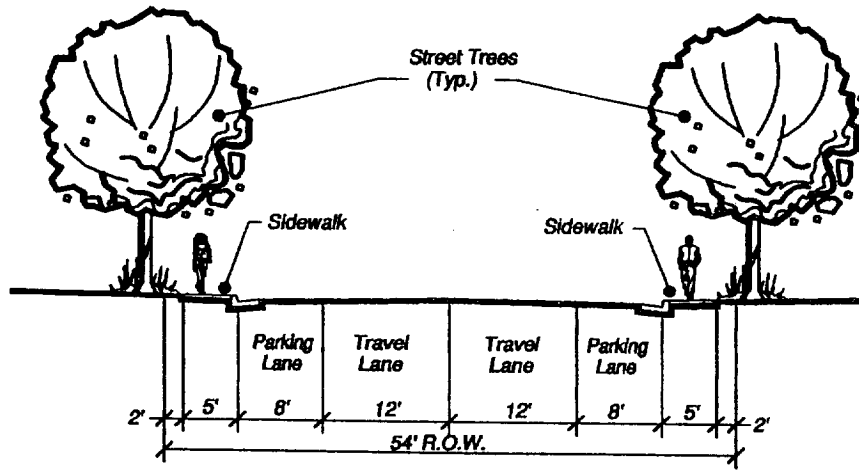
"A" STREET
N.T.S.

Street Sections

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54' ROW: COLLECTOR STREET

"C" STREET
N.T.S.

Street Sections

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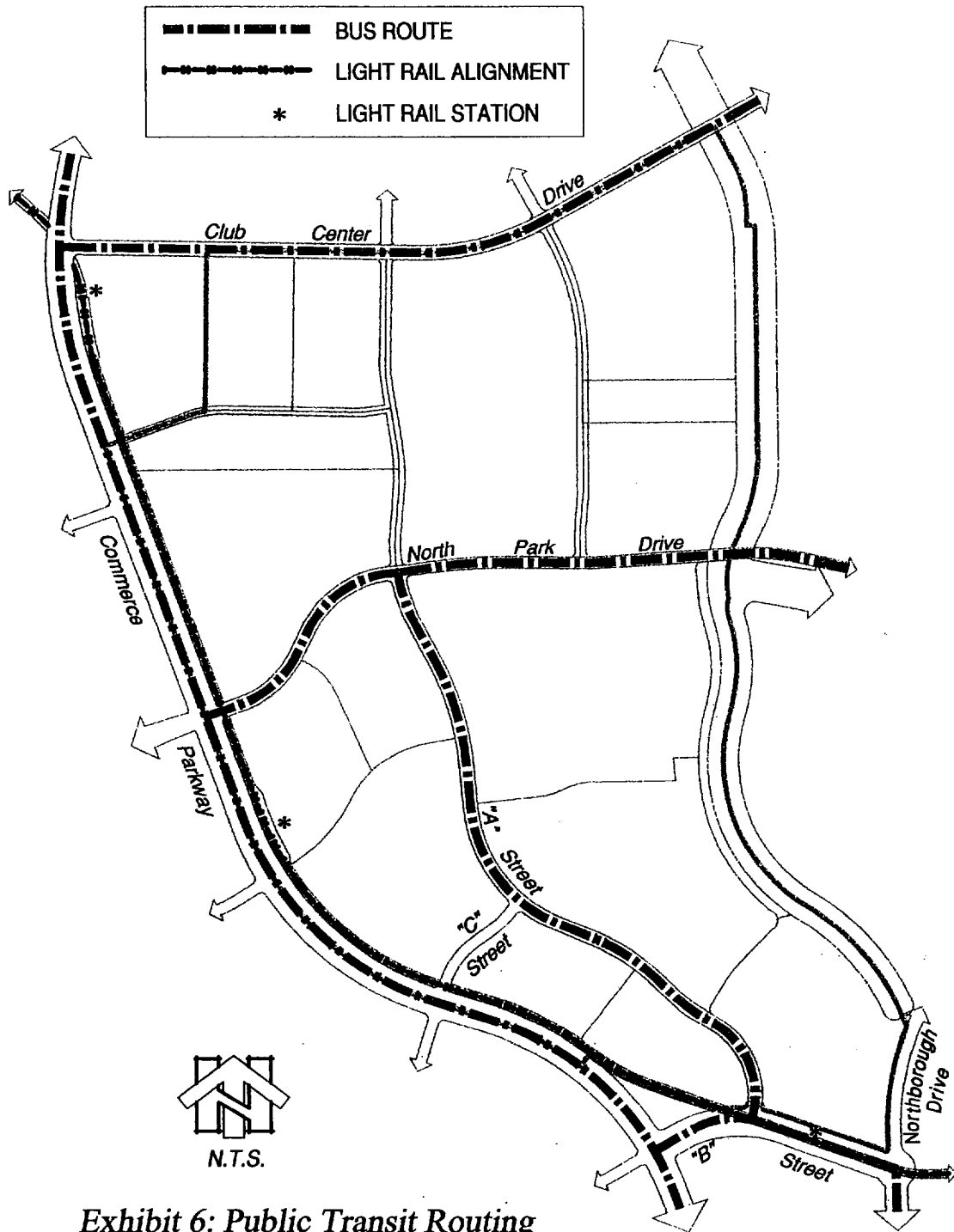


Exhibit 6: Public Transit Routing

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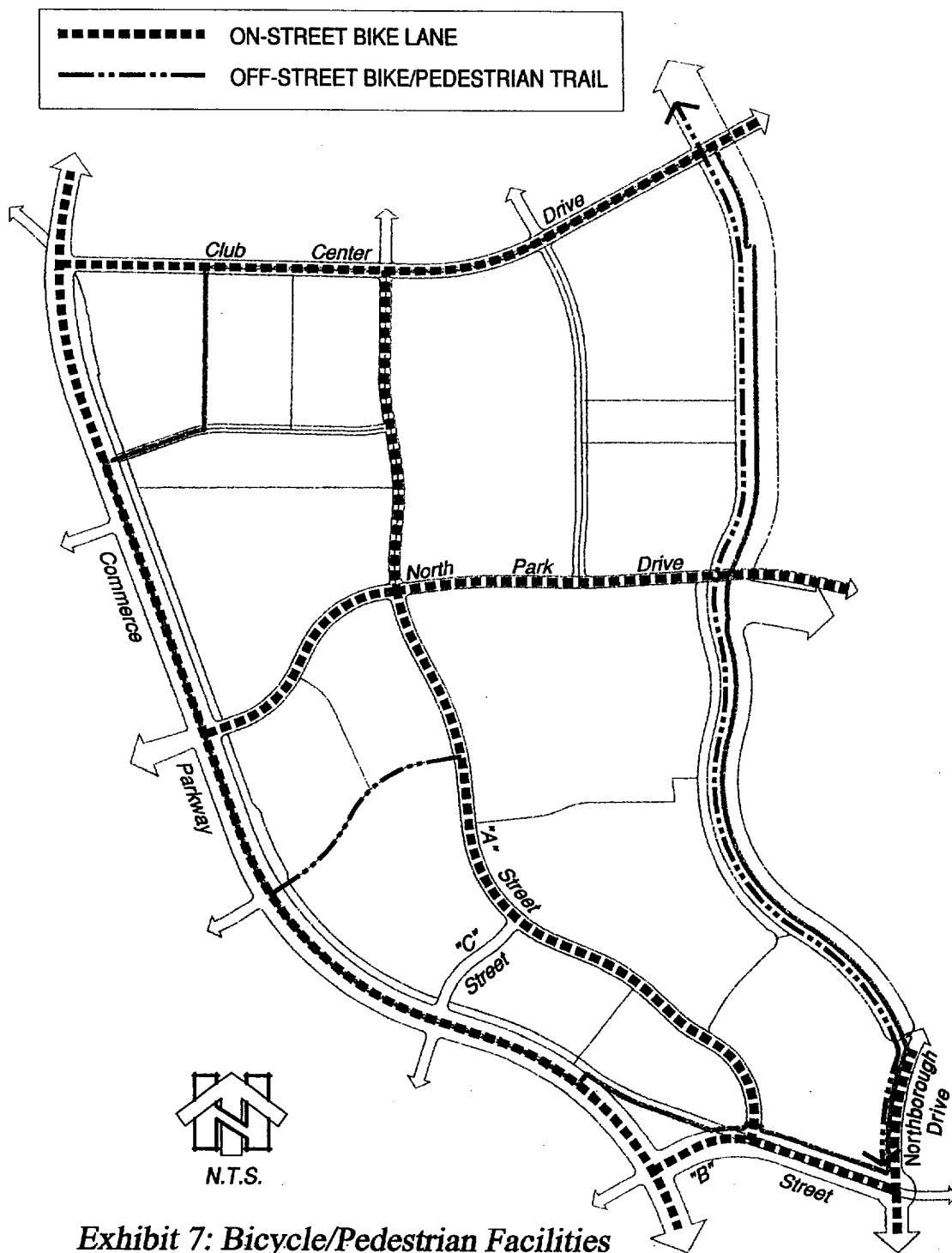


Exhibit 7: Bicycle/Pedestrian Facilities

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SECTION V. PUBLIC INFRASTRUCTURE

A. Water

A public water distribution system will be provided to serve all uses within the Creekside PUD in accordance with City standards. As final engineering and development proceeds, refinements to the backbone distribution system envisioned for the overall area will occur. The use of reclaimed or untreated well water may be utilized for public landscaping in the drainage canal corridor, parks, and other public landscape areas.

B. Sanitary Sewer

A public sanitary sewer collection system will be provided to serve all uses within the Creekside PUD in accordance with City standards. As final engineering and development proceeds, refinements to the backbone collection system envisioned for the overall area will occur. It may be necessary to build temporary facilities as an interim outfall for sanitary sewer service prior to construction of the 42" interceptor sewer that is planned to run parallel to the drainage canal.

C. Storm Drainage

A public storm drainage collection system will be provided to serve all uses within the Creekside PUD in accordance with City standards. As final engineering and development proceeds, refinements to the backbone collection system envisioned for the overall area will occur. For drainage sheds smaller than 100 acres in size, storm drainage pipes will be sized using the rational method as part of final engineering design.

D. Schools

The Creekside PUD includes an elementary site and a middle school site. These sites will be centrally located when the neighborhood includes the full area shown as Neighborhood 8 in the North Natomas Community Plan as amended in 1996. A public park is co-located with the elementary school site. Ideally, all elementary school and junior high school age children living within the Creekside PUD will attend these schools helping to build a more cohesive neighborhood. Creekside lies within the boundaries the Natomas Unified School District. ❖

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SECTION VI. LIGHTING, SIGNAGE AND SITE AMENITIES

A. Street Lighting

Street lighting is an important unifying element within the neighborhood. Consistent use of the same style of light standards throughout the community will help create a sense of place. The light standards should relate to the human scale and should be of an attractive, understated design so as to not become dated with the passage of time. All street lighting must achieve illumination standards set forth by the City of Sacramento.

Within the PUD, local street light standards shall be decorative in their styling, and spaced no more than 120' apart. The fixtures and poles shall be acceptable to the City of Sacramento if they are placed in public rights of way and are to be maintained by the City. If the City's illumination standards cannot economically be achieved on collector (or larger) streets using only human scale, decorative fixtures, then the street lighting plan can be supplemented with standard, cobra-head light fixtures. If cobra-head style fixtures are used to supplement the level of illumination, the maximum spacing for the decorative fixtures shall not exceed 125'. When both styles of fixtures are used, all light standards shall be painted the same color. In no case, shall the street lighting plan consist primarily of standard, cobra-head fixtures for any street.

B. Site Lighting

1. Parking Lots

Parking lots shall be illuminated according to the City of Sacramento standards. The fixtures should match or compliment the architectural style of the buildings the parking lot serves. Excessive glare should be avoided through proper selection and placement of light fixtures, and appropriate screening or shielding.

2. Accent Lighting for Multi-Family Residential and Club House Buildings

All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas. Low, indirect light sources are encouraged.

3. Light Color

Incandescent and other types of light which enhance the natural color of objects are acceptable. Colored lights (red, yellow, green, blue, etc.) are not acceptable.

C. Signage

1. General Provisions

a. Review and Permitting

Signage proposals shall be reviewed by the City at the time of Special Permits for compliance with these guidelines. For all signage regulations not specifically addressed herein, all signage must comply with the City of Sacramento Sign Ordinance. Appropriate sign permits must be secured.

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b. Maintenance

All signs shall be maintained in a safe and attractive condition at all times. The building owner or parcel owner shall be responsible for all ongoing maintenance of signage. No owner shall permit a sign to exist in a condition that is dangerous to the public or that is unsightly.

c. Protective Coatings

All bronze and brass used on signage must have a protective coating and must be polished on a regular basis. Clear protective coatings subject to deterioration must be removed and reapplied as necessary.

d. Labels

All signs shall be free of manufacturing labels and manufacturer advertising. Labels as required by the City of Sacramento Sign Ordinance are permitted.

2. Creekside Gateway Signs

a. Location and Quantity

Gateway signs shall be erected at the primary entries to the Creekside PUD. These signs shall be similar to one another and placed within landscape areas of similar design. Gateway signs are considered to be similar if they look substantially the same. That is, they should be constructed of the same materials; all colors and finishes should be the same. Lighting should create the same visual effect. There may be slight variations in the size, orientation, associated landscaping or proportions of the signs in order to best adapt to site conditions. The locations for the Creekside gateway signs are illustrated in Exhibit 8.

Gateway signs may be erected as a matching pair on either side of the entry streets intersecting Club Center Drive, Commerce Parkway, North Park Drive, and "B" Street.

b. Design Guidelines

The gateway signs should be designed to be consistent with the following guidelines:

- Materials and finishes for these signs should be of the highest quality. Suggested materials are natural stone, brick, masonry, aluminum, brass, stainless steel, porcelain enamel, glass and other similar materials.
- Size – The gateway sign and base shall not exceed 6' in height. The sign base may be a specialized section of a decorative wall. The face of the sign (excluding base) shall not exceed 50 square feet.
- Copy – The Creekside monument signs should include only the name of the PUD, Creekside and its logo.
- Illumination – The gateway signs should be ground-lit or made up of individual letters which are back-lit.

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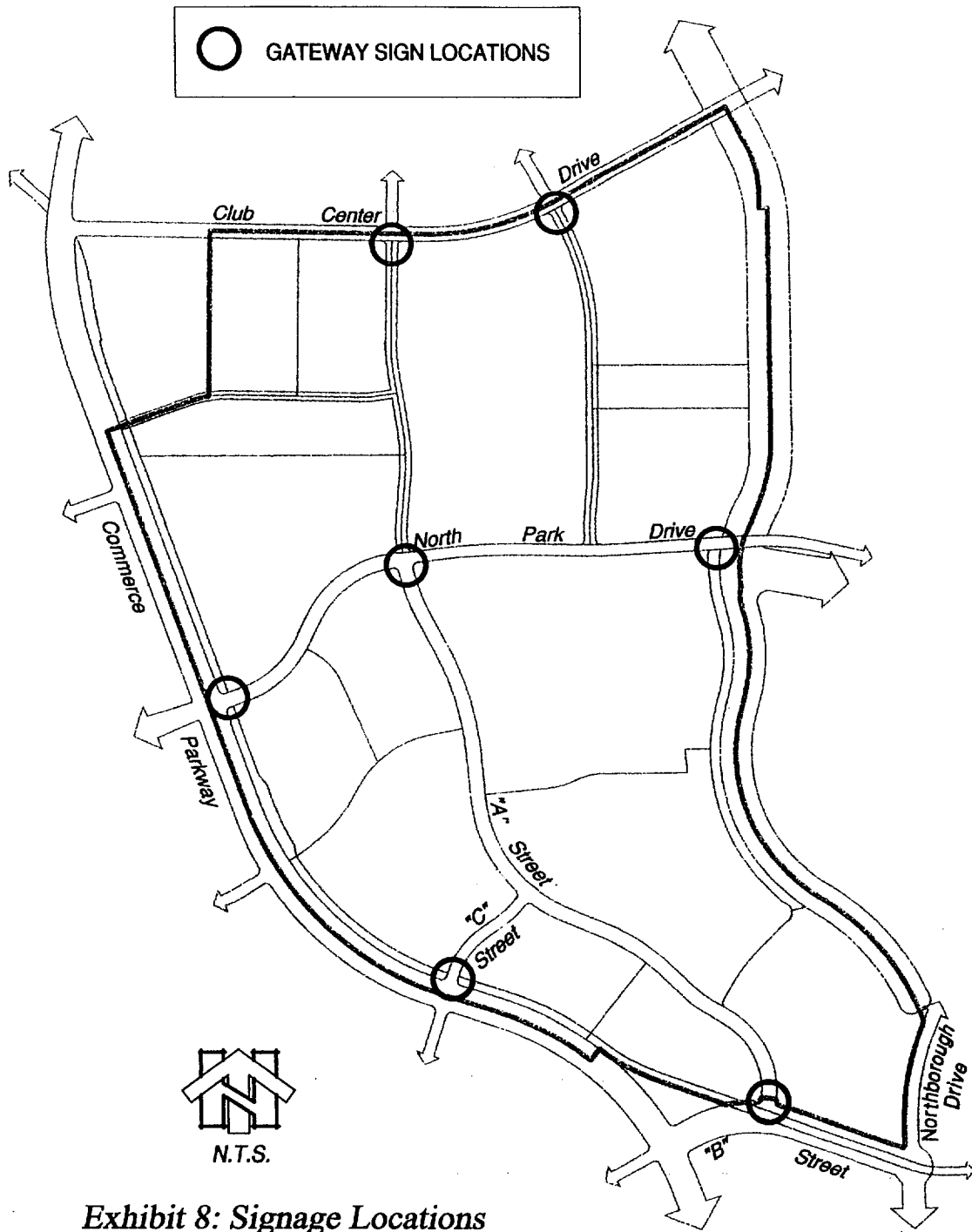


Exhibit 8: Signage Locations

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3. Project Identification Monument Signs

a. Location

Identification monument signs are encouraged to identify the primary entry to each project. A project could be a traditional single-family detached subdivision, an alternative housing style development, or a multi-family residential project.

Two alternatives are appropriate for locating identification monument signs. These are in a median in the primary entrance or as a matching pair on each side of the primary entryway to frame the project entrance.

b. Quantity

A maximum of one monument sign (or pair of monument signs) is allowed per project.

c. Design Guidelines

The monument signs should be designed to be consistent with the following guidelines:

- All monument signs in the PUD should be designed to coordinate with the architectural style of the Creekside gateway signs.
- Appropriate materials for monument signs include natural stone, brick, masonry, metal, glass, Lexan high-density plastic, and other high quality materials. The material selected for the base of the sign should be the same as the primary material used for the Creekside gateway signs.
- Size – Project monument signs (including base) shall not exceed 6' in height. The sign base may be a specialized section of a decorative wall. The face of the sign (excluding base) shall not exceed 30 square feet.
- Copy – The monument signs should include only the name of the project and its logo. Multi-family project monument signs may also include an address as part of the sign copy. Signs that are perpendicular to the street shall be double-faced and have the same copy on both sides.
- Illumination – The monument signs may be ground-lit or made up of individual letters which are back-lit.

4. Attached Building Address Signs in Multi-Family Projects

a. Location

Signs must be located at least 1' away from all building corners, and the roofline. The signs must be at least 8' above ground. No sign may be higher than the roofline.

b. Quantity

Only one building address sign is allowed on each building elevation. Number signs to identify the individual units should also be provided.

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c. Design Guidelines

All building address signs in multi-family projects should be consistent with the following guidelines:

- The background for address sign must be the building surface.
- The sign must be constructed of individual numbers and/or letters. No portion of any letter or number may be narrower than 2". The individual characters shall be of a color that contrasts with the building surface that forms the base of the sign.
- Appropriate materials for the attached address signs include aluminum, brass, painted metal or steel, porcelain enamel, and Lexan or other high quality plastic. All mounting hardware shall be concealed.
- Size – Sign area must not exceed four square feet.
- Copy – The sign may only include the building address and the project logo.
- Illumination – Address letters/numbers shall be adequately illuminated to make them easily read from the street, fire lane through the parking lot, and other logical points of ingress. Front lighting or back lighting of the individual address characters is acceptable.

5. Temporary Signs

a. Purpose

The purpose of temporary signs is to provide adequate direction to sales offices, model homes, and adjacent uses while keeping visual clutter to a minimum.

b. Removal

All temporary promotional, leasing or advertising flags and/or signs must be removed by the appropriate party within 30 days of the completion, sale or lease of the advertised or promoted property, project or development.

c. Builder Identification Signs

Includes signs that announce arrival at Creekside and provide direction to individual development projects and signs that announce arrival at a particular development project and provide information about it.

- High quality, weather resistant materials must be used
- The signs shall not be illuminated.
- All signs of this type shall conform to the guidelines below:

d. Model Home Signs

These signs are located outside of each model home to identify it by model name and/or number. Two are allowed per model. They may be either ground mounted or attached to the building. The copy area must not exceed 4 square feet. All model home signs must be made of high quality, weather resistant materials.

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	PUD Directional Signs	Project Information Signs
Purpose	Identify Creekside PUD and provide direction to current sales/leasing complexes and future amenities	Identify active development areas and provide directions to sales centers and general information about the project
Quantity	Up to 12 throughout Creekside	No more than 3 per project
Size	Maximum of 40 square feet of copy area, exclusive of base; Maximum height of 10' including base or supports	Maximum of 65 square feet of copy area, exclusive of base; Maximum height of 8' including base or supports
Copy	Name and logo of PUD, names of amenities (such as park site, school site), and names, logos and builders of projects actively being marketed along with direction indicators to these destinations	Name and logo of project; name and logo of builder; specific information about the project such as telephone number, web site address, and sales or leasing office business hours

e. Banners, Flags and Other Temporary Decorations

These elements serve to identify the sales/leasing office and aid visitors in locating it. No more than 8 flags or banners are allowed per grouping. No more than 3 groupings are allowed per project. The poles used to display the pennants shall be a maximum height of 35'. All banners and flags must be made of nylon or other weather resistant fabric.

f. Temporary Site Signs

These signs identify the future use of undeveloped parcels. No more than 2 per street frontage is allowed. The maximum size for these signs is 32 square feet, with a maximum height of 12'. They must be constructed of high quality, weather resistant materials. The signs may include text or graphic information about the future use of the property such as its use, estimated time of construction, rendering of the planned development and sources of additional information. These signs shall not be illuminated.

6. Prohibited Signs

Box signs with interior lights, neon signs, lighted signs with moving parts or flashing lights, billboards, trailer mounted or other movable signs, sandwich boards and other similar sign types are generally not acceptable. No audible signs are allowed.

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D. Walls and Fences

Walls and fences create privacy, render protection from adjoining noise sources, and provide separation between uses of differing intensities. However, used in excess, walls and fences become barriers to developing a cohesive neighborhood. The guiding principal for using walls and fences within the Creekside PUD is to provide them when they are necessary but to minimize their use through implementation of other reasonable alternatives such as careful site planning, and appropriate building orientation.

Throughout Creekside, vine coverings should be used to soften the visual impact of solid masonry walls and wood fences along public properties. With the construction of these walls, vine plantings are strongly encouraged at a spacing not to exceed 10 feet on center.

1. Sound Walls along Arterials and Collectors

Residences near arterial and collector streets shall be protected from excessive noise levels as defined by the North Natomas Community Plan Environmental Impact Report (NNCP EIR). Mitigation Measure 4.6-1 (A) of the Draft Supplemental NNCP EIR sets these levels at 60 dB for usable outdoor space and 45 dB for interior spaces. The use of sound walls adjacent to major streets should be minimized through implementation of reasonable site design measures.

Sound walls should be implemented as a noise control measure when site planning and landscape berms cannot reasonably achieve environmental noise standards.

2. Sound Walls along Schools and Parks

In order to meet City of Sacramento noise protection standards, it may be necessary to install sound barriers at the rear property line of homes that back onto school and park facilities. Playground areas can be a source of significant noise. When site plans are prepared for these uses, a noise analysis will be able to determine whether sound barriers are necessary to protect adjacent dwellings. Site planning should be done so as to eliminate, or at least minimize, the need for sound walls between residential properties and school or park sites. The responsibility for proper site planning is shared between residential builders who will configure the lots and local streets and the school district or parks department who will place uses on their properties. Residential builders should minimize potential noise conflicts by adhering to the standards set forth in Section II of these guidelines. Site planning for schools and parks should place noise generating uses such as outdoor play areas away from property lines that are shared with residential lands.

3. Sound Wall Design

Any sound walls within the Creekside PUD shall be of a constructed of solid masonry and shall be of a consistent design. Sound wall height shall be as determined through appropriate noise attenuation studies. The walls must be designed and landscaped so as to protect against graffiti. Suggested alternative designs include split-face concrete block with a pre-cast concrete cap, natural stone or brick pilasters with stucco covered or painted masonry block panels, or brick pre-treated to facilitate graffiti removal. The landscaping scheme along all sound walls should include vine plantings at the base of the wall a maximum of 10' on center.

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4. Privacy Fences for Single Family Residences

Long, uninterrupted lengths of privacy fences along collector streets is discouraged. Site planning should avoid continuous rows of back-on lots along collector streets which create this condition.

All wooden fencing adjacent to public areas (such as streets, parks and schools) shall be a maximum of 6' in height and shall have continuous top and bottom rails with vertical plank panels, and decorative masonry pilasters at intervals of no less than 100'. These fences shall be constructed of a minimum of 75% western red cedar or redwood.

Within the interior of residential developments, fence design, finish and materials shall be of a type that is complimentary to the architecture of the residences. Wood, masonry, and wrought iron are acceptable. No cyclone, concertina, or wire fencing shall be allowed. All fences located in side or rear yard areas shall be a maximum height of 6' above lot grade. Any fence located between the front of a house and the street shall not exceed 3' in height.

5. Neighborhood Park / Multi-Family Interface

Where the neighborhood park abuts the multi-family site, a tangible barrier shall be provided that creates a definitive edge between the two uses. The barrier may consist of a wall or some form of enhanced fencing. A standard 6' wood fence shall not be allowed in this location. Multiple access points between the park and High Density uses may be allowed.

E. Utility Equipment

All mechanical and utility equipment, including heating and air conditioning units, shall be screened from view from public areas. Roof mounted HVAC equipment is prohibited. Whenever possible, private utility service transformers and apparatuses shall be located in residential side yards rather than front yard areas. ❖

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SECTION VII. LANDSCAPE GUIDELINES

A. Streetscapes

1. General Requirements

The land area available for landscaping along streets shall include any unpaved portion of the street right of way. All landscape areas on private lots shall adhere to the provisions of Section VII.B., Residential Lot Landscaping.

If a comprehensive landscape plan for the public landscape areas within the North Natomas community is adopted, undeveloped portions of the Creekside PUD shall comply.

All landscaping within public street rights of way will be owned by the City of Sacramento. All landscaping within public street rights of way (including all walls or fences at the limits of the right of way) shall be included in and maintained by a landscape maintenance district or similar entity. Except landscaping located within the right of way of "A" Street, which may be maintained by individual property owners adjacent to the subject landscaping.

2. Commerce Parkway and Club Center Drive Standards

Landscaping within the rights of way for Commerce Parkway, Club Center Drive, and North Park Drive shall conform to the planting concept depicted in Exhibit 9. The center median plantings include a continuous, rhythmic row of street trees. *Platanus acerifolia* 'Bloodgood', London Plane Tree shall be the dominant street tree in the median of Commerce Parkway. At least 80% of the deciduous trees will be Plane Trees. The remaining deciduous trees could be *Celtis occidentalis*, Common Hackberry, *Quercus rubra*, Red Oak, or *Pistacia chinensis*, Chinese Pistache. Evergreen trees, such as *Sequoia sempervirens*, Coast Redwood, will be interspersed with the deciduous trees as shown. Low shrub plantings and groundcovers shall form the understory for the trees.

At intersections where the median is interrupted, accent style plantings shall be provided. The entryways into the Creekside PUD from Commerce Parkway and from Club Center Drive shall be accented with plantings of *Lagerstroemia indica* 'Watermelon Red', Crape Myrtle flowering trees. The median nose will be hardscaped with scored concrete in an earthtone color where it is too narrow to support plant life or to be efficiently irrigated. At the intersection of Commerce Parkway with Club Center Drive, the accent plantings shall feature *Pyrus calleryana* "Bradford", Bradford Ornamental Pear, trees.

The parkway strips within the Commerce Parkway, Club Center Drive, North Park Drive and "A" Street rights of way that lie between the back of curb and the sidewalk will emphasize deciduous tree plantings. These trees will provide shade for pedestrians during warm weather and allow available sunshine to penetrate in the winter. Refer to Exhibit 10. The use of turf in the parkway strip should be limited to those areas where it is critical to provide a transition to the landscape scheme on the adjoining property. Otherwise, the understory plantings for the parkway strip should be low shrubs and groundcovers to match the planting scheme used in the median.

The design of the landscape plantings along Commerce Parkway, Club Center Drive, and North Park Drive within Creekside should relate to adjacent, off-site segments of these streets. Adjustments to the landscape concept plan described here are desirable to provide appropriate transitions.

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B. Residential Lot Landscaping

1. Low and Medium Density Residential Lots with Detached Units

Homebuilders shall install an average of two 15-gallon trees along the street frontage for each unit. In addition, along side yards adjacent to public streets, the homebuilder shall install an average of one 15-gallon tree for each 30' of street frontage. All street trees shall be planted prior to the occupancy of single family residences. All street trees shall be located 4' behind the back of walk unless a planting strip is provided between the street curb and the sidewalk. In that case, the trees shall be planted in the planting strip. At least 75% of the shade trees planted along the frontage of a given street should be of the same species.

Homebuilders are required to install full front yard and street side yard landscaping with underground sprinkler systems prior to building occupancy. If separated sidewalks with parkway planting strips are provided, a sleeve for irrigation pipes shall be installed under the sidewalk.

2. Medium and High Density Residential Projects with Attached Units

Multi-family developers shall install an average of one 15-gallon tree for each 30' of street frontage. All street trees shall be planted prior to the occupancy of the residences. All street trees shall be located 4' behind the back of walk unless a planting strip is provided between the street curb and the sidewalk. In that case, the trees shall be planted in the planting strip. At least 75% of the shade trees planted along the frontage of a given street should be of the same species.

Landscaping is required in all side and rear yard setback areas.

Foundation plantings around buildings is strongly encouraged. Planting design should consider the mature size and form of the selected plants and be sensitive to visual and security issues.

All privacy fences around patios should be surrounded with a planter strip for shrubs. The shrub bed planter strip should be at least 2' wide.

Screen plantings are required along the enclosures for trash and recyclable collection or outdoor vehicular storage areas (for boats, recreational vehicles, etc.).

All landscaping must be irrigated with an automatic irrigation system controlled by a timer. The system should be designed to discourage vandalism and ensure the efficient use of water. The use of low water plant materials is encouraged.

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Exhibit 9

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Exhibit 10

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C. Public Use Areas

Landscaping in public use areas including the drainage canal parcels, the elementary and middle school sites, creekside parkway and public parks shall satisfy City of Sacramento landscape standards. The use of low water plantings and drip irrigation should be utilized to the extent feasible. Vine plantings at a maximum spacing of 10 feet on center are strongly encouraged on solid walls or fences.

D. Recommended Plant Materials

Landscaping plans for all areas within the Creekside PUD shall be prepared by licensed Landscape Architects knowledgeable about site conditions inherent to the projects they are designing. To promote unity in the area, designers are encouraged to select plants from the recommended plant materials lists which follow as Table VII.4. Additional plants may be specified at the discretion of the project designer subject to review and approval by the City of Sacramento.

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Table VII.4: Recommended Plant Materials

RECOMMENDED TREES	
Botanical Name	Common Name
<i>Acer campestre</i>	Hedge Maple
<i>Acer palmatum</i>	Japanese Maple
<i>Acer rubrum</i>	Red Maple
<i>Aesculus carnea</i>	Red Horsechestnut
<i>Cedrus deodora</i>	Deodar Cedar
<i>Celtis occidentalis</i>	Common Hackberry
<i>Celtis sinensis</i>	Chinese Hackberry
<i>Cercis canadensis</i>	Eastern Redbud
<i>Cinnamomum camphora</i>	Camphor
<i>Ginkgo biloba</i>	Maidenhair Tree
<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Liquidambar styraciflua</i>	American Sweet Gum
<i>Liriodendron tulipifera</i>	Tulip Tree
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Platanus acerfolia</i>	London Plane Tree
<i>Prunus cerasifera</i>	Flowering Plum
<i>Pyrus calleryana</i> "Aristocrat" or "Bradford"	Ornamental Pear
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus coccinea</i>	Scarlet Oak
<i>Quercus ilex</i>	Holly Oak
<i>Quercus lobata</i>	Valley Oak
<i>Quercus rubra</i>	Red Oak
<i>Quercus suber</i>	Cork Oak
<i>Sequoia sempervirens</i>	Coast Redwood
<i>Tilia americana</i>	American Linden
<i>Tilia cordata</i>	Little Leaf Linden

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RECOMMENDED SHRUBS	
Botanical Name	Common Name
<i>Abelia grandiflora</i>	Glossy Abelia
<i>Agapanthus africanus</i>	Lily-of-the-Nile
<i>Arctostaphylos densiflora</i>	Manzanita
<i>Azalea indica</i>	Azalea
<i>Berberis thunbergii</i>	Japanese Barberry
<i>Callistemon citrinus</i>	Lemon Bottlebrush
<i>Camelia japonica</i>	Camellia
<i>Ceanothus 'Concha', Dark Star', 'Joyce Coulter', rigidus, etcetera</i>	Ceanothus, various species and varieties
<i>Cistus purpureus</i>	Orchid Rockrose
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster
<i>Cotoneaster lactea</i>	Parney Cotoneaster
<i>Dietes bicolor</i>	Fortnight Lily
<i>Dodonaea viscosa 'Purpurea'</i>	Hopseed Bush
<i>Escallonia "Fradesii"</i>	Escallonia
<i>Escallonia "Terri"</i>	Dwarf Escallonia
<i>Hemerocallis hybrida</i>	Daylily
<i>Heteromeles arbutifolia</i>	Toyon
<i>Ilex cornuta</i>	Chinese Holly
<i>Irus douglasiana</i>	Coastal Wild Iris
<i>Juniperus chinensis</i>	Juniper
<i>Leptospermum scoparium</i>	Tea Plant
<i>Mahonia aquifolium</i>	Oregon Grape
<i>Mahonia lomariifolia</i>	Chinese Grape Holly
<i>Nandina domestica</i>	Heavenly Bamboo
<i>Photinia fraseri</i>	Photinia
<i>Pittosporum tobira</i>	Mock Orange
<i>Plumbago capensis</i>	Cape Plumbago
<i>Raphiolepis indica</i>	India Hawthorne
<i>Rhododendron sp.</i>	Rhododendron
<i>Salvia clevelandii</i>	Blue Sage
<i>Syringa vulgaris</i>	Lilac
<i>Viburnum tinus</i>	Laurestinus
<i>Xylosma congestum "Compacta"</i>	Xylosma

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RECOMMENDED GROUND COVERS	
Botanical Name	Common Name
<i>Acacia redolens</i>	Acacia
<i>Ajuga reptans</i>	Ajuga
Annuals	Selected for Season
<i>Arctostaphylos "Emerald Carpet"</i>	Manzanita
<i>Baccharis pilularis "Twin Peak"</i>	Coyote Brush
<i>Ceanothus gloriosus</i>	Pt. Reyes Creeper
<i>Ceanothus griseus horizontalis</i>	Carmel Creeper
<i>Cotoneaster "Lowfast"</i>	Cotoneaster
<i>Gazania sp.</i>	Gazania
<i>Hedera helix</i>	English Ivy
<i>Hypericum calycinum</i>	St. Johnswort
<i>Iberis sempervirens</i>	Evergreen Candytuft
<i>Juniperus chinensis</i>	Prostrata Juniper
<i>Juniperus horizontalis</i>	Juniper
<i>Myoporum parvifolium</i>	Myoporum
<i>Potentilla verna</i>	Cinquefoil
<i>Ribes viburnifolium</i>	Catalina currant
<i>Rosmarinus officianalis</i>	Rosemary
<i>Trachelopermum jasminoides</i>	Star Jasmine
Turf Lawn Grasses	Turf
<i>Verbena peruviana</i>	Peruvian Verbena

RECOMMENDED VINES	
Botanical Name	Common Name
<i>Bougainvillea sp.</i>	Bougainvillea
<i>Campsis radicans</i>	Common Trumpet Vine
<i>Clematis sp.</i>	Clematis
<i>Clytostoma callistegioides</i>	Violet Trumpet Vine
<i>Ficus repens</i>	Creeping Fig
<i>Lonicera japonica</i>	Honeysuckle
<i>Parthenocissus quinquefolia</i>	Virginia Creeper
<i>Parthenocissus tricuspidata</i>	Boston Ivy
<i>Passiflora alata caerulea</i>	Passion Vine
<i>Rosa "Cecile Brunner"</i>	Climbing Rose
<i>Wisteria sinensis</i>	Chinese Wisteria

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SECTION VIII. TRANSPORTATION SYSTEMS MANAGEMENT AND AIR QUALITY MITIGATION STRATEGY

A transportation systems management and an air quality mitigation strategy shall be developed and approved by the City of Sacramento for the Creekside PUD prior to, or concurrent with, approval of any Special Permits. ❖

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