AMENDED

RESOLUTION NO. 2004-056

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JAN 2 7 2004

RESOLUTION ESTABLISHING A PLANNED UNIT DEVELOPMENT SCHEMATIC PLAN FOR THE COLLEGE SQUARE PROJECT AND ESTABLISHING CERTAIN GUIDELINES THAT ARE SPECIFIC TO THE COLLEGE SQUARE SCHEMATIC PLAN AREA, LOCATED AT THE SOUTHEAST CORNER OF BRUCEVILLE ROAD AND COSUMNES RIVER BOULEVARD SACRAMENTO, CA. .

(APN: 117-0182-001, 003, 024, 025, 028, 029, & 030)
(P00-147)

WHEREAS, the Planning Commission conducted a public hearing on December 11, 2003, and the City Council conducted a public hearing on the above date concerning the above Planned Unit Development and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The PUD conforms to the General Plan and the South Sacramento Community Plan; and

2. The PUD meet 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. 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 residential and commercial uses will 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 Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, that:

A. The College Square PUD, at the southeast corner of Bruceville Road and Cosumnes River Boulevard, is approved subject to the following conditions:

   1. Prior to, or concurrent with, the submittal of Special Permits to develop residential units, the PUD Schematic Plan shall be amended to reflect any development on the

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residential parcels

2. The inclusionary housing plan shall be amended to reflect the location of inclusionary units within the project;

3. The conditions of approval provide that the exterior appearance of the inclusionary units be compatible with market rate units in that external building materials and finishes of the inclusionary units will be of the same type and quality as the market rate units.

4. The conditions of approval provide that the units shall comply with all applicable development standards.

5. The proposed child care center shall meet all applicable on-site parking requirements in accordance with the Zoning Ordinance.

6. None of the following uses shall be allowed in the College Square PUD:

   - adult entertainment business;
   - adult related establishments;
   - cabinet shop;
   - drive-in theater;
   - furniture refinishing;
   - golf course;
   - boat dock & marina;
   - mini-storage;
   - cemetery;
   - RV/mobile home sales/storage;
   - Bus & vehicle maintenance;
   - Towing service and storage yard.

7. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to and reserved from:

   a) Parcels 1 through 19, at no cost, at the time of sale or other conveyance of any parcel.
   b) Parcels **26, 27, 28, 29, 30, 31, 32 and 33,** at no cost, at the time of sale or

other conveyance of any parcel.

c) Parcels **20, 21, 22, 23, 24, 25, 34 and 35,** at no cost, at the time of sale or other conveyance of any parcel.

8. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P00-147);

9. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the project area per City standards to the satisfaction of the Department of Public Works;

10. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. The City shall determine improvements required for each phase of the Final Map or Special Permit. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. All roadway improvements are required with the first phase of the final Map or first Special Permit, as deemed necessary by the Department of Public Works, except for the proposed North/South Road shall be built with any phase that develops south of West Stockton Boulevard and west of the North/South Road;

11. Streets adjacent to schools, detention basins, canals and other open spaces shall include a post and cable (or similar) barrier or vertical curb, to the satisfaction of the Department of Public Works provided it is acceptable to the Core of Engineers. On the north side of the proposed West Stockton Boulevard and adjacent to the open space a sidewalk is not required;

12. Developer is required to install permanent street signs to the satisfaction of the Public Works Department;

13. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a Pedestrian/Bike easement shall be dedicated across Parcels 31, 32 and 33 in an east/west direction, at no cost, at the time of sale or other conveyance of any parcel to the satisfaction of the Departments of Public Works, Planning and PPDD. The easement shall be a minimum of 16 feet in width and the location of the easement shall be mutually acceptable to the Department of Public Works, Planning and PPDD. The applicant shall construct the Pedestrian/ Bike facility to the satisfaction of the Department of public Works, Planning and PPDD;

14. Construct the proposed North-South Road (with the first building south of West Stockton Boulevard and west of the North/South Road, and/or adjacent to the North/South Road) as a local Commercial special section (as shown on the tentative map) with separated sidewalks, a multi use trail and grassy swales to the satisfaction of the Department of Public Works. The North-South Road shall have an acceptable form of turn around at the southern most boundary to the satisfaction of the Departments of Fire and Public Works. The North-South Road shall require the inclusion of traffic calming devices at locations to the satisfaction of the Department of Public Works. These traffic calming devices may include a traffic circle, bulbouts and chokers;

15. The applicant shall dedicate in fee sufficient right-of-way (a maximum of 23 feet) adjacent to parcels 30, 31 and a portion of parcel 29 to accommodate the future widening of SR-99 in a form acceptable to the Department of Public Works. The applicant shall also provide any additional dedication needed to construct West Stockton Boulevard as shown on the Tentative Map;

16. Multiple access points will be required for all phases of the Project to the satisfaction of the Departments of Public Works and Fire. Dead end streets must be less than 500' in length and must include a turn-around approved by the Public Works and Fire Departments. Certain exceptions may be considered by Public Works and the Fire Departments on a case-by-case basis;

17. At the intersection of Bruceville Road and Timberlake Way/Alpine Frost Drive, the applicant shall provide an exclusive right turn lane on the northbound approach to the Bruceville Road/Timberlake Way/Alpine Frost Drive intersection (if this improvement is not already built by others) to the satisfaction of the Department of Public Works;

18. At the intersection of Bruceville Road and Cosumnes River Boulevard, the applicant shall dedicate sufficient right-of-way to accommodate a third left-turn lane on the west-bound approach to the Bruceville Road/Cosumnes River Boulevard intersection to the satisfaction of the Department of Public Works;

19. The applicant shall improve the N/W corner of the intersection of Cosumnes River Boulevard and Bruceville Road to lengthen the transition for the second westbound departure lane on Cosumnes River Boulevard. The applicant shall use best efforts to obtain off-site right-of-way to construct said improvements to the satisfaction of the Department of Public Works;

20. This project shall require street lighting. Improvements to the right-of-way may

require modifications to the existing systems;

21. Provide a 40 foot potential light rail easement along the southern boundary of parcels 31, 32, and 33 to the satisfaction of the Department of Public Works and Regional Transit Authority;

22. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works;

23. Construct traffic signals at the following intersections when required by the Department of Public Works (if not already in place). The lane configurations for all required signals shall be consistent with the lane configurations shown in the EIR and to the satisfaction of the Department of Public Works:

    a) Bruceville Road and West Stockton Boulevard
    b) West Stockton Boulevard and proposed North-South Road
    c) Bruceville Road and Cosumnes River College Driveway (applicant to use best efforts to obtain funding and construct signal). The applicant shall also improve the southbound approach to provide a single through lane and an exclusive right turn lane to the satisfaction of the Department of Public Works.
    d) Signal modification may be needed at the intersection of Cosumnes River Boulevard and Bruceville Road to the satisfaction of the Department of Public Works.

    NOTE: Signals shall be constructed as part of the public improvements. Signal design and construction shall be to the satisfaction of the Department of Public Works. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. Signals shall be operational prior to any occupancy of any building on the project site;

24. The applicant shall submit a signal design concept report (for all required signals and intersection modifications) to the Department of Public Works for review and approval prior to the submittal of any improvement plans involving traffic signal work;

25. Construct the driveway with round corners at the intersection of West Stockton Boulevard and the North/South Road to the satisfaction of the Department of Public Works;

26. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned;

27. Construct ADA compliant ramps at all corners of said intersections to the satisfaction of the Department of Public Works:

    a) Bruceville Road and Cosumnes River Boulevard
    b) Bruceville Road and West Stockton Boulevard
    c) All other intersections within the project area

28. Obtain and comply with the abandonment clearance letters for any abandonment proposed on the Tentative Map. Only letters executed by the appropriate recipients are acceptable;

29. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit;

30. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Department of Public Works. The number of bus stops required shall be coordinated with Regional Transit;

31. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Department of Public Works, Development Services Section Plan Check Engineer at 808-7915 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible;

32. Provide additional right-of-way for expanded intersections at intersections to be signalized and other locations specified by the Department of Public Works. All lane configurations should be consistent with what is shown on the EIR unless otherwise approved by the Department of Public Works;

33. The applicant shall relocate all existing utilities as a result of widening all roadways to the satisfaction of the Department of Public Works;

34. The sidewalk transition around the proposed swales shall be a smooth rounded transition. The transitions shown on the tentative map need to be revised to reflect a smooth transition to the satisfaction of the Department of Public Works;

35. The inlet/break in the curb to channel street water to the swales shall be properly engineered to the satisfaction of the Departments of Public Works and Utilities;

36. The applicant shall engineer and provide adequate additional reinforcement in the curb where inlets are located to the satisfaction of the Department of Public Works;

37. The applicant shall enter into an agreement with the City to maintain the curb and gutter within 20 feet of the Water Quality swales that treat street run-off along west Stockton Boulevard and the North-South Road. Maintenance costs may be included, at the discretion of the city, in the regional maintenance district required to maintain the swales (included under "Grading and water Quality" section of these conditions). Agreement shall be in a form acceptable to the Department of Public Works;

38. The applicant shall place low shrubs outside of and adjacent to the end of each swale to the satisfaction of the Department of Public Works;

39. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works;

40. The minimum throat distance for all site driveways shall be 100' (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc. Except for driveway No.8 (per the EIR), the throat depth may be reduced to 70 feet to the satisfaction of the department of Public Works. Also, the hroat depth at the site's signalized driveway shall be a minimum of 200 feet;

41. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards;

42. No building permits will be issued for any building, until that phase of the Final Map where the building is located shall be recorded;

43. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance);

44. The applicant shall provide a minimum of 150 feet of stacking at the eastbound left turn pocket located at the western most driveway along west Stockton Boulevard to the satisfaction of the Department of Public Works;

45. The applicant shall lengthen the median at the western most driveways along west Stockton Boulevard to restrict left-out movements from both opposite driveways (North & South) to the satisfaction of the department of public Works. Any additional treatments deemed necessary at the intersection to comply with this condition shall be constructed to the satisfaction of the Department of Public Works;

46. The applicant shall provide a minimum of 250 feet stacking for the eastbound left turn pocket located at the intersection of west Stockton and the North/south road to the satisfaction of the Department of Public Works;

47. The lane configurations for the southbound approach at the intersection of West Stockton Boulevard and the North/South Road shall be determined at the plan check phase and shall be constructed to the satisfaction of the Department of Public Works;

48. The applicant shall provide full turning movements at intersection No.6 per the EIR (first driveway east of the North/South Road) to the satisfaction of the Department of Public Works;

49. The applicant shall remove the first two driveways along the North/South road immediately south of the intersection of North/South Road and West Stockton Boulevard serving the proposed childcare and the 6,000 sq.ft. restaurant. These uses shall be served by one driveway on either side of the North/South Road, and the driveways shall align together to the satisfaction of the Department of Public Works;

51. The applicant shall construct a westbound left turn pocket along West Stockton Boulevard serving the driveway between the proposed Commercial A and Commercial B buildings. The left turn pocket shall be constructed with a minimum of 100 feet stacking and a 50 foot taper to the satisfaction of the Department of Public works. The applicant shall also construct a landscaped center median at the west side of said driveway to the satisfaction of the Department of Public Works;

52. The applicant shall dedicate sufficient right-of-way and construct Bruceville Road with full frontage improvements as shown on the Tentative Map and to the satisfaction of the Department of Public Works. The construction of Bruceville Road is subject to reimbursement for overwidth pavement from the Major Street Construction Tax (subject to fund availability);

53. The applicant shall dedicate a 12.5 foot pedestrian access easement adjacent to all swales along West Stockton Boulevard and the North/South Road to accommodate a meandering sidewalk to the satisfaction of the Department of Public Works;

54. Adjustments to some roadway cross sections may be required (by the City) and to be determined at the plan check phase to the satisfaction of the Department of Public Works;

55. With each Special Permit the Department of Public Works shall determine all necessary improvements required. Any conditions and/or improvements not satisfied shall be constructed and completed prior to or concurrent with the last special permit of the PUD and to the satisfaction of the Department of Public Works.

Heather Fargo
MAYOR

ATTEST:

A. Cancelmo
CITY CLERK

P00-147

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EXHIBIT 1B - PUD Text

COLLEGE SQUARE SHOPPING CENTER

Planned Unit Development Guidelines

October 31, 2002
(Rev#1-Planning Dept.) June 23rd, 2003
(Rev#2-Planning Dept.) December 1st, 2003

College Marketplace, LLC
1512 Eureka Road, Suite 130
Roseville, CA 95661
Tel: 916-791-646

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SECTION I. PURPOSE AND INTENT

College Square is a Planned Unit Development (herein referred to as "the PUD") constituting a total of approximately 51.38 net acres to be designated as a (C-2) zone and multi family zone. The following uses are prohibited under the PUD Guidelines for the C-2 Zone:

-adult entertainment business

-adult related establishments

-drive-in theatre

-furniture refinishing

-golf course

-boat dock & marina

-mini storage/locker building

-cemetary

-RV/mobile home sales yard/RV storage

-bus & vehicle maintenance

-towing service and storage yard

-Freestanding or inline liquor stores less than 8,000 sq.ft.
Regional liquor retailers larger than 8,000 sq. ft. are allowed.
Stores that specialize in the sale of wine and beer are allowed with the following restrictions:

- *No fortified Wine*
- *No fortified Beer*
- *No single container sales*

-Alcohol sales in the gas station shall be restricted as follows:

- *No hard liquor sales at any time*
- *No sale of fortified wines*
- *No sale of fortified beer*

- *No single container sales*
- *Sales are restricted to beer and wine only*
- *No sale of beer or wine after 11:00 P.M.*

These guidelines, as approved and accepted by the City of Sacramento City Council, shall be adopted and used by the PUD's and the City. The Owner(s) and/or Owner's representative(s) shall be responsible for establishing and maintaining the, codes, covenants and restrictions identifying the terms and criteria for membership and providing successors. The CC&R shall adhere to the following objectives in reviewing development plans:

1. To develop the land in the PUD in a manner which complements and enhances the value of the land and the structures within and adjacent to the PUD.

2. To provide a guide for the use by architects, engineers, City staff, and elected and appointed City decision-makers during the review process for each Special Permit requested for development in the PUD.

3. To establish circulation, safety, comfort, convenience and general welfare.

4. To encourage the development of a variety of housing types such as apartments, attached and detached single family dwellings, condominiums, senior housing, and assisted living facilities. A combination of rental and ownership units is encouraged.

The guidelines shall incorporate the Schematic Plan for the College Square PUD as approved by the City Council. These Guidelines are intended as a supplement to existing City Ordinances and shall prevail when different from other applicable City Ordinances. Any amendments hereto can only become effective upon approval by the Planning Commission which the City Council of the City of Sacramento.

SECTION II. PROCEDURES FOR APPROVAL

A. **Special Permit Required:** Development of certain uses within the PUD shall be subject to Special Permit approval by the City Planning Commission. These uses are specifically listed in Table 1 of these guidelines. Special Permit development plans shall be in conformance with the Schematic Plan and PUD Guidelines approved by the City Council. The PUD Guidelines shall establish the architectural theme(s) for the PUD.

B. **Preliminary Review:** Preliminary plans shall be submitted to the Planning Director for preliminary review prior to submission of an application to amend the

PUD Guidelines and/or Schematic Plan. A preliminary review of Special Permit applications may be required when the City determines that such a review is essential to a thorough review.

C. **Project Application:** The following information shall be submitted with a Special Permit application:

1. Project Application: The project application shall include the names and addresses of the applicant, architect, contractor, developer and engineer.

2. Site Plan(s): The Site Plan shall show the following:

   a. All roads, street names, easements, bus stops, and public right-of way.

   b. Topography showing existing grades and proposed grades at one-foot intervals with spot elevations as required to clarify drawings, together with building corner elevations.

   c. Locations of existing buildings, proposed buildings, and proposed building pads.

   d. Front, side and rear setbacks and distances from buildings to property or parcel lines at perimeter of PUD.

   e. Locations and details of site drainage including pipes, berms, ditches, swales, sewer alignments, manholes, and invert grades.

   f. On-site circulation including ingress/egress, driveways, parking areas and typical parking stalls, maneuvering aisles, loading, truck delivery routing and service areas, walkways, and any outdoor seating or gathering areas.

   g. Locations of trash enclosures, compactors, recycling facilities (including outside storage and screening devices for trash), mechanical and communication equipment, and meters.

   h. Sewer alignments and location of manhole and invert grades.

   i. Land use for distribution including percentage and square footage of the sire used for the following:

      1) Building Pad.

2) Surface parking and any other areas.
3) Landscaping (includes private sidewalks and patios)

j. Bar Scale.

k. Phasing Scheme, if applicable.
l. Retaining walls as needed.

m. Temporary and permanent fences including materials and height

3. Landscaping Plan: The Landscape Plan shall be consistent with these Guidelines

4. Elevations: The building elevations shall be consistent with these Guidelines and shall show the following:

   a. Roof projections and/or roof plan and screening treatment.

   b. Exterior building elevations shall depict all sides and height to top plate and top of roof and screening elements.

   c. Exterior colors and materials of construction (prior to public hearing).

5. Miscellaneous Documentation: This information may be obtained concurrently with the processing of the Special Permit application, but shall be obtained prior to granting of any special permit.

   a. Written documentation of consultation with Regional Transit regarding the impacts of the development design on transit efficiency and effectiveness in serving the entire development, if such development differs substantially from the PUD Schematic Plan or special permit(s) approved for the College Square project. Single tenant pad buildings and shop space of less than 15,000 square feet of building area shall not be subject to this requirement.

   b. Transportation Systems Management Plan submittal shall be regulated by, and be subject to, the provisions of the City Zoning Ordinance and/or provisions in the Mitigation Monitoring Plan developed by, and kept on file with the City's Planning and Building Department.

   c. Lighting Plan: The lighting plan shall be consistent with these Guidelines and shall show the following:

1) Location of all exterior site lighting.

2) Design of all exterior lighting including colors, materials, height, and approximate wattage.

3) Plot plan showing overall luminance of the proposed lighting (i.e., foot candles)

d. Signage Plan: A Signage Plan shall be submitted with each Special Permit Application, shall be consistent with these Guidelines and shall indicate the locations of all permanent signs. A separate signage permit will be required for construction of approved signage.

SECTION III. PROCEDURES FOR AMMENDMENT

Amendments to the Schematic Plan and/or Guidelines shall be approved by the City Council or, in limited circumstances by the Planning Commission. The Schematic Plan approved by the City Council concurrently with these Development Guidelines is conceptual in nature, and adjustments that do not materially affect the nature or character of the PUD, such as building orientation, placement of buildings and entrances, landscaping, parking configuration, and relocation of land uses may be made during the Special Permit process without the need to amend the Schematic Plan.

The PUD schematic plan and special permit documents shall designate building limit lines. The configuration of buildings within these lines may be modified without the need to modify the schematic plan or special permit. The overall building area for the PUD, however, cannot exceed that which was previously approved.

SECTION IV. PERMITTED USES

A. **Compliance with Schematic Plan:** Compliance with Schematic Plan shall be determined by the Planning Commission for Special Use Permits or by the Planning Director for minor modifications to the Schematic Plan as described above. Section III of the Guidelines outlines procedures for amendment of the Schematic Plan.

B. **Permitted Uses:** The intent of the PUD is to serve the surrounding area with: Neighborhood-oriented and community serving retail uses; residential uses; office uses; public uses, including transit stations and related uses.

Areas North of W. Stockton Blvd. will be designated for community and neighborhood retail uses, with pedestrian links provided to the mixed use/transit oriented development area south of the future extension of West Stockton Boulevard. The eastern quadrant of this mixed use area will be comprised principally of multi-family and senior residential uses with residential, office and commercial uses allowed in area parallel to the South side of West Stockton Blvd and East of Bruceville Road. The Westerly half of the area south of W. Stockton Blvd. excepting the commercially zoned parcels may be utilized by the Sacramento Regional Transit District (RT) for a transit center comprised of one or more of the following components: Light Rail station, bus transfer station, multi-modal station, park and ride lot. Should this area be utilized for any such RT uses, joint use opportunities with RT will be strongly encouraged, including shared parking, mixed retail/residential and/or retail/office development, and convenient pedestrian linkages between uses.

C. **Building and Occupancy Standards:** The overall non-residential building square footage as approved in the PUD has been indicated on the schematic site plan. A range of residential units from a minimum of 484 to a maximum of 724 units, if the transit station park and ride lot is located off-site, are approved for the College Square PUD.

D. **Fencing and Walls Requirement:** Open fencing with pedestrian gate access at regular intervals shall be encouraged along property lines where residential uses abut non-residential uses. No fencing or dividing structures of any kind shall be required in areas designated for transit-mixed use development. Solid (e.g., masonry walls) shall be discouraged between residential and non-residential uses within the plan areas in order to best facilitate the open area master plan.

Hours of Operation: Commercial uses, daycares and senior care facilities in the PUD may operate 24 hours a day, except as otherwise limited by the planning commission or city council through the special permit process.

SECTION V. ENVIRONMENTALSTANDARDS

A. **General:** All buildings, structures, paved areas and building materials, color schemes, and landscape elements shall be designed and constructed so as to create a unique and desirable environment for the intended use(s). The project should be distinctive as viewed from along the major roadways.

B. **Landscaping:**

1. Objectives:

a. Reinforce the major pedestrian connection systems that abut the roads and driveways and the pedestrian connections between the retail, transportation, office and residential areas.
b. Provide for human scale and visual organization in parking lots.
c. Loading areas, service yards, and utility equipment shall all be screened where practical using enhanced landscaping.
d. Design the landscaping to maximize energy conservation, human comfort, and promote biodiversity with the introduced landscape.
e. The landscape concept shall encourage and frame views of the project.
f. Internal streets and major pedestrian circulation routes shall be articulated differently from the parking field in order to reinforce the design theme, identify the circulation system as a way-finding element, and to reduce the scale of the parking field.
g. Landscape enhancements at internal drives and pedestrian circulation routes may include ornamental tree plantings and vertical tree plantings.

2. General: Landscaping shall comply with applicable City of Sacramento ordinances for drought tolerance and shall be composed of natural and decorative trees, ground cover and shrubs with automatic irrigation systems.

3. Approval of Landscape Plans: Special Permit applications shall include submittal of preliminary landscape and shading plans. The purpose of the Landscape Plan is to ensure integration and compatibility of landscaping for the site.

4. Plant List: All trees, shrubs, and groundcover types shall conform to the following PUD Plant List (Table 2list4ed at the end of this section) unless an alternative type is approved by the City's Planning Director or Planning Commission.

5. Additional Accent Planting to meet tenant criteria may be incorporated with approval of the City of Sacramento Planning Department.

6. Minimum Landscaping Coverage: The minimum landscape coverage percentage for any property or project within the PUD shall be pursuant to City standards.

7. The term "landscape area" shall refer to all areas within a given parcel not located in a structure and not utilized for truck loading, storage, or refuse

collection. Landscape areas, unless otherwise indicated, may include all walkways, hardscape, landscaping, and treescape locations in parcel areas.

8. Parking and back-up space shall be landscaped to comply with the City of Sacramento Zoning Ordinance Section 17.68.010 c: "Trees shall be planted and maintained throughout the surface parking lot to ensure that within 15 years after the establishment of the parking lot, at least 50 percent of the parking area will be shaded." Truck loading areas are not required to be shaded.

9. Underdeveloped Areas: All areas not utilized for circulation, parking and services shall be landscaped utilizing groundcover, shrubbery or trees. Underdeveloped areas proposed for future construction shall be maintained in a reasonably weed free condition but need not be fully landscaped.

10. Landscaping of Rear Building Elevations: Side and rear elevations of any building visible from surrounding roadways shall be landscaped with attractive, varying materials. However, such landscaping shall not interfere with the visibility and identification of business establishments.

11. Screening of Service Areas: Architecturally designed, compatibly-styles structures with plantings shall be used to screen service areas for loading, trash and recyclable material storage, and any approved external storage areas. It is contemplated, however, that landscaping features could interfere with the successful operation of a business or approved use. When/if this occurs, such landscaping may be modified in a manner to reduce such conflicts. A minimum 6'-0" high wall shall be provided at trash enclosures and loading areas. Note" Trash and recycling containers within enclosed loading areas are not required to have separate enclosures.

12. Installation of Landscaping: Prior to the issuance of any temporary certificate of occupancy permit, each project's landscaping, including permanent automatic irrigation system, shall be installed to the City's satisfaction. Plants shall vary in size: 1 and 5 gallon shrubs; 15 gallon and 24 inch box trees.

13. Landscape Maintenance: A landscape maintenance program shall be established to ensure that the landscape elements are well maintained. All landscaped areas shall be fully irrigated with a permanent automatically controlled underground irrigation system.

14. All landscaped areas within each zone shall be planted and irrigated in accordance with the planting palettes and criteria recommended in these design guidelines. All trees shall be double staked. Trees shall be secured

with flexible tree ties and shall be staked in at least two laces on species such as Chinese Pistache where extra support is required to maintain a straight trunk.

15. The irrigation system shall be designed to minimize spray onto non-planted areas.

16. All irrigation heads within traffic or pedestrian areas shall be pop-up type heads. No fixed risers are permitted in these areas.

17. Irrigation systems shall be designed to provide the appropriate amount of water to each plant as efficiently as possible without over-watering.

18. The owner of each parcel shall at times properly maintain and keep the entire parcel, including all improvements, in a safe, clean and sightly condition, in a good state of repair, and shall comply in all respects with all governmental, health, fire and police requirements.

19. The owner of each parcel shall, at his/her own expense, remove rubbish of any character whatsoever which may accumulate on such parcel.

20. Undeveloped parcels shall be maintained in a neat, weed-free condition at the owner's expense.

Table 1

PLANT LIST

All plant materials must be selected from the Plant Species List below and other plants as approved by the Planning Department, subject to confirmation from site-specific soils analysis that plant species will survive.

Large Trees (50' – 100')
WATER USAGE

HIGH	Acer rubrum	Red Maple
MEDIUM	Acer saccharum	Sugar Maple
MEDIUM	Aver plantanoides	Norway Maple
HIGH	Alnus rhombifolia	White Alder
MEDIUM	Araucaria heterophylla	Norfolk Island Pine
MEDIUM	Calocedrus decurrens	Incense Cedar
MEDIUM	Catalpa speciosa	Western Catalpa
LOW	Cedrus deodara	Deodar Cedar

LOW	Celtis australis	European Hackberry
MEDIUM	Cinnamomum camphora	Camphor
MEDIUM	Gingko Biloba	Maidenhair Tree
MEDIUM	Gelditsia triacanthos	Honeylocust
HIGH	Liriodendrum tulipifera	Tulip Tree
MEDIUM	Magnolia grandiflora	Southern Magnolia
HIGH	Picea abies	Norway Spruce
HIGH	Picea pungens	Colorado Spruce
MEDIUM	Pinus canariensis	Canary Island Pine
LOW	Pistachia chinensis	Chinese Pistache
MEDIUM	Platanus acerifolia	London Plane Tree
MEDIUM	Platanus racemosa	California Sycamore
MEDIUM	Populus nigra "Italica"	Lombardy Poplar
LOW	Quercus lobata	Valley Oak
LOW	Quercus suber	Cork Oak
LOW	Quercus wislizenii	Interior Live Oak
MEDIUM	Quercus robur	English Oak
MEDIUM	Quercus rubra	Red Oak
MEDIUM	Quercus wilensii	Interior Live Oak
LOW	Sequoia sempervirens	Coast Redwood
MEDIUM	Ulmus parvifolia	Chinese Elm
MEDIUM	Zelkova serrata	Green Vase Zelkova

Medium Trees (30' – 50')
WATER USAGE

MEDIUM	Alnus cordata	Italian Alder
HIGH	Betula jacquemontii	Himalayan Birch
MEDIUM	Capinus betulus	European Hornbeam
LOW	Celtis sinensis	Chinese Hackberry
LOW	Ceratonia siliqua	Carob
LOW	Cercidum floridum	Blue Palo Verde
LOW	Cercis Canadensis	Eastern Redbud
MEDIUM	Liquidambar styraciflua	Sweet Gum
MEDIUM	Magnolia grandiflora	Southern Magnolia
MEDIUM	Maytenus boaria	Mayten Tree
MEDIUM	Morus alba "Fruitless"	Fruitless Mulberry
HIGH	Nyssa sylvatica	Sour Gum
LOW	Pinus halepensis	Allepo Pine
LOW	Pinus eldarica	Afghan Pine
MEDIUM	Pinus sylvestris	Scotch Pine
HIGH	Populus fremontii	Fremont Cottonwood
MEDIUM	Pyrus calleryana	Ornamental Pear

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LOW	Quercus ilex	Holly Oak
MEDIUM	Sapium sebiferum	Chinese Tallow Tree
LOW	Schinus molle	California Pepper Tree
MEDIUM	Sophora japonica	Pagoda Tree
HIGH	Tilia cordata	Linden
MEDIUM	Umbellularia californica	California Bay

Small Trees (15' – 30')
WATER USAGE

LOW	Acacia baileyana	Bailey Acacia
HIGH	Acer ginnala	Amur Maple
HIGH	Acer palmatum	Japanese Maple
LOW	Albizia julibrissin	Silk Tree
MEDIUM	Arbutus unedo	Strawberry Tree
LOW	Cercis occidentalis	Western Redbud
HIGH	Cornus florida	White Eastern Dogwood
MEDIUM	Crataegus laevigata	English Hawthorn
MEDIUM	Crataegus phaenopyrum	Washington Hawthorn
LOW	Eleagnus angustifolia	Russian Olive
MEDIUM	Eriobotrya deflexa	Bronze Loquat
MEDIUM	Geijera parviflora	Australian Willow
MEDIUM	Koelreuteria paniculata	Goldenrain Tree
LOW	Lagerstroemia indica	Crape Myrtle
HIGH	Ligustrum lucidum	Glossy Privet
HIGH	Magnolia soulangiana	Saucer Magnolia
HIGH	Magnolia stellata	Star Magnolia
HIGH	Malusn spp.	Snow Crabapple
HIGH	Malus floribunda	Flowering Maple
HIGH	Podocarpus gracilior	Fern Pine
HIGH	Prunus serrulata	Flowering Cherry
LOW	Prunus lyonii	Catalina Cherry
MEDIUM	Prunus blieriana	Flowering Plum
MEDIUM	Prunus cerasifera	Purple Leaf Plum
MEDIUM	Prunus caroliniana	Carolina Laurel Cherry
MEDIUM	Pyrus kawakami	Evergreen Pear
LOW	Raphiolepis x	"Majestic Beauty"
LOW	Rhus lancea	African Sumac

Large Shrubs (6' – 15')
WATER USAGE

HIGH	Abelia grandiflora	Glossy Abelia

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LOW	Acacia baileyana	Bailey Acacia
HIGH	Aucuba japonica	Japanese Aucuba
LOW	Berberis thunbergii	Barberry
LOW	Callistemon citrinus	Lemon Bottlebrush
HIGH	Camellia japonica	Camellia
LOW	Ceanothus thyrsiflorus	Blue Blossom
HIGH	Cocculus laurifolius	Laurel-leaf Snailseed
HIGH	Cornus stolonifera	Red Twig Dogwood
LOW	Cotoneaster lacteus	Parney Cotoneaster
HIGH	Cyperus papyrus	Umbrella Plant
LOW	Diosma album	White Breath of Heaven
LOW	Diosma pulchrum	Pink Breath of Heaven
LOW	Dodonea viscosa	Hopseed Bush
LOW	Dodonea viscosa	Purple Hopseed Bush
MEDIUM	Escallonia rubra	Escallonia
LOW	Euonymus alata	Burning Bush
MEDIUM	Feijoa sellowiana	Pineapple Guava
MEDIUM	Forsynthia intermedia	Golden Bells
MEDIUM	Grevillea "Canberra"	Canberra Grevilea
LOW	Heteromeles arbutifolia	Toyon
HIGH	Ilex altaclarensis	Wilson Holly
HIGH	Ilex aquifolium	San Gabriel Holly
LOW	Lagerstroemia indica	Crape Myrtle
LOW	Laurus nobilis	Grecian Laurel
HIGH	Ligustrum japonicum	Waxleaf Privet
HIGH	Magnolia stellata	Star Magnolia
LOW	Mahonia lomarifolia	Burmese Grape
LOW	Nerium oleander	Oleander "Mrs. Roeding"
LOW	Nerium oleander	Oleander "Little White"
LOW	Nerium oleander	Oleander
MEDIUM	Osmanthus fragrans	Sweet Olive
MEDIUM	Phorium tenax	New Zealand Flax
MEDIUM	Photinia fraseri	Red-lead Photinia
MEDIUM	Photinia serrulata	Chinese Photinia
MEDIUM	Pittosporum crassifolium	ncn
MEDIUM	Pittosporum eugenioides	Tarata
MEDIUM	Pittosporum tobira	Mock Orange
MEDIUM	Pittosporum teniufolium	Towhiwhi
MEDIUM	Pittosporum undulatum	Victorian Box
MEDIUM	Podocarpus macrophyllys	Yew Pine
MEDIUM	Prunus cistena	Sandcherry
MEDIUM	Prunus caroliniana	Carolina Cherry "Bright n Tight"
MEDIUM	Prunus caroliniana	Carolina Cherry "Com-pacta"

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LOW	Pyracantha coccinea	Pyracantha
LOW	Rhamnus alternus	Italian Buckthorn
LOW	Rosmarinus officinalis	Rosemary "Miss Jessop's Upright"
MEDIUM	Syzygium paniculatum	Brush Cherry

Medium Shrubs (3' – 6')
WATER USAGE

HIGH	Abelia grandiflora	Pink Abelia "Sherwoodi"
LOW	Agapanthus orientalis	Lily-of-the-Nile "Alba"
LOW	Arbustus unedo "Compacta"	Dwarf Strawberry Tree
LOW	Berberis thunbergii	Red-leaf Barberry "Atropurpurea"
MEDIUM	Buxus microphylla japonica	Japanese Boxwood
MEDIUM	Chaenoleles japonica	Flowering Quince
HIGH	Choisya ternate	Mexican Orange
LOW	Cistus purpureus	Orchid Rockrose
LOW	Citrus limon	Lemon
LOW	Echium fastuosum	Pride of Madeira
MEDIUM	Escallonia "Fradesii"	Escallonia
MEDIUM	Euonymus alata	Companct Winged Euonymus "Compacta"
HIGH	Gardenia jasminoides	Mystery Gardenia
MEDIUM	Grevilea "Noelii"	ncn
MEDIUM	Hydrangea macrophylla	Bigleaf Hydrangea
HIGH	Ilex crenta	Japanese Holly
LOW	Lavandula angustifolia	English Lavender "Munstead"
LOW	Lavandula stoechas	Spanish Lavender
HIGH	Ligustrum vulgare	Lodense Privet "Lodense"
LOW	Mahonia aquifolium	Oregon Grape
MEDIUM	Myrsine africana	African Boxwood
LOW	Nandina domestica	Dwarf Heavenly Bamboo "Compacta"
LOW	Nandina domestica	Heavenly Bamboo
LOW	Nerium oleander "Petite"	Oleander
MEDIUM	Phormium tenax "Maori Chief"	New Zealand Flax
MEDIUM	Pittosporum tobira	Tobira "Variegata"
HIGH	Polystichum munitum	Sword Fern
HIGH	Potentilla fruticosa	Cinquefoil
HIGH	Prunus glandulosa	Flowering Almond
LOW	Raphiolepis indica	India Hawthorn
HIGH	Rosa californica	Rose
LOW	Rosmarinus officinalis	Rosemary
LOW	Salvia clevelandii	ncn
LOW	Salvia greggii	ncn

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LOW	Salvia leucantha	Mexican Bush Sage
MEDIUM	Sarcoccocca ruscifolia	ncn
MEDIUM	Spirea bumalda	ncn
MEDIUM	Spirea thunbergii	ncn
MEDIUM	Spirea vanhouttei	ncn
MEDIUM	Strelitzia nicolai	Giant Bird of Paradise
MEDIUM	Strelitzia reginae	Bird of Paradise
LOW	Viburnun tinus	ncn "Spring Bouquet"
LOW	Xylosma congestum	Shiny Xylosma "Compacta"

Small Shrubs (under 3')
WATER USAGE

HIGH	Abelia grandiflora	White Abelia "Prostrata"
LOW	Agapanthus orientalis	Dwarf Lily-of-the-Nile "Peter Pan"
HIGH	Azalea indica	Azalea
LOW	Berberis thunbergii	Crimson Pygmy Barberry "Crimson Pygmy"
LOW	Eriogonum fasciculatum	California Buckwheat
HIGH	Gardenia jasminoides	"Little Gem" ncn
HIGH	Iris douglasiana	ncn
MEDIUM	Limonium perezii	Statice
LOW	Mahonia aquifolium	Dwarf Oregon Grape "Compacta"
LOW	Myrtus communis	Dwarf Roman Myrtle "Compacta"
LOW	Nandina domestica	Dwarf Heavenly Bamboo "Harbor Dwarf"
MEDIUM	Phormium tenax	New Zealand Flax "Jack Spratt"
MEDIUM	Pittosporum tobira	"Wheeler's Dwarf" ncn
MEDIUM	Spirea nipponica	ncn
LOW	Teucrium chamaedrys	ncn
LOW	Tulbaghia violacea	Society Garlic "Variegata"

Ground Covers:
WATER USAGE

LOW	Arctostaphylos	"Emerald Carpet" ncn
MEDIUM	Arctotheca calendula	Cape Weed
HIGH	Campanula poscharskyana	
LOW	Cerastium tomentosa	Snow-in-Summer
MEDIUM	Ceratostigma plumbaginoides	
LOW	Cotoneaster apiculatus	
LOW	Cotoneaster horizonatalis	Rock Cotoneaster
MEDIUM	Euonymus fortunei	"Minima"
MEDIUM	Euonymus fortunei	
LOW	Festuca californica	

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LOW	Festuca ovina	"Glauca"
HIGH	Fregaria chiloensis	Ornamental Strawberry
LOW	Gazania	
MEDIUM	Glechoma hederacea	Ground Ivy
MEDIUM	Hedera helix "Hahnii"	English Ivy
MEDIUM	Henerocallis sp	Daylily
LOW	Hypericum calycinum	Creeping St. John's Wort
MEDIUM	Lantana montevidensis	Trailing Lantana
HIGH	Liriope muscari	Blue Lily Turf
MEDIUM	Liriope spicata	Creeping Lily Turf
MEDIUM	Lonicera japonica	Hall's Honeysickle "Halliana"
LOW	Lysimachia nummularia	Moneywort
LOW	Nandina domestica	Dwarf Heavenly Bamboo "Harbor Dwarf"
HIGH	Ophiopogon japonicus	Mondo Grass
MEDIUM	Osteospermum fruticosum	African Daisy
HIGH	Potentilla verna	Spring Cinquefoil
LOW	Rosmarinus officinalis	Rosemary
LOW	Santolina virens	
LOW	Santolina chamaecyparissus	Lavender Cotton
LOW	Thymus citriodorus	
MEDIUM	Trachelospermum asuaticum	Asian Jasmin
MEDIUM	Trachelospermum jasminoides	Star Jasmine
MEDIUM	Verbena	
HIGH	Verconica spicata "Red Fox"	
LOW	Vinca minor "Bowles"	

Vines
WATER USAGE

HIGH	Ficus pumila	Creeping Fig
MEDIUM	Gelsemium sempervirens	Carolina Jessamine
MEDIUM	Hardenbergia violacea	
MEDIUM	Jasminum polyanthum	Pink Jasmine
MEDIUM	Lonicera japonica	Purple Honeysuckle "Purpurea"
MEDIUM	Lonicera japoinca	Hall's Honeysuckle "Halliana"
MEDIUM	Mandevilla laxa	Chilean Jasmine
MEDIUM	Parthenocissus tricuspidata	Boston Ivy
MEDIUM	Parthenocissus quinquefolia	Virginia Creeper
MEDIUM	Passiflora pfordtii	Blue Crown Passion Flower
MEDIUM	Rosa banksiae	Bank's White Rose "Alba Plena"
MEDIUM	Rosa banksiae "LuteaL	Bank's Yellow Rose
MEDIUM	Trachelospermum jasminoides	Star Jasmine
MEDIUM	Wisteria sinensis "Blue"	Chinese Wisteria

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Ornamental Grasses

WATER		USAGE
MEDIUM	Acorus	Sweet Flag
MEDIUM	Arrhenatherum elatius bulbosum	Rattlesnake Grass
LOW	Festuca amethystine "April Green"	
LOW	Festuca ovina "Glauca"	
MEDIUM	Helictotrichon sempervirens	Blue Oat Grass
LOW	Imperata cylindrical rubra	Japanese Blood Grass
MEDIUM	Miscanthus sinensis	Eulalia
MEDIUM	Muelenbeckia rigens	Deer Grass
MEDIUM	Pennisetum setaceum	Purple-leafed Fountain Grass
MEDIUM	Stipa pulchra	Purple Needlegrass

C. Setbacks

1. Definitions:

   a. Street Setbacks: The amount of yard that must be dedicated to landscaping from back of curb. Up to 50% of the minimum setback may be within the City right-of-way.

   b. Side and Rear Yard Setbacks: The amount of yard that must be dedicated to landscaping.

   c. Attached or detached sidewalks or walkways, plazas, patios, curbs, landscape walls, signage and graphics, and landscaping may be installed within setback areas. Overhangs of up to three feet may be included in setback areas.

   d. Street Right-of-Way: In order to accommodate the meanderings or detached sidewalks, parking lots or buildings abutting public street frontages shall have a minimum 25-foot wide setback from back of curb. The areas shall be landscaped with a combination of trees, shrubs and groundcover from the approved Plant List in Section V.B.3. The height of shrubbery shall not exceed 30 inches.

   e. Front Setback Area: Special landscaping walls, signage, and graphics features shall be employed to enhance and designate the main frontage the PUD along Bruceville Road. A minimum

25-foot wide landscape setback from back of curb shall be provided on Bruceville Road and Consumnes River Blvd.

f. Side Yard Setback: The property line at the edge of the PUD shall have a minimum landscape setback of 15'. Those areas facing the freeway shall be landscaped with a combination of trees, shrubs and groundcover from the approved Plant List shown in Table 2. The height of the shrubbery shall not exceed 30 inches.

g. Rear Setback Areas: The setback areas along the south property lines shall accommodate a minimum 15-foot landscaped area. The areas shall be landscaped with predominately evergreen trees, shrubs and groundcover. This landscape setback may be within the proposed light rail easement.

h. Internal property lines within the PUD have no setback requirements or landscaping regulations.

D. Circulation:

1. Pedestrian Circulation: Walkways shall be designated to link all buildings within the PUD. These walkways must provide connections to street access, bus stops, parking areas, adjacent structures and abutting properties. Walkways shall be designed with pedestrian health and safety in mind. Walkways shall be landscaped to provide shade in the summer and shall be constructed to visibly and physically delineate the walkway from other roads or vehicular access. Lighting, scaled to the needs of the pedestrian, shall be provided for safety and aesthetics.

2. Connection: Walkways and related facilities shall be connected to the City's pedestrian/bicycle circulation system. Connection shall be designed and constructed to the satisfaction of the City Engineer.

3. Truck Circulation: Truck loading areas for major tenants over 20,000 s.f. shall be located to the rear or sides of the buildings. Small tenants and buildings are not required to have separate loading facilities and may be served from the front of their building.

4. Accessible Entrance: Safe and convenient access to the sire and to all building entrances shall be provided in accordance with the American with Disabilities Act. Access points shall have minimal grade changes, curb cuts,

ramps and railings integrated into the overall design in accordance with accessibility regulations.

E. Parking Standards:

1. Use Requirements:

   a. The overall parking requirement for all commercial uses within the College Square PUD is one space per 250 square feet of net building area. Reciprocal parking shall allow compliance based on the entire PUD requirement rather than on a parcel-by-parcel basis.

   b. Multi family residential uses shall be provided one parking space per unit. Senior independent living 3 spaces for every 4 units, assisted living one space per 4 units, and skilled nursing shall be provided one space per 10 units per bed.

   c. Additional parking for Garden Center and other outdoor promotional sales areas is not required.

2. Location of Parking

   a. Transportation Systems Management: Carpool, vanpool and bicycle parking spaces shall be located near the building entrances

   b. Accessible Parking: Accessible parking spaces shall be located closest to the employee and customer entrances to the building. Accessible parking spaces shall be distributed across the site on a prorata basis for the entire center rather than on a parcel by parcel basis.

   c. Bicycle Parking: Bicycle racks and enclosures/lockers for public use shall be located within public view, out of the way of pedestrian movement, and within site of building entries. Bicycle enclosures/lockers for employee use may be located in employee areas outside of public view. The number and type of bike racks and enclosures required shall be as specified in the City Zoning Ordinance unless otherwise specified in a PUD Transporation System Management (TSM) plan.

d. Reciprocal Parking: To eliminate the need for entitlement(s) to allow reciprocal parking, reciprocal parking between adjacent parcels within the PUD shall be allowed, provided that appropriate access agreements are recorded and that minimum parking is provided for all uses.

3. Parking Lot Construction Requirements:

a. Stall dimensions and maneuvering areas shall correspond to the standards provided in the City Zoning Ordinance. The use of individual prefabricated wheel stops is discouraged.

b. A maximum of 40 percent of all vehicle-parking spaces may be compact spaces.

c. Curbs, drives and parking surfaces shall be constructed in accordance with current City Standards.

d. Textures: Driveway entrances and walkways shall be identified by asphalt or stamped and/or colored asphalt or concrete, brick or tile pavers, exposed aggregate or other similar material.

F. Exterior Lighting:

1. Exterior Lighting is to be designed in a coordinated manner that enhances the quality image of this project, provides safety and security for all users in the project and is compatible with surrounding development.

2. Illumination of tenant signage must be coordinated and consistent. Neon lighting may be used and must be compatible with other lighting in the project. Exterior illumination should be color-corrected, warm-white in tone. Differing types of illumination must be designed to be compatible.

3. Parking lots lighting shall be metal halide light source.

4. Parking lot pole heights shall not exceed 20' feet.

5. Throughout the project area, sodium vapor lighting is discouraged.

6. Soffit or wall-mounted down lights at building entrances are preferred (same light source).

7. Service doors, metal boxes, aboveground transformers and other utilities should not be highlighted with lighting.

8. All exterior lighting must be shielded to prevent off-site glare.

9. No security light fixtures shall be mounted above wall fascia or on roof of building.

10. Security lighting for man-doors shall use wall-mounted down lighting fixtures and not "Walpak" type fixtures, except in screened service areas. "Walpak" type security lighting fixtures are permitted only behind screen walls or opaque landscaping in loading and service areas.

11. Lighting deign shall be such as not to produce hazardous glare to motorists, building occupants, residents of adjacent areas, or the general public.

12. No roof-top lighting, including searchlights, illuminating advertisements, or balloons shall be permitted except in the case of security lights if deemed necessary and installed so as to not be intrusive to neighboring property owners and motorists.

13. Site walls may be ground illuminated.

14. Covered accent lighting will be allowed.

G. Performance Standards:

1. Purpose and Intent: It is the intent of these Guidelines to prevent any use in the PUD which may create dangerous, injurious, noxious or otherwise objectionable conditions.

2. Nuisances: No nuisance shall be permitted to exist in the PUD. The tern "nuisance" shall include, but not be limited to, any use which:

    a. Emits dust, sweepings, dirt, fumes, odors, gases, or other substances into the atmosphere that may adversely affect the health, safety, or welfare of persons working within the PUD or residing in adjacent neighborhoods.

b. Discharges of noxious liquids or solid wastes or other harmful matter into any stream, river, or other body of water which may adversely affect the health, safety, or welfare of persons working within the PUD or residing in adjacent neighborhoods.

c. Exceeds permissible noise levels as established by the City's Noise Ordinance.

d. Stores hazardous or toxic materials on-site unless in compliance with all applicable governmental regulations.

3. Public Safety: To protect and enhance the public safety, the following measures shall be implemented:

a. A minimum lighting level of 1.5 foot candles as measured at the parking lot surface shall be maintained from one hour before dark until one hour after dark. A higher level of lighting is also allowed.

b. Individual businesses in the PUD shall have well lit, clearly visible, and well defined addresses.

c. A PUD Management Plan which details security measures shall be submitted for the review and approval of the City Planning Director and City Police Department at least two weeks before the issuance of any occupancy permits.

d. Should unauthorized after-hours use of the PUD parking lot become a problem following completion and operation of the PUD, the Owner(s) of the PUD and the City Police Department shall meet to develop and implement additional security measures and modifications to the Security Management Plan. If the security measures and modifications fail to reduce the problems arising from the unauthorized use after a reasonable period of time had elapsed, then the Police Department may require the Owner to close the parking areas with gates during after-hours periods to prevent unusual levels of criminal activity or loitering from taking place at the PUD. Before installation of the gate, the design and location of the gates shall be reviewed and approved by the City Planning Division, the City Traffic Engineer, and the Police Department. IF no agreement can be reached on additional security measures or gates for the parking area, the Owner(s) of the PUD may appeal the

matter to the City Planning Commission for a determination. The decision of the Planning Commission may be appealed to the City Council for final determination.

e. All parcels shall be posted with signs indicating "No Skateboards," "No Scooters," "No Rollerblades or Skates," and "No Loitering" and prohibit other such interests and unsafe conditions.

f. If requested by the City Police Department and/or Regional Transit, applicant shall make available to the City Police Department up to 1,000 sq. ft. of space at the rental rate of $1 per year including common area charges, for a manned mini-police service station. This condition will only apply if the facility is continuously staffed at City expense. Request for this space must be made within one year of completion of the construction of phase one, thereafter, compliance by applicant shall be based upon availability of applicable space

SECTION VI. BUILDING STANDARDS

Purpose and Intent

The purpose of the following architectural design guidelines is to foster an orderly and aesthetically pleasing development of high quality architecture that provides for diversity within a consistent architectural vocabulary.

The PUD is divided into three general themed areas.

- The first area (A) north of West Stockton Blvd. contains primarily neighborhood serving retail uses and backs directly onto Consumnes River Boulevard.
- The second area (B) south of West Stockton Blvd. contains more local servicing uses and is oriented more towards the transit patrons and West Stockton Boulevard.
- The third area south of West Stockton Boulevard, eastern quadrant, contains more multi-family dwelling uses.
- The three areas may differ in material, articulation, and theme.

Buildings in each area shall be designed to convey an image of consistency and quality. Natural materials may be used to create a environment that promotes a sense of establishment and permanence. No attempt should be made to establish a thematic that tries to literally reproduce a historic architectural style, i.e. Spanish, Western, etc.

A. Architectural Design:

The PUD shall have multiple architectural building themes. The intent of the design is to establish thematic intent and diversity within the PUD allowing for and achieving design diversity between each group of buildings. Consistent use of themes, materials, colors, and the building orientations shall be applied to the circulation systems within the PUD. The design of the PUD shall be compatible with the nearby and adjacent land uses and visually interesting from the surface streets. All building entries shall be well defined and may provide employee access through rear entrances.

B. Building Setbacks:

In order to promote the opportunity for an active street scheme and enrich the pedestrian experience, building setbacks shall be the same as the landscape setbacks listed elsewhere in these guidelines with the following exceptions.

Buildings adjacent to residential uses shall have a minimum setback of 15'-0". Any setbacks not identified above shall be as required by the City Zoning Ordinance or as approved by the City Planning Director. Setbacks along the public right-of-way shall be varied to avoid monotony of the streetscape.

C. Building Height:

For major tenants and inline shop buildings, the maximum height shall be 45 feet, which includes architectural details, such as tenant entries and towers. For pad buildings, the maximum height shall be 35 feet, with architectural details, such as tenant entries and towers, not to exceed 35 feet in height. Office buildings may not exceed 45 feet in height provided that if residential uses are included in any office structure, the maximum height may be increased to 65 feet. Residential structures may be no more than three floors except for residential care facilities immediately adjacent to the Rapid Transit Park & Ride which may be up to five floors in height.

D. Exterior Building Materials:

1. Finished building materials shall be applied to all sides of the building, including trash enclosures and mechanical and communications equipment screens.

2. Consistent building materials, architectural style, textures, colors, roof treatment and landscaping shall be utilized on all sides of buildings visible from roadways, adjacent properties or the general public.

3. All screening materials for HVAC, SMUD boxes, and other mechanical and/or communications equipment shall be compatible with the exterior building materials.

4. Stone or masonry columns should be used to support covered promenades, trellises and tenant entries.

5. A consistent cornice treatment should be used to articulate the top of the buildings throughout each of the themed areas.

6. Parapets heights shall be high enough to screen roof-mounted equipment from finish grade at roadways immediately adjacent to the site. Changes in parapet height shall be used to enhance tenant entries, provide tenant individualization, and articulate building elements (i.e., parapets and corners).

7. Building materials may consist of tilt up concrete, masonry, stone, cement plaster, metal, or other surface materials. Roof canopies and exposed roofing may be tile, metal, glass or Kalwall glazing. Roofing material and color should be consistent throughout each of the themed areas. Awnings may be either metal, glass, canvas, or other material approved by the Architectural Revision Committe.

8. Tenant entry facades should contain the primary tenant identification signs. The length, width, and height of the facade should accommodate a hierarchy of retailers to reflect the promotional value of each tenant.

9. Towers may be developed either in conjunction with tenant entries or as freestanding thematic elements. Any tower should be accented with lighting.

10. Exposed unpainted concrete block is not acceptable for exposed exterior surfaces other than in concealed service areas. However, the intent is not to preclude such concrete block construction as split face block, combed face block, texture block, slump stone or other similar materials.

E. Colors:

1. All colors shall be interesting and varied, but harmonious and compatible with the colors of other buildings in the PUD. The color scheme shall be subject to review and approval by the Committee.

2. Variations in color or multiple colors shall be appropriate with an overall, planned, and attractive palette of colors. Building colors shall be diverse with contrast of color value, tone and hue. The use of primary colors, bright colors and glossy colors may be used as accents or main building colors. Contrasting materials, patterns, textures, and color are encouraged to create

interest, focus, unity and compatibility for building face accent areas or features.

F. Pad Buildings

Pad buildings should contain diverse, yet compatible, elements within the themed area where it is located. Due to the wide variety of individual tenant requirements and the "accent" nature of these buildings, the "Committee" shall interpret their compliance with these guidelines.

G. Roof Projections and Design:

All air conditioning units, ventilating equipment, other mechanical equipment and communications equipment shall be completely screened or enclosed with materials compatible with the materials and colors of the exterior building finish.

H. Energy Conservation Standards:

1. Purpose and Intent: The purpose of these standards is to set forth cost-effective energy saving measures, which shall be incorporated into building design.

2. Buildings shall be designed to meet current Sate and Federal energy conservation requirements at the time of construction.

3. Landscaping shall be designed to shade structures, walks, streets, drives and parking areas so as to minimize surface heat gain.

4. Site design shall consider thermal and glare impacts of construction materials on adjacent structures, walkways, streets, drives, parking areas and vegetation.

5. Outdoor lighting shall provide the minimum level of site lighting commensurately with site security. A minimum of 1.5-foot candles as measured at the parking lot surface shall be maintained form one hour before dark until one hour after dark. A minimum of .25 foot candles shall be maintained along all alcoves and walkways.

6. Periodic energy-use audits shall be conducted by SMUD to identify wasteful consumption practices and opportunities for energy conservation.

I. Temporary Structures:

Temporary structures permitted include those related to the construction of a permanent building. Such structures may be placed on-site at the start of project construction but shall be removed at completion of construction of the permanent structures. Examples of such structures are trailers, mobile homes and other structures not affixed to the ground. Such structures shall be inconspicuous as possible and shall cause no inconvenience to the general public.

J. Loading Areas:

1. Truck loading dock(s) shall be an integral part of commercial structures. Loading areas oriented to any public right-of-way or adjacent to residentially zoned or utilized properties shall be screened at ground level adjacent to the loading area. Screening from elevated roadways and bridges shall not be required. The facilities shall not create a nuisance and shall be located in the most inconspicuous manner possible.
2. The site plan must provide adequate on-site space for service and delivery vehicles. Landscaped islands, curbs, and signs shall be used to clearly distinguish parking from loading and delivery areas and driving lanes.

K. Outside Storage:

1. Open-air storage of materials, supplies, equipment, mobile equipment, finished or semi-finished products or other articles are discouraged. All exterior storage areas shall be screened from view with landscaping and/or walls consisting with the architecture of the building.

2. No outside storage of overnight delivery trucks or fleet vehicles shall be permitted.

L. Trash Enclosures/Recycling Facilities/Trash Receptacles:

1. If trash enclosures and/or recycling facilities shall be located away from adjacent residential areas and in the most inconspicuous manner possible so as not to create a nuisance.

2. Outside garbage and recycling facilities shall not be located within any required landscaped setback area.

3. Outside garbage and recycling facilities shall be concealed by a minimum 6-foot high screening wall constructed of materials similar to and compatible with the building(s) it serves. Landscaping (shrubs and/or vines) shall be

placed along the screening walls to soften the presence of the facilities. Trees shall be provided to screen the overview of trash and garbage from the upper floors of adjacent or nearby buildings.

4. Outside garbage and recycling facilities shall have decorative, solid heavy gauge metal gates and cane bolts to secure the gates when in the open or closed position.

5. Construction and design of garbage/recycling facilities shall meet all City standards.

6. Outside trash receptacles shall not be located in any required setback area and shall be designed to match the color, design, and materials of the shopping center buildings.

7. Trash enclosures shall be designed to allow walk-in access by tenants without the need to open the main enclosure gates.

M. Garden Center

Garden Center enclosures should be integrated into the architectural vocabulary of the particular themed area. Fencing and/or greenhouses should be provided with a colonnade to watch the building. Fencing may be a combination of solid wall, or ornamental metal. Vinyl coated chain link fencing shall be limited to enclosing the city mitigation pond for the mitigation agreement with the Department of the Interior. Indoor plant enclosures or covered canopies shall be compatible with the building is serves.

N. Utility Connections, Mechanical Equipment and Communications Equipment:

1. Placement of mechanical and communications equipment, utility meters, and storage tanks shall be located within the building whenever possible.

2. If such equipment cannot be located within a building, visual barriers such as walls or landscaping shall be used.

3. Equipment shall not be located adjacent to residential areas or within any required landscaped setback area.

4. Equipment shall be located so as not to cause nuisance or discomfort from noise, fumes, odors, etc., unless prohibited by utility companies.

5. All new utility lines shall be underground.

6. Penthouse and equipment screenings shall be of a design and material harmonious with the related buildings.

7. The design of visual barriers will be subject to review and approval by the City Police Department prior to construction.

Q. Walkways:

1. General: Walkways will be located throughout the PUD as shown in the approved Schematic Plan for the project.

2. Materials: Walkway materials shall be compatible with the buildings in the PUD. Surfaces shall have a non-skid finish. Layout and design shall provide maximum comfort and safety to pedestrians.

3. Connections: Walkway patterns shall have an obvious relationship to the buildings. Frequent, convenient, and covered walkway connections shall be provided along building frontages and, when feasible, between adjacent buildings, public sidewalks, and bus turnouts.

4. Lighting: Walkways shall be well lit to provide safety and convenience to pedestrians.

SECTION VII. SIGN CRITERIA AND REGULATIONS

A. Purpose: The purpose of this section is to aid in eliminating excessive and confusing signage, preserve and enhance the appearance of the PUD, safeguard property values, and encourage signage design which is integrated and harmonious with the building it serves.

B. General Requirements:

1. All signage proposals shall be subject to the issuance of City Sign Permit prior to their construction or establishment.

2. Written City approval of signage design (including content, materials, colors and size) and location shall be submitted with all Sign Permit applications.

3. The tenant or owner shall maintain all signage. Any needed sign maintenance and/or repair shall be completed within 15 days of initial damage or malfunction or be subject to City Code Enforcement.

4. Any aspect or feature not covered within these Guidelines shall be governed by the City's Sign Ordinance.

C. **Construction Requirements:**

1. All electrical signs shall beat the UL label and their installation must comply with all local building and electrical codes.

2. No exposed conduit, tubing, or raceways will be permitted.

3. All conductors, transformers and other equipment shall be concealed.

4. All signs, fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass or bronze; no black iron of any type will be permitted.

5. All exterior letters or signs exposed to the weather shall be mounted at least three fourths of an inch (3/4") from the building to permit proper dirt and water drainage.

6. The location of all openings for conduit and sleeves in sign panels on the building shall be indicated by the sign contractor on drawings submitted to the City. Installation shall be in accordance with the approved drawings.

7. No sign makers' label or other identifications will be permitted on the exposed surface of the signs, except those required by local ordinances which shall be located inconspicuously.

D. **Special Signage:**

1. Building Access: Each occupant who has a non-consumer door for receiving merchandise must apply on said door, in a location as directed by the City, two-inch high block letters, indicating the occupants name and address. When more than one occupant used the same door, each name and address shall be applied. Address numbers shall be provided and installed in the exact locations as stipulated by the U.S. Post Office. Color and design shall be approved by the City.

2. Door Lettering: Signage indicating the tenant name or logo, business hours, and emergency telephone numbers is permitted on the primary entrance. Such lettering shall not cover more than four (4) square feet of the entire

door. Color and design shall be compatible with the architectural detailing and approved by the City.

3. Window Lettering: Signage indicating the tenant name or logo, business hours, and emergency telephone numbers is permitted on the exterior window(s). Such signage shall not cover more than eight (8) square feet of the windows. Color and design shall be compatible with the architectural detailing and approved by the City.

4. Floor Signs: Floor signs, such as insets into terrazzo, special tile treatment, etc. may be permitted within the occupant's lease line or property line if approved by the City.

5. Directional Signs: Directional signs, including traffic flow information relating to the pedestrians and vehicles within the PUD, shall conform to the standards of the City's Sign Ordinance and be approved by the City. The signage design and materials shall be compatible with the building architecture.

6. Construction Sign" One sign denoting the name of the project, future tenants, the marketing agent, the contractor, architect and engineer shall be permitted on the site during construction.

7. Marketing Signs: A sign advertising the sale or lease of tenant space in the PUD may be permitted, but shall not exceed a maximum area of 32 square feet.

E. Sign Criteria

1. **Community Monument Sign:**

   Applicant to provide a low relief monument sign (not to exceed four feet in height) for the Valley High/Laguna Community to be incorporated into the landscape design and located near the entrance to the project at the corner of Bruceville Rd. and Cosumnes River Blvd. This Community Monument sign shall be an additional sign and shall not be counted as one of the authorized building or project related signs. The sign will conform to the standards established in the Project Monument Section on Page .

1. Freestanding Pylon Sign

The freestanding pylon sign shall be designed to complement the forms and materials of the major/minor tenant entry elements. Tenant sign bands shall contain name of tenants in the font style and color of each tenant, sign panel color shall be consistent for all tenants. No electronic messages or animation. Double sided.

Location: Frontage	Along Highway 99 and West Stockton Blvd.
Quantity:	1
Lighting: tenant names	Projection lit from ground, project name and are internally illuminated.
Overall Sign Panel Height:	25' (frame) maximum excluding architectural embellishments.
Overall Sign Panel Width:	12' (frame) maximum excluding architectural Embellishments
Maximum Area:	200 s.f. each side (double face)

Artistic, architectural, or graphic embellishments may exceed the maximum sign panel width or height by a maximum of 20%.

2. Multi-Tenant Monument Signs

The monument signs shall be designed to complement the forms and materials of the major/minor tenant entry elements.

Locations:	At driveway entrances and intersection of Bruceville Road and West Stockton Blvd
Quantity:	1 at each driveway and one at the corner of Bruceville and West Stockton Blvd
Lighting: illumination.	Projection lit from ground with internal
Overall Sign Panel Height:	Maximum 12 feet (sign panel) excluding architectural embellishments

Overall Sign Panel Width: Maximum 12 feet (sign panel) excluding architectural embellishments

Maximum Area: 150 s.f. each side (Signage face)

Artistic or architectural embellishments may exceed the maximum sign panel width or height up to 20%.

2. Project Monument Sign

The monument signs shall be designed to complement the forms and materials of the major/minor tenant entry elements.

Location: One at the intersection of Cosumnes River Blvd. and Bruceville Road.

Lighting: Projection lit from ground with internal illumination.

Overall Sign Panel Height: Maximum 20 feet (sign panel) excluding architectural embellishments

Overall Sign Panel Width: Maximum 15 feet (sign panel) excluding architectural embellishments

Maximum Area: 250 s.f. each side (Signage face)

Artistic or architectural embellishments may exceed the maximum sign panel width or height up to 20%.

3. Major Tenants Over 5000 s.f.

The major tenant signs shall be internally illuminated with dimensional letters and/or logo. Signs may be mounted directly to the building façade or to a freestanding metal framework or canopy in front of the tenant entrance.

Location: Major tenant entries along Retail Frontages

Quantity: 1 per building face; 2 each per tenant

Lighting:	Internally illuminated or halo illumination
Letters:	Dimensional letters and/or logo
Maximum Height:	7' maximum height letters/logo. (Tenants over 15,000 s.f.)
	5' maximum height letters/logo. (Tenants under 15,000 s.f.)
Sign Area:	3 square feet of sign area for each foot of building occupancy frontage. 300 square feet maximum aggregate area.
Secondary Signs:	Secondary signage advertising tenant services is allowed, but cannot exceed the overall allowable aggregate area.

4. Inline Shop Tenants

The shop tenant signage shall be internally illuminated dimensional letters and/or logo. Signs/logos may be mounted directly to the building façade or to a freestanding metal framework or canopy in front of the tenant's entrance.

Location:	Shop tenants along Retail Frontages under 5 000 sq ft.
Quantity:	2 each per tenant, 1 per facade, 3 signs in corner location
Lighting:	Internally illuminated
Sign Area:	1.5' maximum height letters/logo, length not to exceed 75%
	of lease width maximum, with an aggregate area not to exceed 1.5 square feet of each foot of building frontage. 300 square feet maximum aggregate area.

5. Pad Buildings

The pad buildings shall have internally illuminated dimensional letters and/or logo. Signs may be mounted directly to the building facade or to a freestanding metal framework or canopy in front of tenant's entrance.

Location:	Satellite pad buildings
Lighting:	Internally illuminated
Single Tenant Sign Area:	3' maximum height letters/logo, length not to exceed 80% of lease width maximum, with an aggregate area not to exceed 3 square feet of each foot of building frontage. 300 square feet maximum aggregate area.
Quantity:	4 maximum (1 per side)
Multi-Tenant Sign Area:	3' maximum height letters/logo, length not to exceed 80% of lease width maximum, with an aggregate area not to exceed 3 square feet of each foot of building frontage. 300 square feet maximum aggregate area.
Quantity:	1 per tenant façade. 300 square feet maximum aggregate area

6. Gas Station Pad

The gas station shall be an internally illuminated sign with dimensional letters and/or logo. Signs may be mounted directly to building or canopy façade.

Location:	Gas station pad building façade, car wash façade, and fuel canopy façade
Lighting:	Internally illuminated and legally required pricing signage
Building Sign Area:	3' maximum height letters/logo
Quantity:	4' maximum (1 per building façade)
Canopy Signs:	3' maximum height letters/logo
Canopy Signage Quantity:	1 per canopy façade. Canopy and building signage not to exceed 24 square feet per sign.

7. Gas Station Pad Monument

The gas station pad monument sign shall be designed to compliment the forms and the materials of major tenant entry elements and other monument signs within the PUD.

Location:	Set in landscaping in front of satellite pad
Lighting:	Internally illuminated
Overall Height:	8' maximum excluding architectural embellishments
Overall Width:	8' maximum excluding architectural embellishments
Maximum Sign:	48 square feet maximum area per sign face
Quantity:	1

8. Banners

Graphic banners may be incorporate to reinforce a unique sense of place and vehicular and pedestrian circulation routes. They may be constructed of canvas, nylon, metal, or other materials, and verbiage shall conform to city sign ordinance.

Location:	Parking lot, driveway, or pedestrian light poles or building facades.
Lighting:	Direct
Overall Height:	8'-0" maximum
Overall Width	4'-0" maximum

Area: 24 square feet maximum

9. Office Building Signage

Office buildings shall be permitted up to two signs per building façade with no tenant having more than one sign per façade. Signage shall be internally

lighted with a maximum height of 24". No tenant may have more than 50 sq. ft of signage per façade.

10. Residential Project Signage

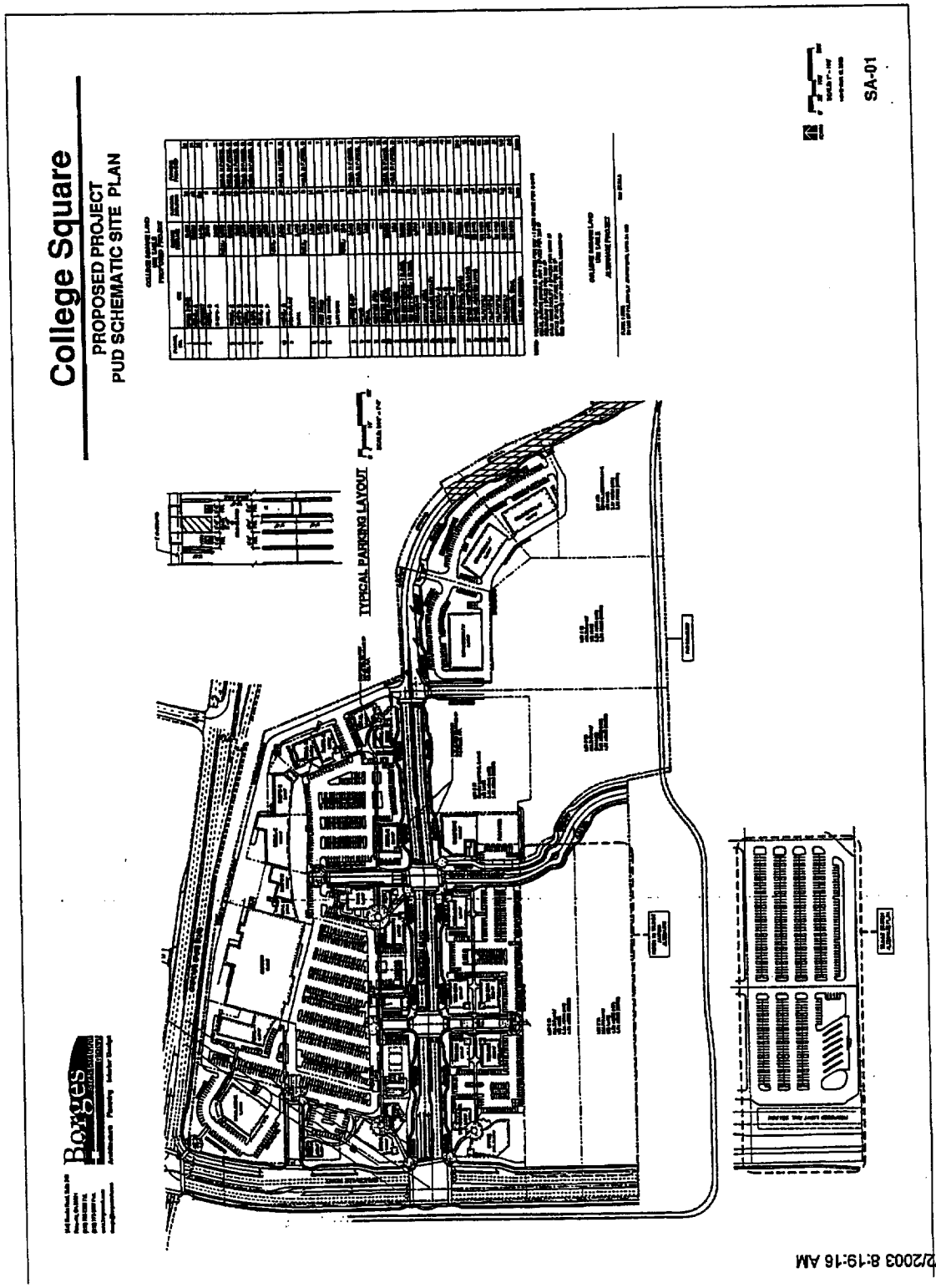
    Residential sign verbiage shall conform to city sign ordinance and be architecturally compatible in adjacent buildings.

SECTION VIII. ISSUANCE OF BUILDING PERMITS

No building permit shall be issued for any building, sign structure, or other land use in the PUD until the Planning Director has received the building permit application and has determined that said application conforms to a valid Special Permit issued for the PUD under this section.

SECTION IX. BUILDING OCCUPANCY

No building or structure within the PUD can be occupied until the Planning Director has determined that the applicant has complied with all conditions of the Special Permit.



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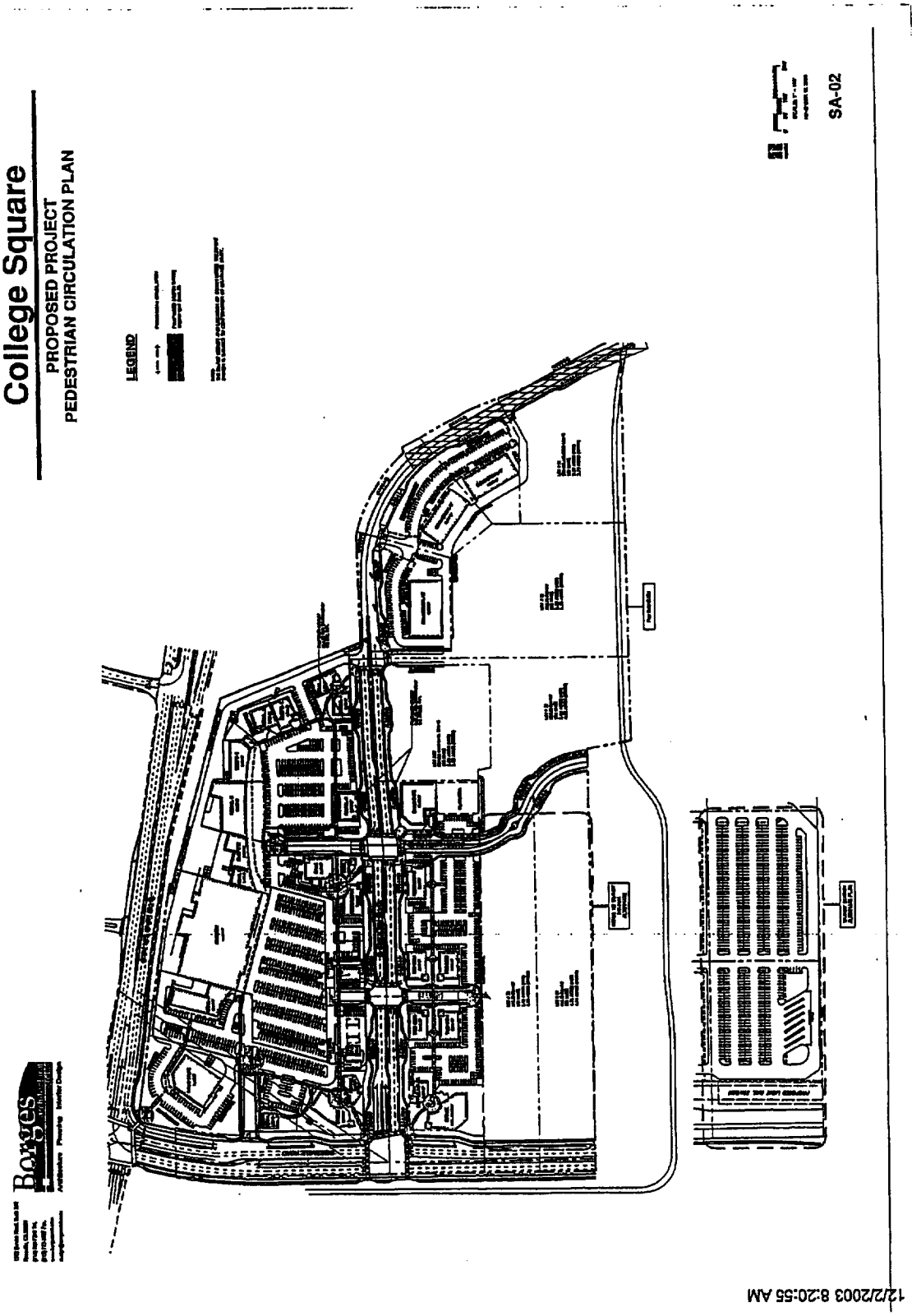

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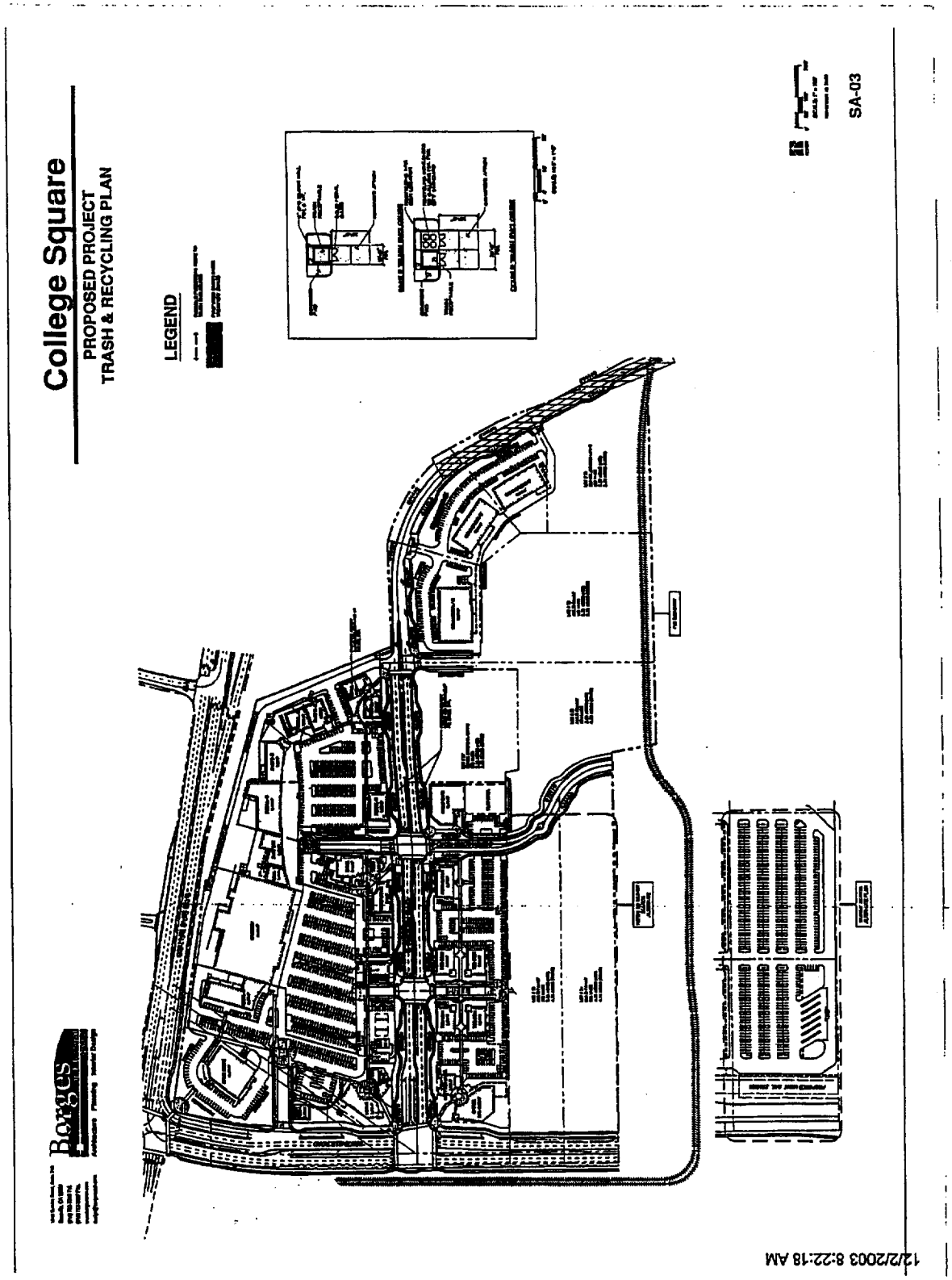

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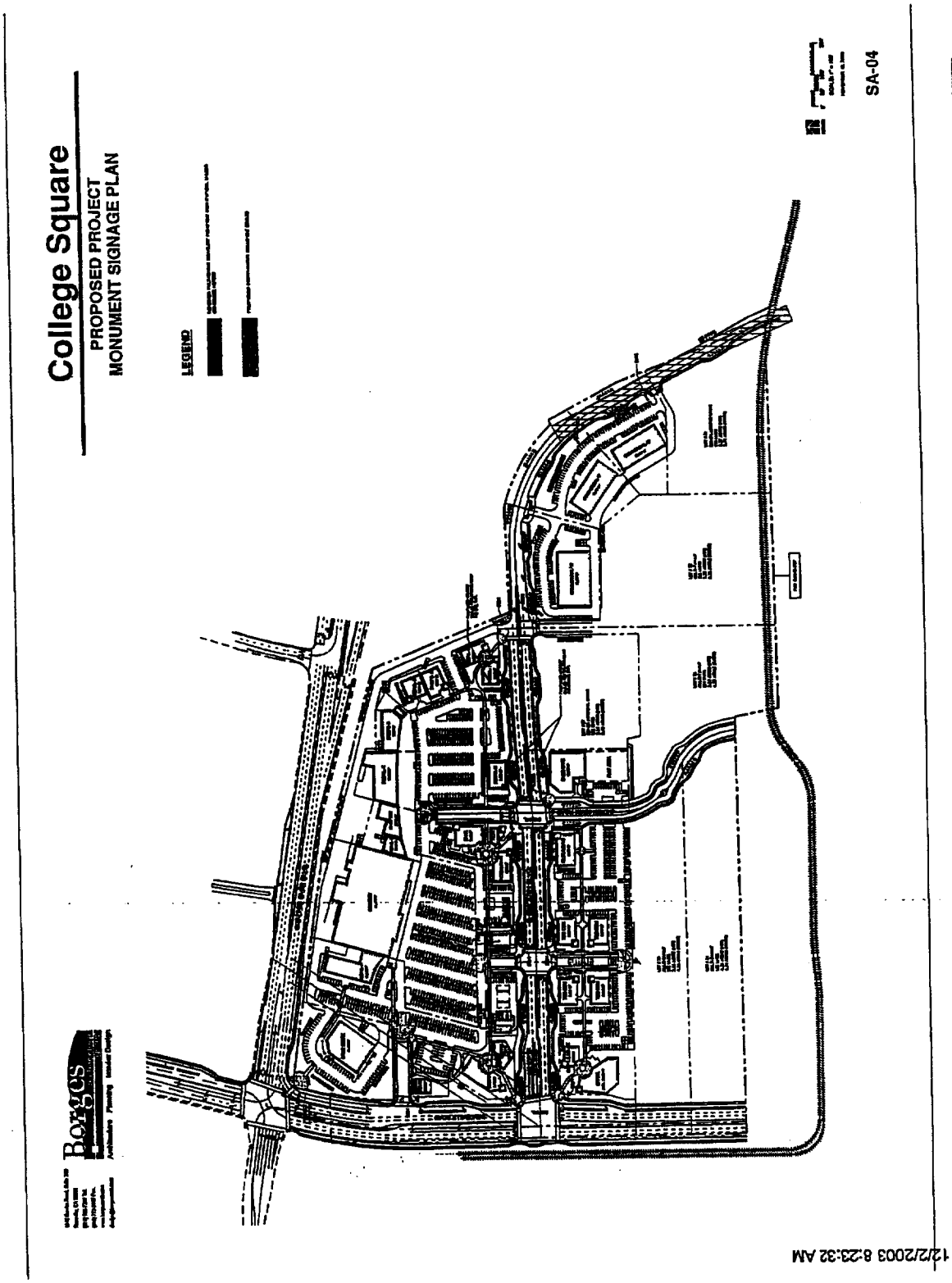

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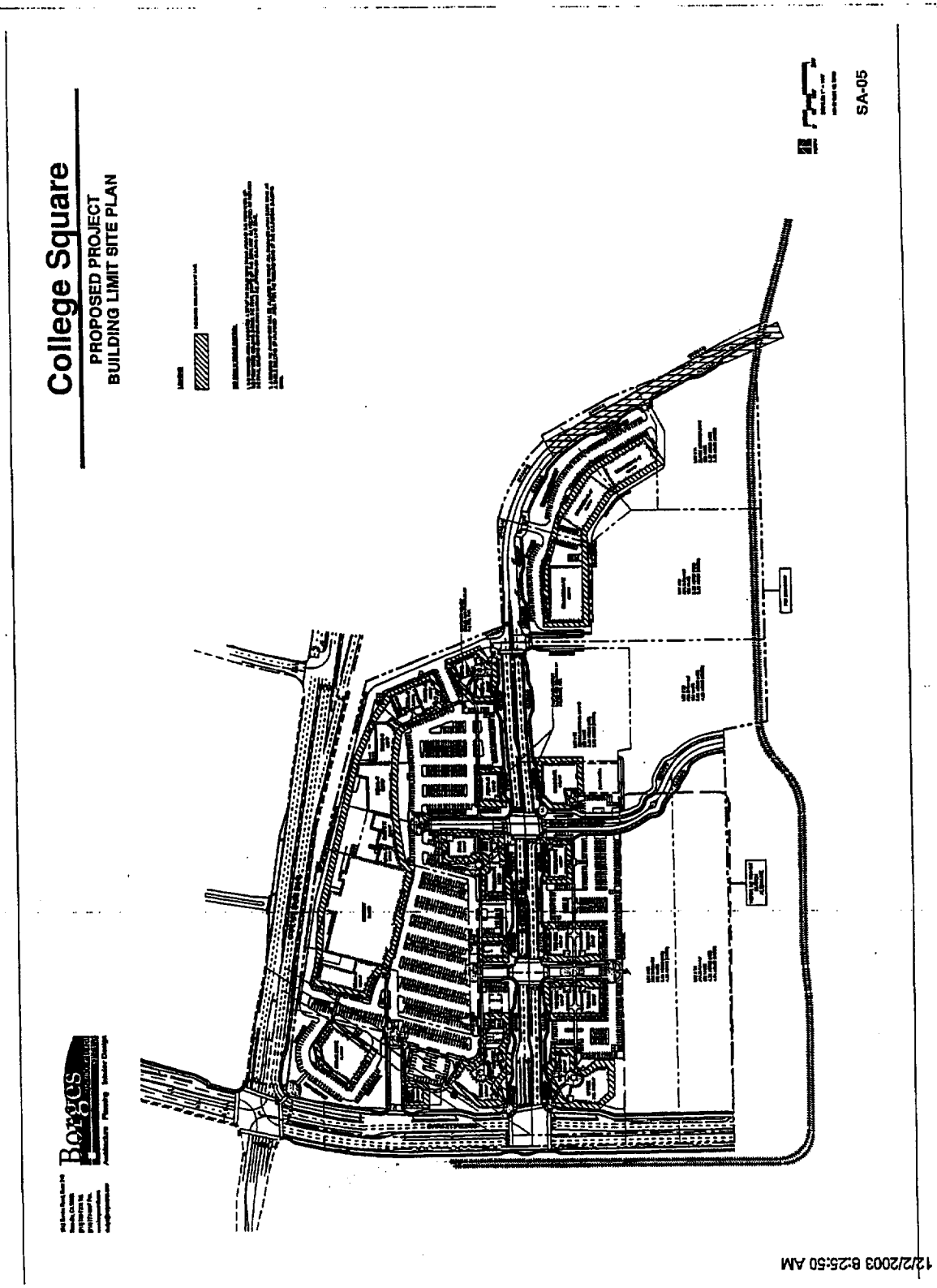

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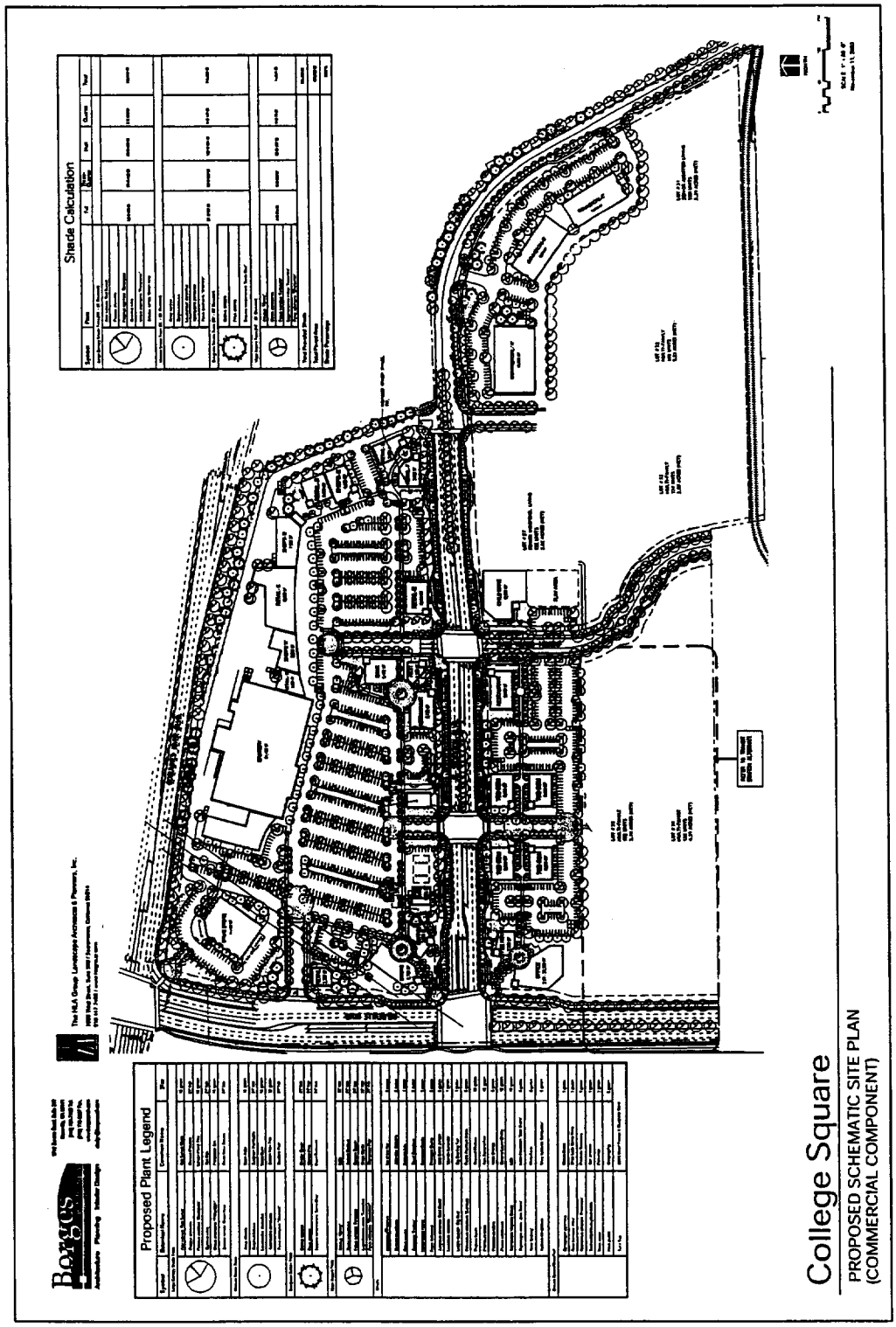

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